



Crabtree, Rohrbaugh & Associates

BALD EAGLE AREA SCHOOL DISTRICT

Board Presentation
March 25, 2026

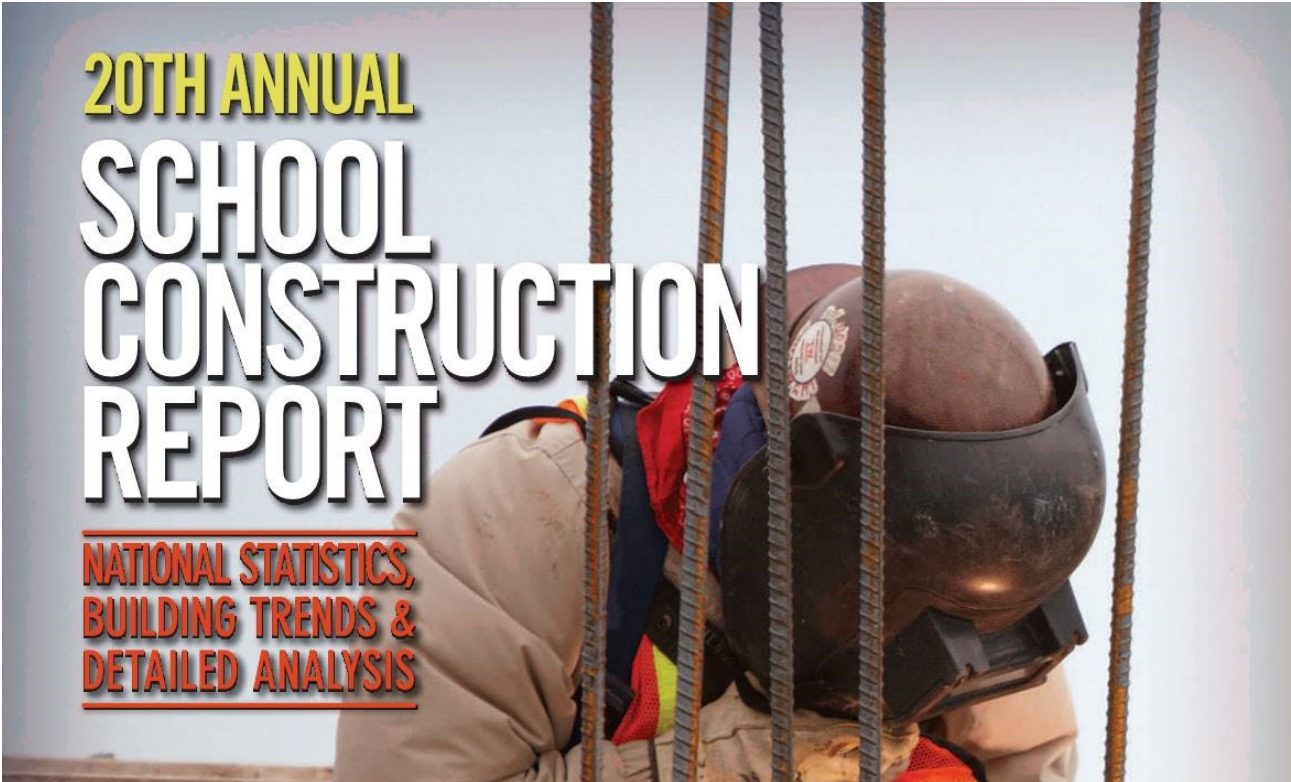


Feasibility/Facility Study Organization

1. Executive Summary
2. Geographic & Demographic Overview
3. Educational Program Overview
4. Projected Enrollment Analysis
5. Existing Educational Building Capacity
6. Existing Facility Conditions Summary
 - Square Foot/ Student Analysis
 - Cost Estimate for Existing Buildings
 - Photo & Narrative Assessment Report
7. Existing Facility Energy Portfolio
8. Construction Options
 - Cost Estimates
9. Authors Credentials

Square Foot/ Student Analysis





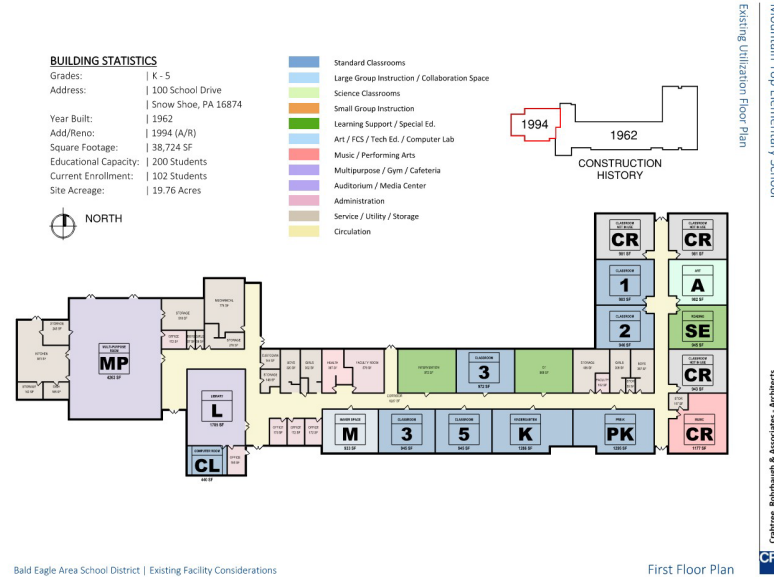
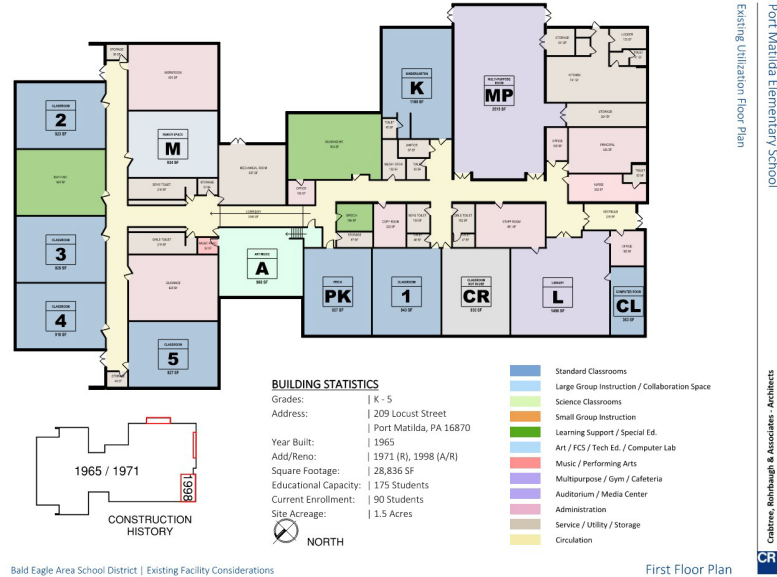
SQUARE FOOTAGE/ STUDENT ANALYSIS

CRA Architects typically see SF/ Student ranging from 150-200 SF/ Student in Central Pennsylvania Elementary Schools.

Factors creating these swings often include special education, approach to public spaces including gymnasiums, cafeterias, collaborative education and support program.

REGION 2 MEDIANS NEW SCHOOLS (NJ, NY, PA)				The median elementary school in Region 2 spent \$235.36 per student or just over \$43,000 for each of the 602 students accommodated. The median middle school cost \$45.85 million and housed 785 students. The median high school in the region cost \$58 million. 
	Elementary	Middle	High	
\$/sq. ft.	\$235.36	\$250.93	\$333.33	
\$/student	\$43,083	\$57,940	\$63,120	
Sq. ft./student	183.0	239.7	174.2	
Students	602	785	600	
Size (sq. ft.)	95,368	183,500	90,000	
Total cost (\$000)	\$21,000	\$45,850	\$58,000	

SQUARE FOOTAGE/ STUDENT ANALYSIS



Howard ES	18,341 Square Feet	77 Students	238 SF/ Student
Mountain Top ES	38,724 Square Feet	102 Students	379 SF/ Student
Port Matilda ES	28,836 Square Feet	90 Students	320 SF/ Student
Wingate ES	71,448 Square Feet	377 Students	189 SF/ Student
Total	157,349 Square Feet	646 Students	243 SF/ Student

Based upon School Planning and Management's School Construction Report, BEASD's Elementary Schools are currently operating with an excess of 60 SF/ Student at this time.

When converted to square feet, this represents 38,760 SF.

10 Year Capital Costs & Option Costs



Facility Assessments Excerpt from Mountain Top

Building Wide Status Report on Each Facility Evaluating:

1. Site
2. Structure
3. Exterior Envelope
4. Interior Finishes
5. Casework
6. Equipment and Furnishings
7. Accessibility
8. Security
9. Mechanical Systems
10. Plumbing
11. Electrical

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

Building Structure

Exte

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

Exterior Envelope - Walls

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study



2017)

RECOMMENDATIONS:
• Replace the roofing system in its entirety.

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study



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BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

Physical Plant Considerations

Below is a "snapshot" of the MEP systems in the condition they were in on the day of our walkthrough.

HVAC Considerations

System:

The HVAC system was fully replaced in 1995. In 2007 the central plant was upgraded as part of a performance contract to be a geothermal system. This included the installation of a wellfield and a multi-stack boiler/chiller unit that connected to the building's existing piping distribution system. The boiler/chiller requires manual changeover and does not consistently start in the winter with low water temperatures, necessitating the continued use of an inefficient oil fired boiler. Loop temperatures go below freezing, decreasing system operating efficiency. Classrooms have floor mounted unit ventilators from 1995 as well as the library, gymnasium and teachers work room HVAC systems.

Recommendations:

Replace all terminal equipment that was not replaced during the 2007 performance contract. This would include unit ventilators and air handling units. Consider upgrading to a full 4-pipe system that allows for simultaneous cooling and heating. Replace the existing oil fired boiler with a new boiler. Replace existing FCUs that are currently undersized. Rework relief air systems so that egress corridors are not used as a relief air plenum.

Plumbing Considerations

System:

The plumbing system throughout was replaced in the 1995 renovation and is in fair condition. The water heater was replaced in 2008 and is in good condition. Fixtures are aging and do not comply with current ADA standards.

Recommendations:

No specific problems were noted, but if the building is renovated the plumbing system should be replaced throughout, including all sanitary and vent piping.

Fire Protection Considerations

System:

The building is not sprinklered.

Recommendations:

Provide a new fire suppression system if desired or required by any suggested building improvements.

Electrical Considerations

Electrical Distribution System:

The electrical system was upgraded as part of the 1995 renovation, and the emergency generator was replaced in 2010.

Recommendations:

None at this time.

Lighting Systems:

The interior building lighting consists of mostly T8 fluorescent luminaires. Exterior lighting is Metal Halide.

Recommendations:

If the building is renovated, replace all lighting with LED. If the building is not renovated, consider replacement of existing interior fluorescent lighting and exterior metal halide with LED type luminaires to ease frequency of maintenance, for energy savings and to meet the requirements of the International Energy Code (IECC). Provide automatic light control to all areas to comply with the International Energy Conservation Code (IECC) and the International Building Code (IBC).

Facility Assessments
Excerpt from Mountain Top Cost Analysis & MEP Costs

			SCHOOL YEAR										
Mountain Top ES			2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Future	For Discussion
			3%	3%	3%	3%	3%	3%	3%	3%	3%		
	Base Cost	Inflation	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%		
SITE													
Hardscape Improvements	\$ 105,000	3%	\$ 3,090	\$ 47,741	\$ -	\$ -	\$ -	\$ -	\$ 55,344	\$ -	\$ -	\$ -	\$ -
Code Compliance & Accessibility Improvements	\$ 16,000	3%	\$ -	\$ 10,079	\$ -	\$ -	\$ 3,478	\$ -	\$ -	\$ -	\$ 4,567	\$ -	\$ -
Stormwater/Drainage Maintenance	\$ 7,500	3%	\$ -	\$ -	\$ -	\$ -	\$ 8,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape and Playground Equipment Improvements	\$ 78,000	3%	\$ 4,120	\$ 4,774	\$ 4,917	\$ 73,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 206,500		\$ 7,210	\$ 62,593	\$ 4,917	\$ 73,158	\$ 12,172	\$ -	\$ 55,344	\$ -	\$ 4,567	\$ -	
EXTERIOR OF BUILDING													
Masonry Restoration - Cleaning/Repoint/Replacement	\$ 49,500	3%	\$ -	\$ 52,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soffits, Fascias, EIFS and Trim	\$ 18,500	3%	\$ 2,575	\$ 1,061	\$ -	\$ -	\$ 17,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sealants - Windows and Joints	\$ 25,000	3%	\$ -	\$ 26,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Doors/Windows	\$ 4,500	3%	\$ -	\$ 4,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Replacement/EPDM	\$ 915,000	3%	\$ -	\$ 970,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 1,012,500		\$ 2,575	\$ 1,055,596	\$ -	\$ -	\$ 17,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR OF BUILDING													
ACT Ceiling Tile Replacement	\$ 384,000	3%	\$ -	\$ 33,949	\$ -	\$ -	\$ 408,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VCT Replacement- Corridors and Classrooms	\$ 79,725	3%	\$ -	\$ -	\$ -	\$ 89,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient Flooring Replacement - MultiPurpose	\$ 48,000	3%	\$ -	\$ 50,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet Replacement	\$ 7,277	3%	\$ -	\$ -	\$ 7,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GWB/Wall Repair/CMU Painting- Classrooms	\$ 8,000	3%	\$ -	\$ -	\$ -	\$ 9,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GWB/Wall Repair/CMU Painting- Hallways	\$ 13,000	3%	\$ -	\$ 13,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Casework and Built-in Furnishings Upgrades	\$ 192,000	3%	\$ -	\$ -	\$ -	\$ -	\$ 222,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Toilet Facilities Upgrades	\$ 24,000	3%	\$ -	\$ -	\$ -	\$ 27,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Renovation (Allowance)	\$ 450,000	3%	\$ -	\$ -	\$ 491,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors, Hardware, Fire Rated Openings	\$ 12,000	3%	\$ -	\$ -	\$ -	\$ 13,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Equipment & Furnishings	\$ 18,000	3%	\$ -	\$ -	\$ -	\$ 20,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Codes and Accessibility Upgrades	\$ 59,000	3%	\$ -	\$ 62,593	\$ -	\$ -	\$ 68,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Roof Structure refinishing	\$ -	3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Equipment Upgrades/Replacement	\$ 2,500	3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 1,297,502		\$ -	\$ 161,257	\$ 499,678	\$ 159,513	\$ 699,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mechanical, Electrical, Plumbing Cost Considerations in Coming 5 Years

10 Year Capital Maintenance Plan

Bald Eagle Area School District	SCHOOL YEAR										25-Mar-26
School	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Future	Total/Building
Howard ES	\$ 390,280	\$ 64,291	\$ 2,696,810	\$ 68,881	\$ 10,433	\$ 60,180	\$ -	\$ -	\$ 39,143	\$ -	\$ 3,330,018
Mountain Top ES	\$ 938,445	\$ 2,074,484	\$ 4,143,170	\$ 279,205	\$ 874,325	\$ -	\$ 66,413	\$ -	\$ 5,480	\$ -	\$ 8,381,522
Port Matilda ES	\$ 2,855,296	\$ 762,482	\$ 375,680	\$ 76,985	\$ 1,689,526	\$ -	\$ -	\$ 17,307	\$ -	\$ -	\$ 5,777,275
Wingate ES	\$ 819,363	\$ 567,574	\$ 460,257	\$ 752,290	\$ 901,452	\$ 78,807	\$ 7,523,076	\$ -	\$ 41,492	\$ 951,493	\$ 12,095,803
Bald Eagle MS/HS	\$ 224,383	\$ 2,280,723	\$ 878,159	\$ 189,194	\$ 189,194	\$ -	\$ 1,466,994	\$ 22,302,683	\$ -	\$ 2,419,049	\$ 29,950,379
Needs by Year	\$ 5,227,767	\$ 5,749,553	\$ 8,554,075	\$ 1,366,555	\$ 3,664,929	\$ 138,988	\$ 9,056,482	\$22,319,990	\$ 86,115	\$ 3,370,542	

Costs have been projected to start Summer 2027 or 2028*

1st Five Years

Howard	\$3.2 Million
Mountain Top	\$8.3 Million
Port Matilda	\$5.7 Million
Wingate (** 7 Years)	\$11.1 Million
Total	\$28.3 Million

20% Soft Costs

\$5.7 Million

Total Cost

\$34 Million

Long Range Planning (Approximately 8-10 Years)

Bald Eagle MS/HS	\$22.3 Million	\$4.46 Million	\$26.76 Million
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*Costs incorporate 20% Estimating Contingency

The architectural site plan shows a school building layout with various rooms and areas. Key features include:

- Entrances:** DAO ENTRANCE, MAIN ENTRANCE, PARENT DROP OFF, & VISITOR PARKING, RECEIVING.
- Rooms and Areas:** DA (District Administration), LG (Lockers), M (Music), SE (Special Education), K (Kindergarten), C (Cafeteria), AD (Admin Offices), LS (Life Skills), MC (Media Center), CR (Crest), and various classrooms (1, 2, 3, 4).
- Outdoor Spaces:** KINDERGARTEN & FIRST GRADE OUTDOOR PLAY, OUTDOOR LEARNING, OUTDOOR LEARNING/ PLAY.
- Security and Access:** SECURE FENCING, POTENTIAL ACCESS TO BUS, NEW ACCESS TO PLAY AREA.
- Parking:** MIDDLE SCHOOL/ HIGH SCHOOL BUS DROP OFF, MAIN ENTRANCE, PARENT DROP OFF, & VISITOR PARKING.
- Table of Area Takeoffs:**

AREA TAKEOFFS	
EXISTING ES AREA:	65,236 SF
DEMOLITION AREA*:	6,212 SF
ADDITION AREA:	36,637 SF
FINAL AREA:	98,136 SF

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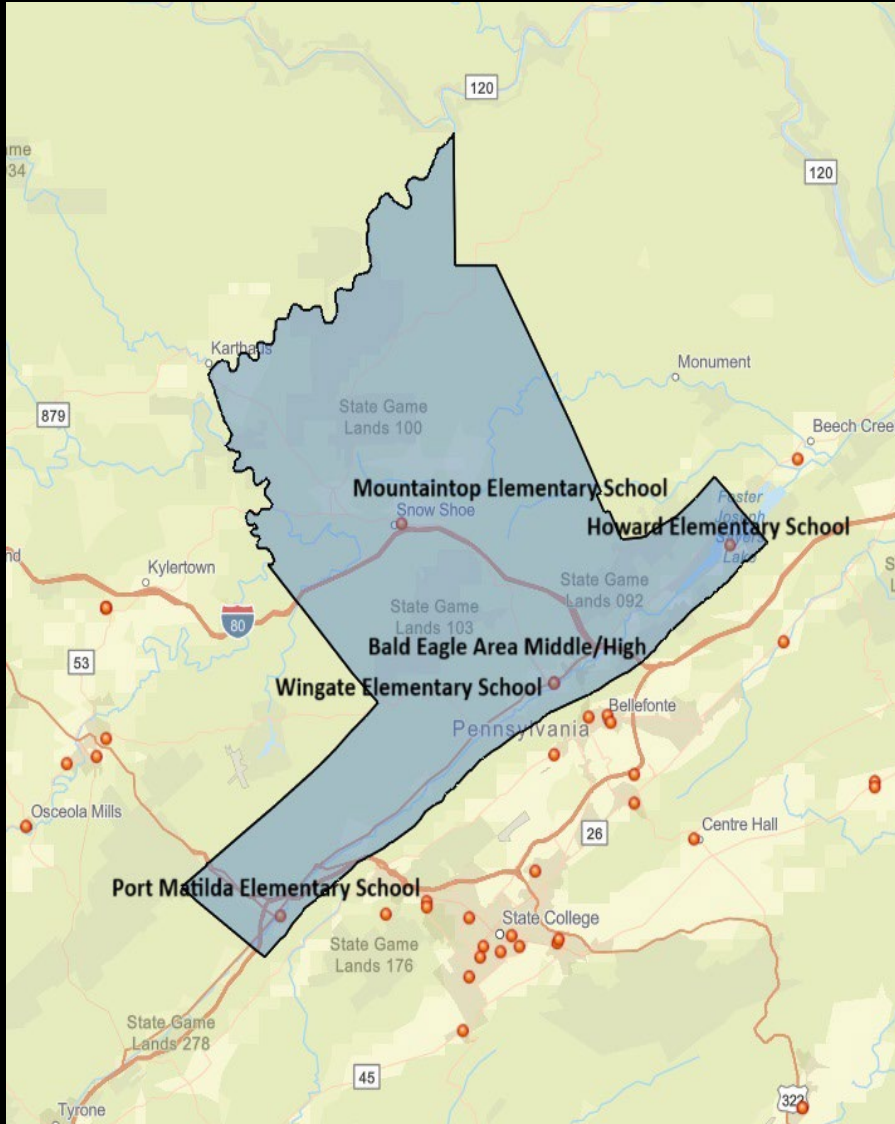
**FOLLOWING SLIDES ARE
FROM MARCH 11, 2026
MEETING FOR REFERENCE
AS NEEDED**



Section 2 & 4 Geographic Overview & Enrollment Overview



Bald Eagle Area School District



The Bald Eagle Area School District is a mostly rural public K–12 school district located in Centre County, Pennsylvania. The district serves approximately 1500 students in the northern part of the county which includes the boroughs of Howard, Milesburg, Port Matilda, Snow Shoe and Unionville and the townships of Boggs, Burnside, Howard, Huston, and Snow Shoe.

Demographics

Area: 341.2 sq. miles

Households: 5,135

Median Age: 46.1 years•

Median Home Value: \$261,791

Population: 12,110

Average Household Size: 2.35

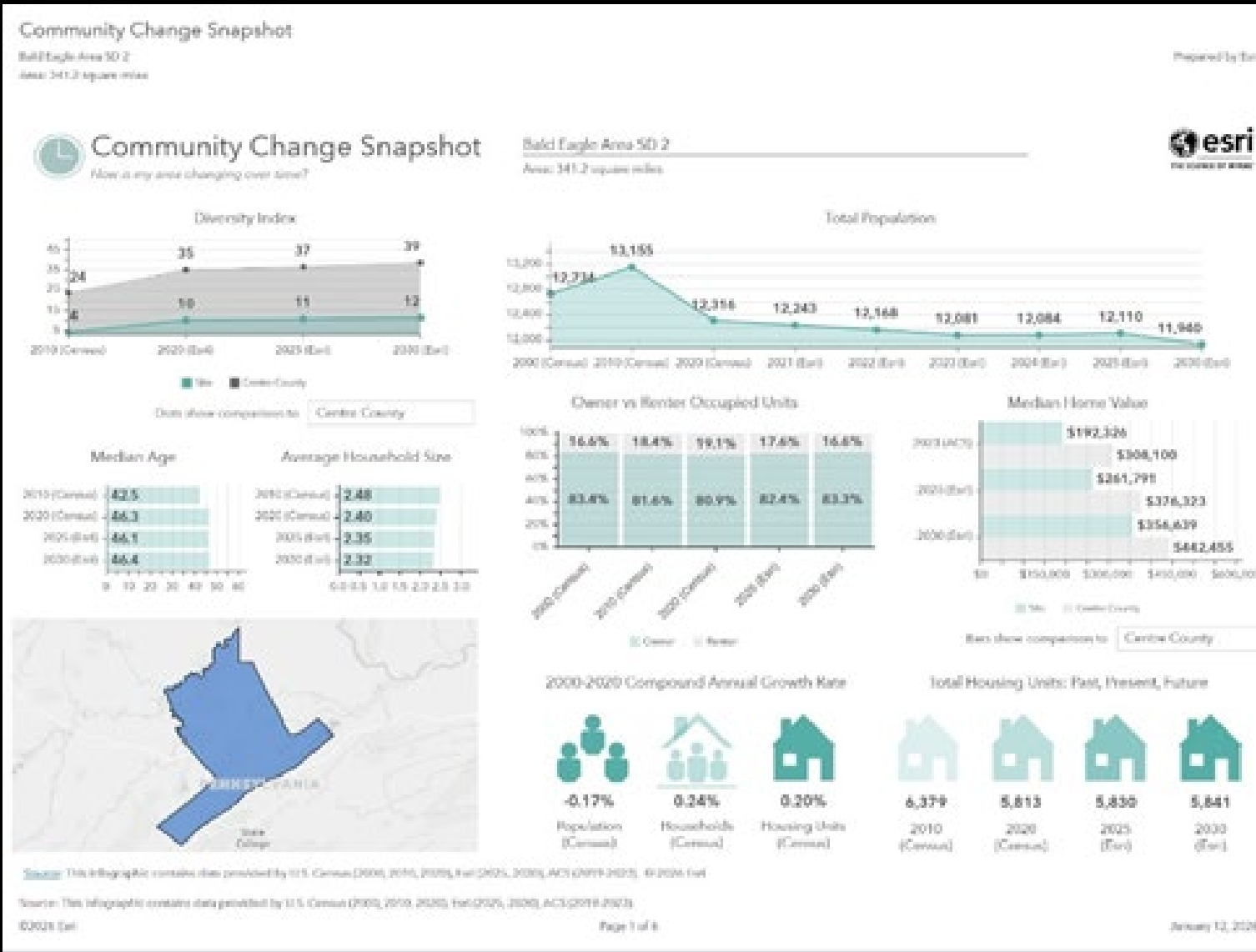
Median Household Income: \$75,597

Schools

- Howard Elementary
- Port Matilda Elementary
- Bald Eagle Area MS/HS

Mountaintop Area Elementary
Wingate Elementary
Bald Eagle Area Cyber Academy

Bald Eagle Area School District



Community Demographics

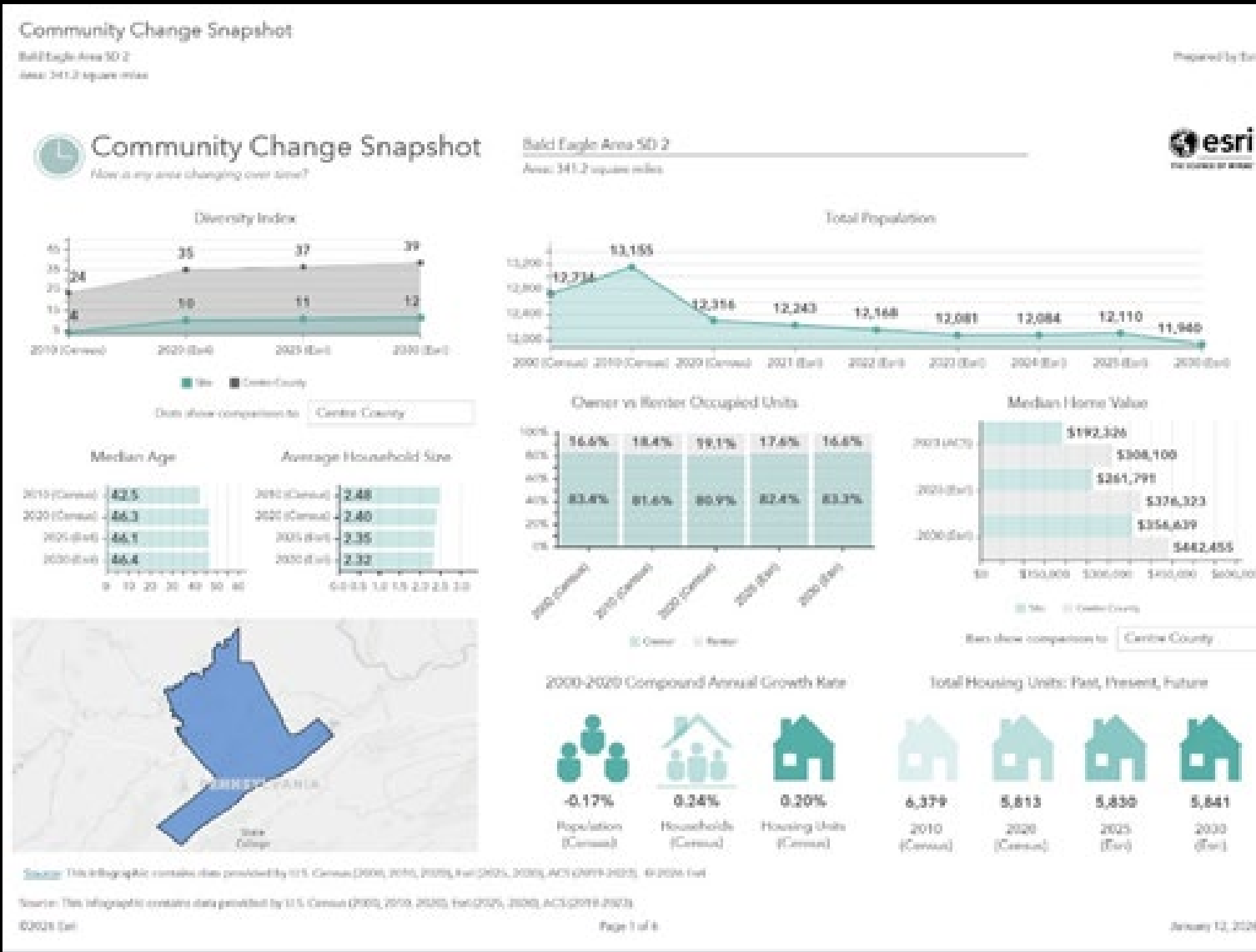
2000–2020 Compound Annual Growth Rate (CAGR)

- Population: -0.17% per year
- Households: $+0.24\%$ per year
- Housing Units: $+0.20\%$ per year

Long-term population decline of roughly 9–10% since 2000, with modest stabilization in the mid-2020s and then slow decline to 2030.

The community is older on average, with median age rising ~ 4 years since 2010 and stabilizing around mid-40s through 2030—indicative of aging population dynamics.

Bald Eagle Area School District



Household sizes are shrinking, aligning with broader trends (more singles/ couples, fewer large families).

Market is predominantly owner-occupied. Rental stock is limited; renter share has edged down versus 2020.

Rising values are positive for equity but may outpace local incomes.

Takeaway: The population of the school district has been declining and aging but recently it has been stabilizing, and its projected decline is lessening. It is getting more expensive to live in the district.

Bald Eagle Area School District

Student Body Profile

The student body profile, as reported by the Pennsylvania Department of Education, is shown in the table to the right. When compared to the demographics of the community, the student body reflects the larger community. While change is projected to occur in both, the change is anticipated to be gradual and consistent with the changes that have occurred in the school district and in the county over time.

Student Body Profile			
Grade Alignment and District Enrollment	Elementary	Middle	High School
	K-6	7-8	9-12
	654	356	479
			District K-12
			1,489
Unique Populations		Race and Ethnicity	
Economically Disadvantaged	45.40%	White	95.60%
English Language Learner	0.20%	Black or African American	0.60%
Special Education	19.80%	American Indian and Alaska Native	0.30%
Percent of Gifted Students	1.40%	Asian	0.10%
Students in Foster Care	N/A	Islander	0.00%
Homeless Students	2.80%	Hispanic or Latino	1.20%
Military Connected Students	0.40%	Two or More Races	2.20%
% HS Enrollment in Career/Technical	31.73%		
Graduation Rates			
Four Year Graduation Rate	94.00%	Five Year Graduation Rate	96.70%
Pennsylvania Department of Education		September, 2025	

Takeaway: The student body demographics closely mirror the broader school district population, creating a strong foundation for comparing current trends with projected changes in the Bald Eagle Area School District. Although this alignment may seem intuitive, it is not always the case. In many districts, the student population differs significantly from the surrounding community—a gap that can signal demographic shifts, emerging needs, or changes that have yet to surface in one group or the other.

Bald Eagle Area School District

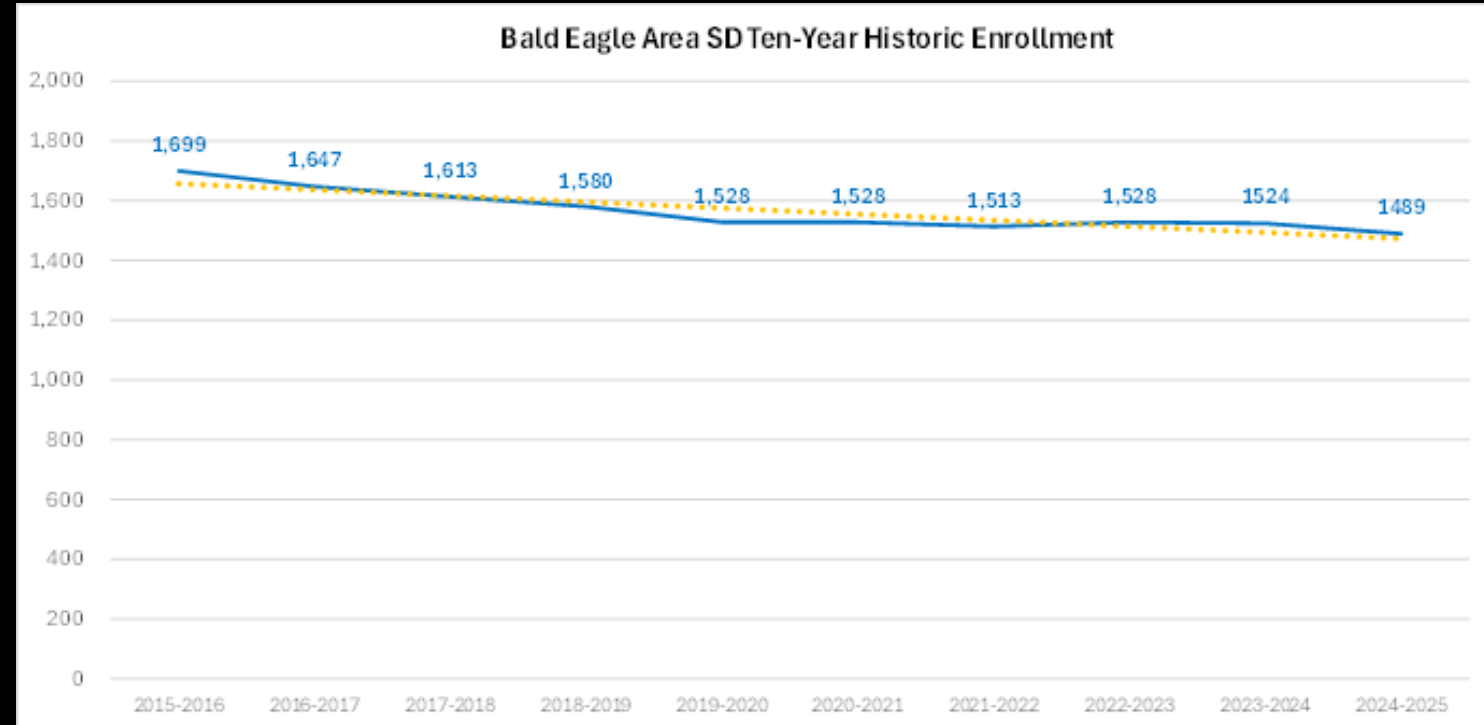
Historic Enrollments

Historic enrollments show a gradual but consistent decline over the last decade.

Enrollment fell from 1,699 students in 2015–2016 to 1,489 students in 2024–2025, a net decrease of about 210 students (roughly 12%).

Most of the decline occurred between 2015 and 2019, followed by a period of relative stabilization around 1,520 students from 2019 through 2024.

Recent years show a renewed drop although this may be an echo of the Pandemic when birth rates dipped. Overall, the trend line indicates a long-term downward enrollment trend, suggesting ongoing demographic pressures rather than short-term fluctuations.



Takeaway: These patterns mirror broader demographic shifts in the region, including an aging population, fewer school-age children, smaller household sizes, limited new housing development, and the out-migration of young adults. While short-term fluctuations may occur, these gradual and persistent demographic pressures suggest that enrollment is likely to continue decreasing at a slow, but steady pace.

Bald Eagle Area School District

Elementary Capacity

The Bald Eagle School District operates four elementary schools and a combined middle school and high school with a total capacity of 2549 seats.

The district’s four elementary schools, which range in size from 150 to 475 seats, provide a combined capacity of 1,000 seats for grades K–5. With 650 students currently enrolled, the elementary level is operating at 65% of total capacity. The capacity and utilization percentage for each individual elementary school are shown in the table to the right.

School	Capacity	2024/25 Enrollment (PDE)	Utilization
Elementary			
Howard Elementary School	150	87	58.00%
Mountaintop Area Elementary School	200	104	52.00%
Port Matilda Elementary School	175	94	53.71%
Wingate Elementary School	475	365	76.84%
Bald Eagle Cyber Academy	N/A		
Total:	1000	650	65.00%
Secondary			
Bald Eagle Area Middle and High School	1549	832	53.71%
Total:	1549	832	53.71%
District			
Total:	2549	1482	58.14%

Bald Eagle Area School District

Secondary Capacity

The Bald Eagle School District has a secondary capacity to serve 1549 secondary students operating in a combined middle school high school. The secondary grade bands (sixth through eighth grades and nine through twelfth grades) serve 832 students utilizing 54% of the available secondary seats.

Takeaway: Overall, the district has excess capacity (seats) at both the elementary and secondary levels. This available capacity positions the district, if it wishes, to:

- (1) consolidate for more efficient staffing and operations and/or,
- (2) provide for program expansion or additional pre-K classrooms and/or,
- (3) reconfigure grade bands for better efficiencies and/or,
- (4) accommodate any unexpected future enrollment increases and/or,
- (5) provide rental space for strategic partnerships.

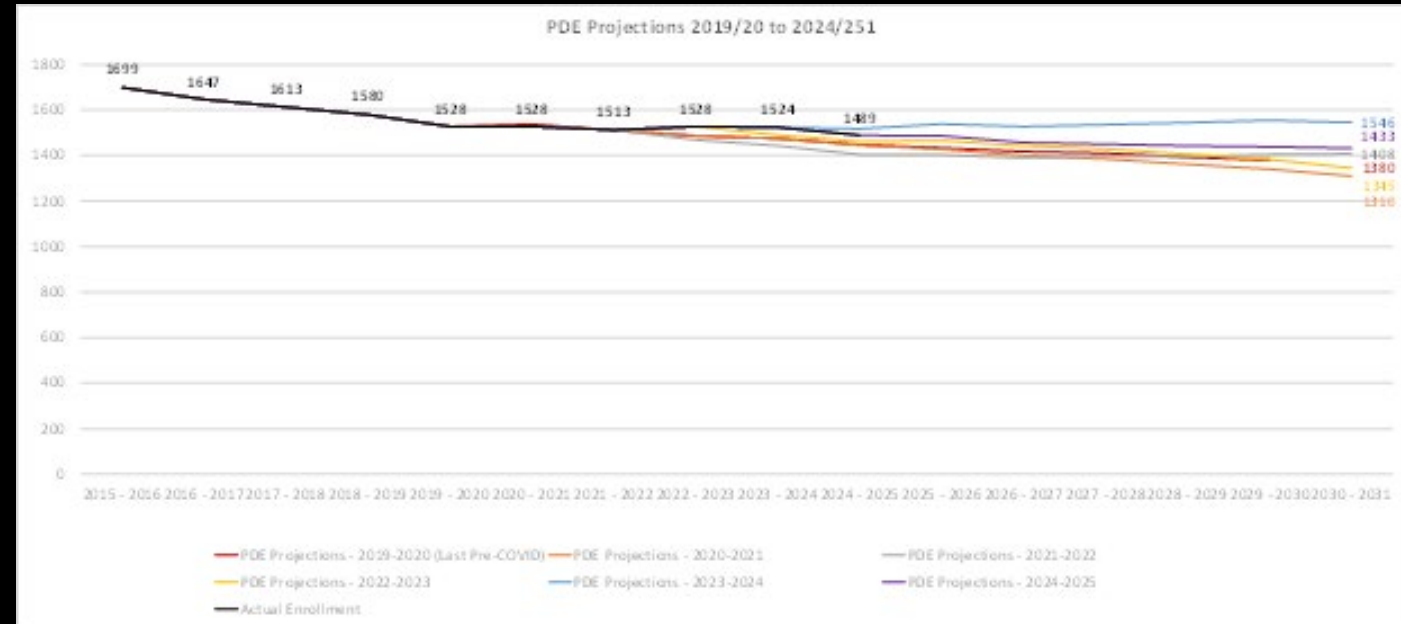
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Bald Eagle Area School District

PDE Enrollment Projections

This graph compares actual enrollment in the Bald Eagle Area School District with six sets of Pennsylvania Department of Education (PDE) enrollment projections including the last projection prior to the impact of COVID -19 (2019/20) through the most recent projection (2024/25) with projections shown to 2030/31.

Actual Enrollment (black line) shows a clear decline from 1,699 students in 2015–16 to 1,489 students in 2024–25, confirming a decade-long downward trend.

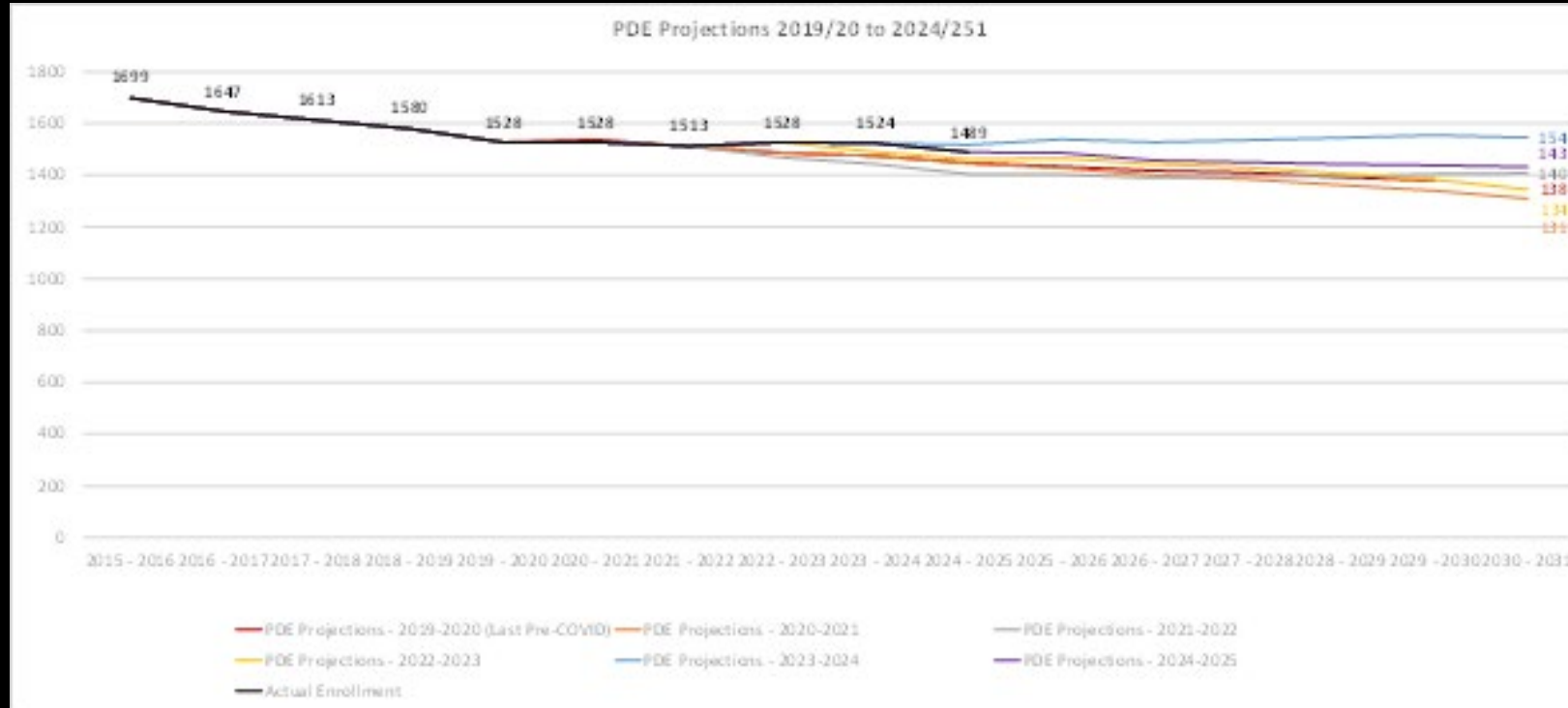


PDE Projections issued in earlier years (2019–20, 2020–21, and 2022–23) generally anticipated continued enrollment declines, with some projections falling as low as 1,310–1,380 students by the early–mid 2030s.

More recent PDE projections (2023–24 and 2024–25) are more moderately, showing enrollment stabilizing or slightly rebounding in the mid-1,400s to mid-1,500s range by the early 2030s (approximately 1,483–1,545 students). However, these projections are influenced by increases that were the result of students returning from the Pandemic.

Bald Eagle Area School District

PDE Enrollment Projections



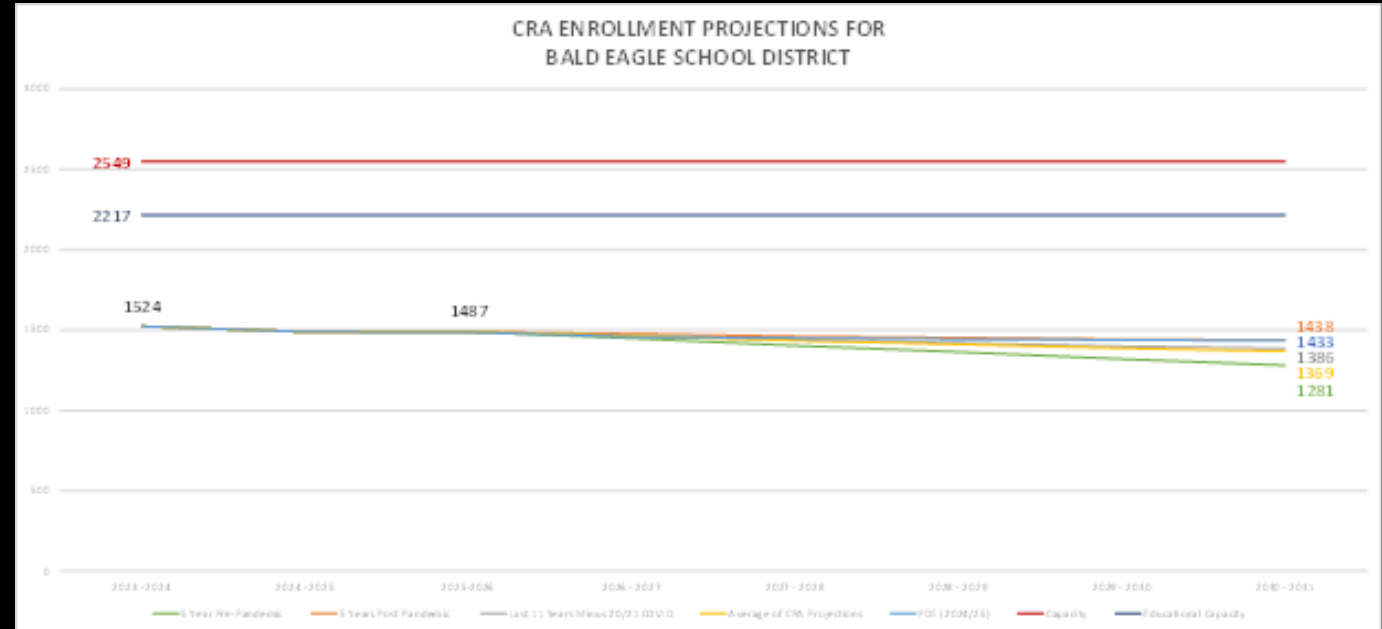
Takeaway: Enrollment has declined over the past decade, but current PDE projections suggest the district is approaching a more stable enrollment trend. Part of the recent increases in enrollment and in turn projections are the result of students who were enrolled prior to the Pandemic, withdrew and are returning giving a mathematically false sense of migration of school aged students into the district. Through that lens, the historic enrollment aligns closely with broader demographic signals for the Bald Eagle School district, a leveling of enrollment of approximately 1400-1500 students.

Bald Eagle Area School District

CRA Enrollment Projections: K-12

CRA projections based on the average growth rate of the school district 5-years prior to the Pandemic (2015/16-2019/20), the growth rate of the district 5-years post Pandemic (2021/22-2025/26), the growth rate of the district the last 11 years excluding 2020/21 (Year Greatest Impacted by Pandemic), and the average of all three.

In addition, PDE's 2024/25 projection is shown for comparison. Like PDE, CRA's projections suggest the district is approaching a more stable enrollment pattern.



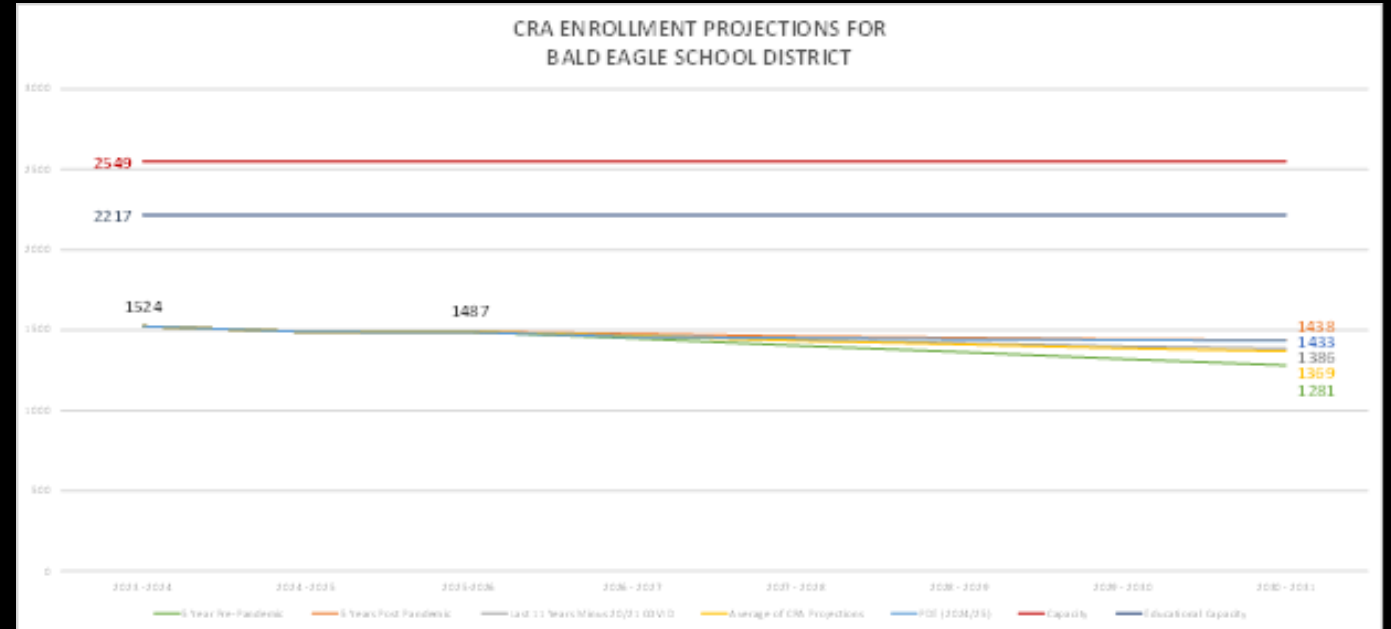
CRA's projection scenarios show a decline of 49 to 206 students over the next five years (It is important to examine each projection and the range based on the different time periods data was utilized to project growth.) Across all CRA models, the average projected enrollment in 2030/31 is 1,386 students while PDE suggests planning for 1433 students. although the specific numbers differ slightly, both the CRA and PDE projections are closely aligned, especially when considering normal margins of error in enrollment forecasting. Given the margins of error both sets of projections are very close, and equally as important both show the same enrollment trend – one that stabilizes over the next five years.

Bald Eagle Area School District

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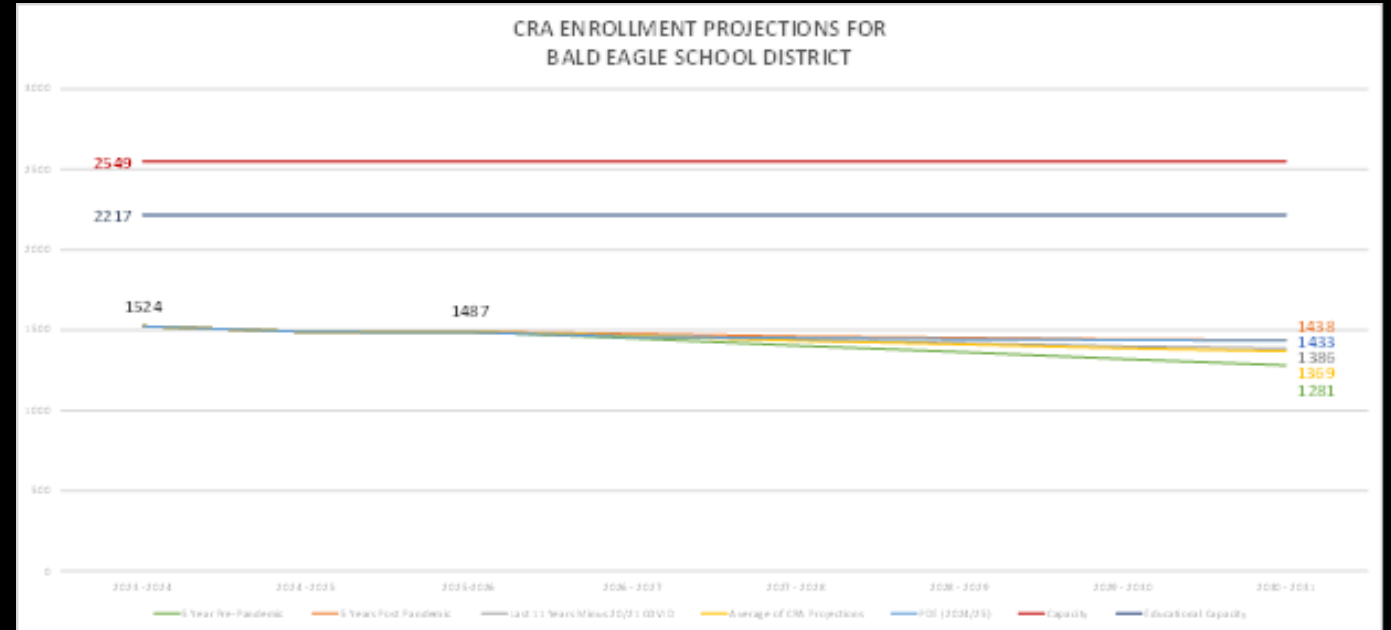


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Bald Eagle Area School District

Center for Rural Pennsylvania Confirmation

The Center for Rural Pennsylvania's statewide population projections indicate that Centre County is expected to experience slow, modest growth followed by stabilization and possibly slight decline in future decades. This aligns with broader demographic patterns and supports the expectation that Bald Eagle Area School District enrollment will level off in the 1,400–1,500 student range.



Takeaway: Across all models, both CRA and PDE indicate that the district is moving toward a stable enrollment range. CRA's scenarios project a decline of 49 to 206 students over the next five years, with an average projected enrollment of 1,386 students by 2030–31. PDE's estimate of 1,433 students falls well within a normal margin of forecasting variation, showing strong alignment between the two sets of projections.

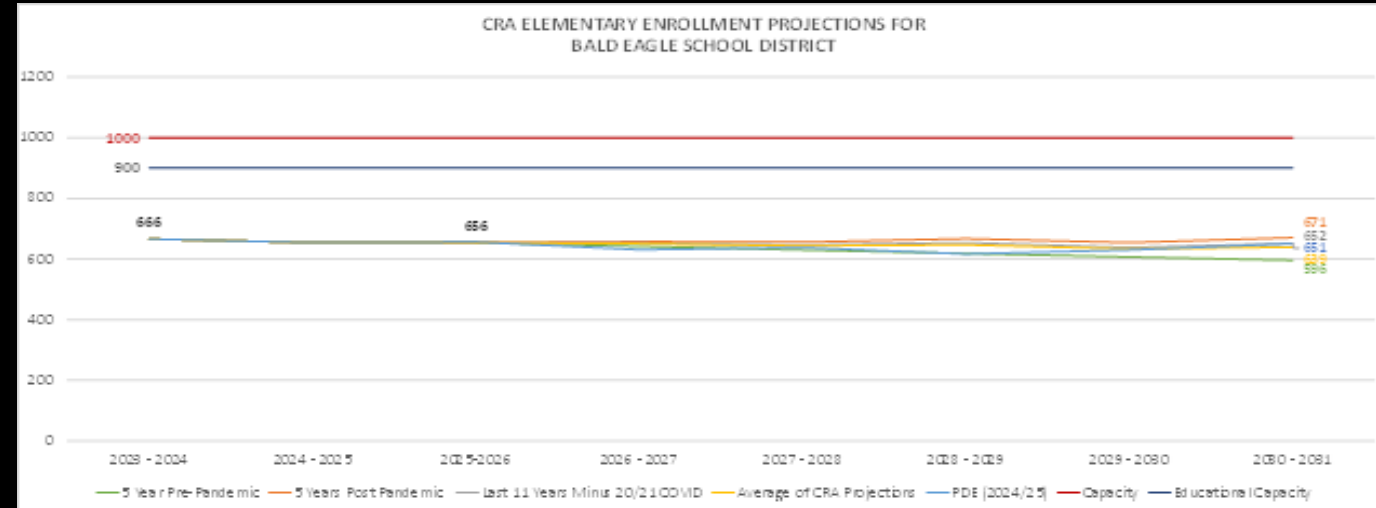
These patterns are consistent with broader demographic indicators for Centre County, where statewide forecasts from the Center for Rural Pennsylvania suggest slow, modest growth followed by stabilization and possible slight decline in the coming decades. This supports the expectation that district enrollment will level off within the 1,400–1,500 student range.

Bald Eagle Area School District

CRA Elementary Enrollment Projections:

Across the five projection models (5-year pre-pandemic, 5-year post-pandemic, 11-year trend excluding pandemic, CRA average, and PDE's 2024/25 projection), enrollment stays tightly clustered. PDE's enrollment projection of 651 falls nearly at the center of CRA's projections. Even the lowest projection (595) and the highest (671)

differ by less than 80 students spread over six years—this is a very narrow range, reinforcing the conclusion that elementary enrollment is expected to remain essentially flat.



Takeaway: CRA projects a K-5 enrollment of 639 students by 2030/31. PDE's Projections are nearly identical projecting 651 students that same year. Based on these trends, CRA recommends planning for 650 elementary students by 2030/31. With an educational capacity of 900 seats and a projected enrollment of 650, the district can consolidate elementary schools. With additions the district can bring all elementary students into a single building.

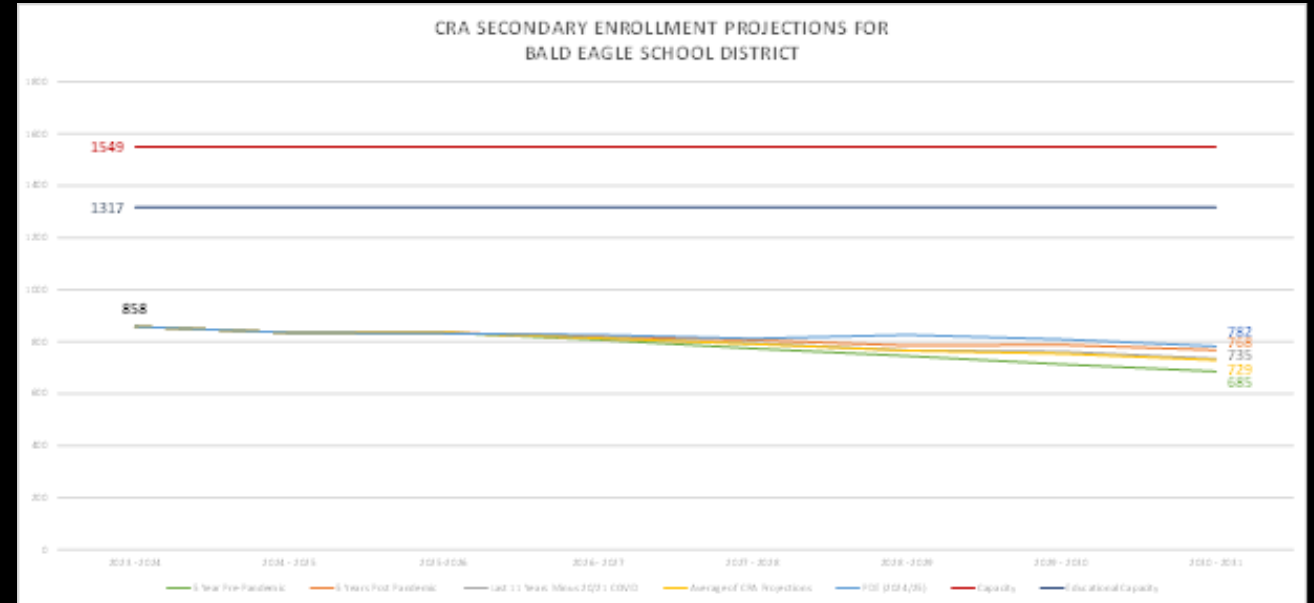
Bald Eagle Area School District

CRA Secondary Enrollment Projections:

CRA's enrollment projections show that the Bald Eagle Area School District's secondary enrollment is expected to decline gradually and consistently through 2030–31. All projection models—including PDE's—reflect the same downward trend.

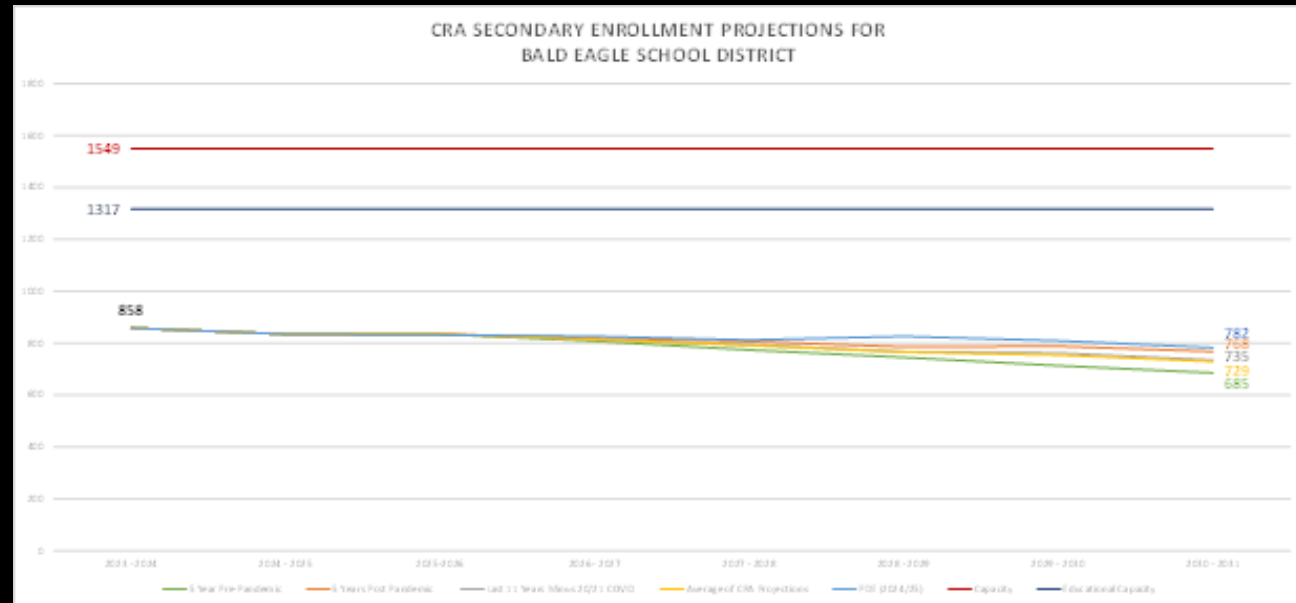
Even the lowest projection (685 students) and the highest projection (782 students) differ by fewer than 100 students across six years—a relatively narrow spread for long-range forecasting. This close clustering of projection models reinforces the conclusion that secondary enrollment is expected to experience a modest decline before stabilizing, rather than undergoing any dramatic shifts. Beyond 2030/31 enrollment is anticipated to move up slightly as the last of the COVID impacted elementary and middle school classes move through and graduate from the high school and then stabilize at or slightly below the 2030-31 projected enrollment. After this period, secondary enrollment is projected to stabilize. As a result, CRA recommends planning for 750 secondary students by the 2030-31 school year.

It should be noted that with an educational capacity of 1387 seats and a planned enrollment of 750 students, the school district is anticipated to have 637 vacant seats at the middle/high school by 2030-31. Filling all those seats would bring the facility to 85% of total capacity.



Bald Eagle Area School District

Takeaways: CRA recommends planning for a 6-12 enrollment of 750 students by 2030/31. The district can consider bringing additional grades into the secondary building. A combination of moving grades into the secondary building and additions to an existing elementary school the district could consolidate to a single elementary school.



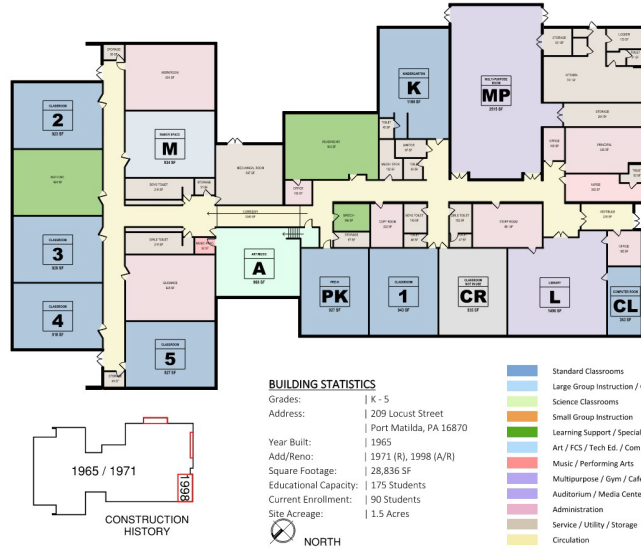
In order to consider such an option, the district will need to consider the space required to physically separate younger students from older students, any pending or visioned changes to the middle and high school educational programs, and the anticipated number of special education and support spaces required to meet learners' needs. In addition, the capacity of any potentially shared spaces including but not limited to the cafeteria, gym, library, and parking will also need to be accessed.

Section 6

Existing Building Use



CURRENT BUILDING USE ACROSS ENTIRE SCHOOL DISTRICT

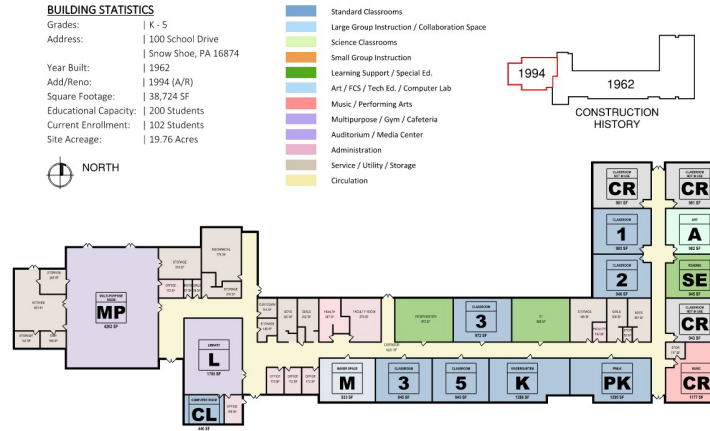


Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Port Matilda Elementary School
Existing Utilization Floor Plan

Cabrine, Rohrbach & Associates - Architects

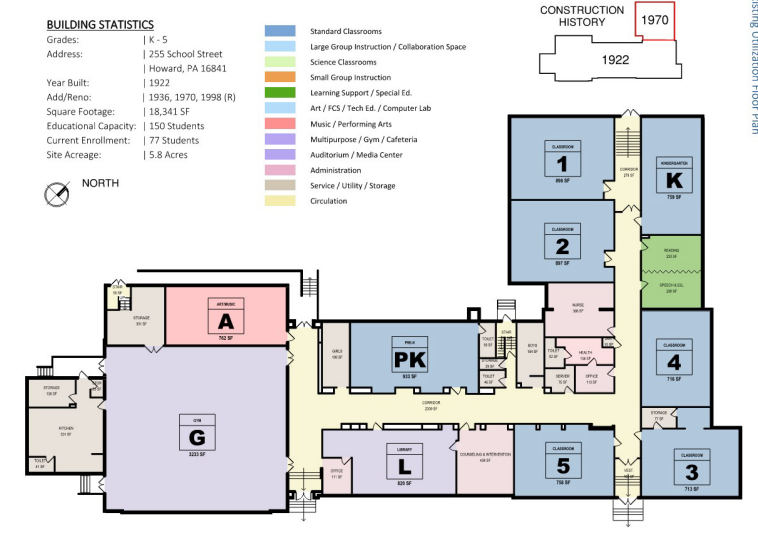


Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Mountain Top Elementary School
Existing Utilization Floor Plan

Cabrine, Rohrbach & Associates - Architects



Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Howard Elementary School
Existing Utilization Floor Plan

Cabrine, Rohrbach & Associates - Architects

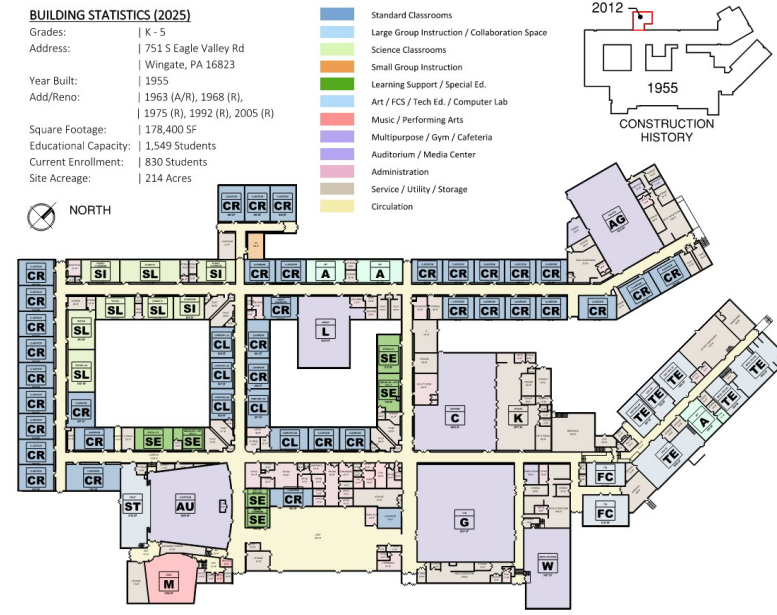


Bald Eagle Area School District | Existing Facility Considerations

First and Second Floor Plan

Wingate Elementary School
Existing Utilization Floor Plan

Cabrine, Rohrbach & Associates - Architects



Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Bald Eagle MS/HS
Existing Utilization Floor Plan

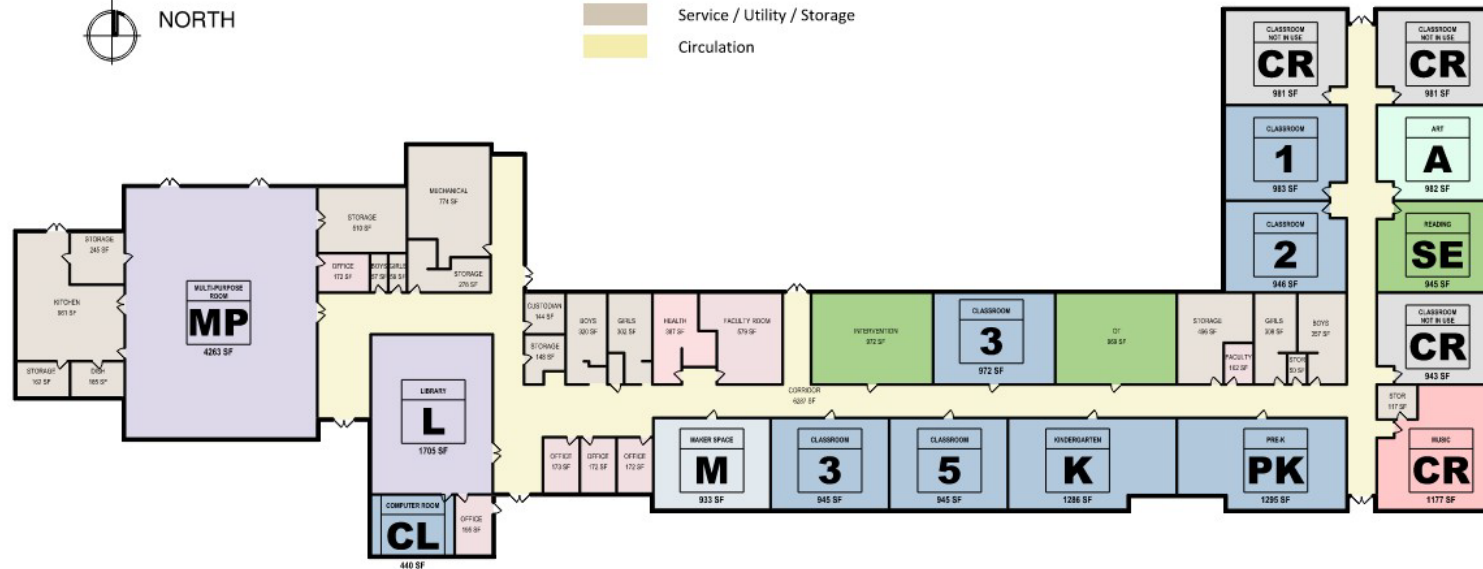
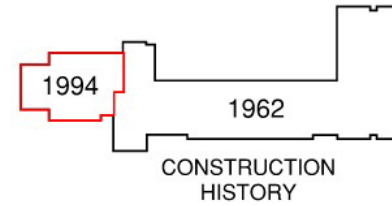
Cabrine, Rohrbach & Associates - Architects

BUILDING STATISTICS

Grades:	K - 5
Address:	100 School Drive Snow Shoe, PA 16874
Year Built:	1962
Add/Reno:	1994 (A/R)
Square Footage:	38,724 SF
Educational Capacity:	200 Students
Current Enrollment:	102 Students
Site Acreage:	19.76 Acres



- | |
|---|
| Standard Classrooms |
| Large Group Instruction / Collaboration Space |
| Science Classrooms |
| Small Group Instruction |
| Learning Support / Special Ed. |
| Art / FCS / Tech Ed. / Computer Lab |
| Music / Performing Arts |
| Multipurpose / Gym / Cafeteria |
| Auditorium / Media Center |
| Administration |
| Service / Utility / Storage |
| Circulation |



Existing Utilization Floor Plan

Mountain Top Elementary School

Crabtree, Rohrbaugh & Associates - Architects

CR

Section 6

Existing Facility

Conditions Reports



Facility Assessments Excerpt from Mountain Top

Building Wide Status Report on Each Facility Evaluating:

1. Site
2. Structure
3. Exterior Envelope
4. Interior Finishes
5. Casework
6. Equipment and Furnishings
7. Accessibility
8. Security
9. Mechanical Systems
10. Plumbing
11. Electrical

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

Building Structure

Exte

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

Exterior Envelope - Walls

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study



Above: These pictures depict the current condition of the roofing systems. The ballasted EPDM roof is in poor condition. It is recommended that the roofing system be replaced in its entirety. (2017)

RECOMMENDATIONS:

- Replace the roofing system in its entirety.

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study



Above: On left, underneath,...



Above: On left, underneath,...



Above: Kitchen...

Interior Envir

BALD EAGLE AREA SCHOOL DISTRICT District Wide Feasibility Study

Physical Plant Considerations

Below is a "snapshot" of the MEP systems in the condition they were in on the day of our walkthrough.

HVAC Considerations

System:

The HVAC system was fully replaced in 1995. In 2007 the central plant was upgraded as part of a performance contract to be a geothermal system. This included the installation of a wellfield and a multi-stack boiler/chiller unit that connected to the building's existing piping distribution system. The boiler/chiller requires manual changeover and does not consistently start in the winter with low water temperatures, necessitating the continued use of an inefficient oil fired boiler. Loop temperatures go below freezing, decreasing system operating efficiency. Classrooms have floor mounted unit ventilators from 1995 as well as the library, gymnasium and teachers work room HVAC systems.

Recommendations:

Replace all terminal equipment that was not replaced during the 2007 performance contract. This would include unit ventilators and air handling units. Consider upgrading to a full 4-pipe system that allows for simultaneous cooling and heating. Replace the existing oil fired boiler with a new boiler. Replace existing FCUs that are currently undersized. Rework relief air systems so that egress corridors are not used as a relief air plenum.

Plumbing Considerations

System:

The plumbing system throughout was replaced in the 1995 renovation and is in fair condition. The water heater was replaced in 2008 and is in good condition. Fixtures are aging and do not comply with current ADA standards.

Recommendations:

No specific problems were noted, but if the building is renovated the plumbing system should be replaced throughout, including all sanitary and vent piping.

Fire Protection Considerations

System:

The building is not sprinklered.

Recommendations:

Provide a new fire suppression system if desired or required by any suggested building improvements.

Electrical Considerations

Electrical Distribution System:

The electrical system was upgraded as part of the 1995 renovation, and the emergency generator was replaced in 2010.

Recommendations:

None at this time.

Lighting Systems:

The interior building lighting consists of mostly T8 fluorescent luminaires. Exterior lighting is Metal Halide.

Recommendations:

If the building is renovated, replace all lighting with LED. If the building is not renovated, consider replacement of existing interior fluorescent lighting and exterior metal halide with LED type luminaires to ease frequency of maintenance, for energy savings and to meet the requirements of the International Energy Code (IECC). Provide automatic light control to all areas to comply with the International Energy Conservation Code (IECC) and the International Building Code (IBC).

Facility Assessments

Excerpt from Mountain Top Cost Analysis & MEP Costs

			SCHOOL YEAR										
Mountain Top ES			2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Future	For Discussion
			3%	3%	3%	3%	3%	3%	3%	3%	3%		
	Base Cost	Inflation	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%		
SITE													
Hardscape Improvements	\$ 105,000	3%	\$ 3,090	\$ 47,741	\$ -	\$ -	\$ -	\$ -	\$ 55,344	\$ -	\$ -	\$ -	\$ -
Code Compliance & Accessibility Improvements	\$ 16,000	3%	\$ -	\$ 10,079	\$ -	\$ -	\$ 3,478	\$ -	\$ -	\$ -	\$ 4,567	\$ -	\$ -
Stormwater/Drainage Maintenance	\$ 7,500	3%	\$ -	\$ -	\$ -	\$ -	\$ 8,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape and Playground Equipment Improvements	\$ 78,000	3%	\$ 4,120	\$ 4,774	\$ 4,917	\$ 73,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 206,500		\$ 7,210	\$ 62,593	\$ 4,917	\$ 73,158	\$ 12,172	\$ -	\$ 55,344	\$ -	\$ 4,567	\$ -	
EXTERIOR OF BUILDING													
Masonry Restoration - Cleaning/Repaint/Replacement	\$ 49,500	3%	\$ -	\$ 52,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soffits, Fascias, EIFS and Trim	\$ 18,500	3%	\$ 2,575	\$ 1,061	\$ -	\$ -	\$ 17,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sealants - Windows and Joints	\$ 25,000	3%	\$ -	\$ 26,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Doors/Windows	\$ 4,500	3%	\$ -	\$ 4,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Replacement/EPDM	\$ 915,000	3%	\$ -	\$ 970,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 1,012,500		\$ 2,575	\$ 1,055,596	\$ -	\$ -	\$ 17,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR OF BUILDING													
ACT Ceiling Tile Replacement	\$ 384,000	3%	\$ -	\$ 33,949	\$ -	\$ -	\$ 408,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VCT Replacement- Corridors and Classrooms	\$ 79,725	3%	\$ -	\$ -	\$ -	\$ 89,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resilient Flooring Replacement - MultiPurpose	\$ 48,000	3%	\$ -	\$ 50,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet Replacement	\$ 7,277	3%	\$ -	\$ -	\$ 7,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GWB/Wall Repair/CMU Painting- Classrooms	\$ 8,000	3%	\$ -	\$ -	\$ -	\$ 9,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GWB/Wall Repair/CMU Painting- Hallways	\$ 13,000	3%	\$ -	\$ 13,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Casework and Built-in Furnishings Upgrades	\$ 192,000	3%	\$ -	\$ -	\$ -	\$ -	\$ 222,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Toilet Facilities Upgrades	\$ 24,000	3%	\$ -	\$ -	\$ -	\$ 27,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Renovation (Allowance)	\$ 450,000	3%	\$ -	\$ -	\$ 491,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Doors, Hardware, Fire Rated Openings	\$ 12,000	3%	\$ -	\$ -	\$ -	\$ 13,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Equipment & Furnishings	\$ 18,000	3%	\$ -	\$ -	\$ -	\$ 20,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Codes and Accessibility Upgrades	\$ 59,000	3%	\$ -	\$ 62,593	\$ -	\$ -	\$ 68,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Roof Structure refinishing	\$ -	3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Equipment Upgrades/Replacement	\$ 2,500	3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 1,297,502		\$ -	\$ 161,257	\$ 499,678	\$ 159,513	\$ 699,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

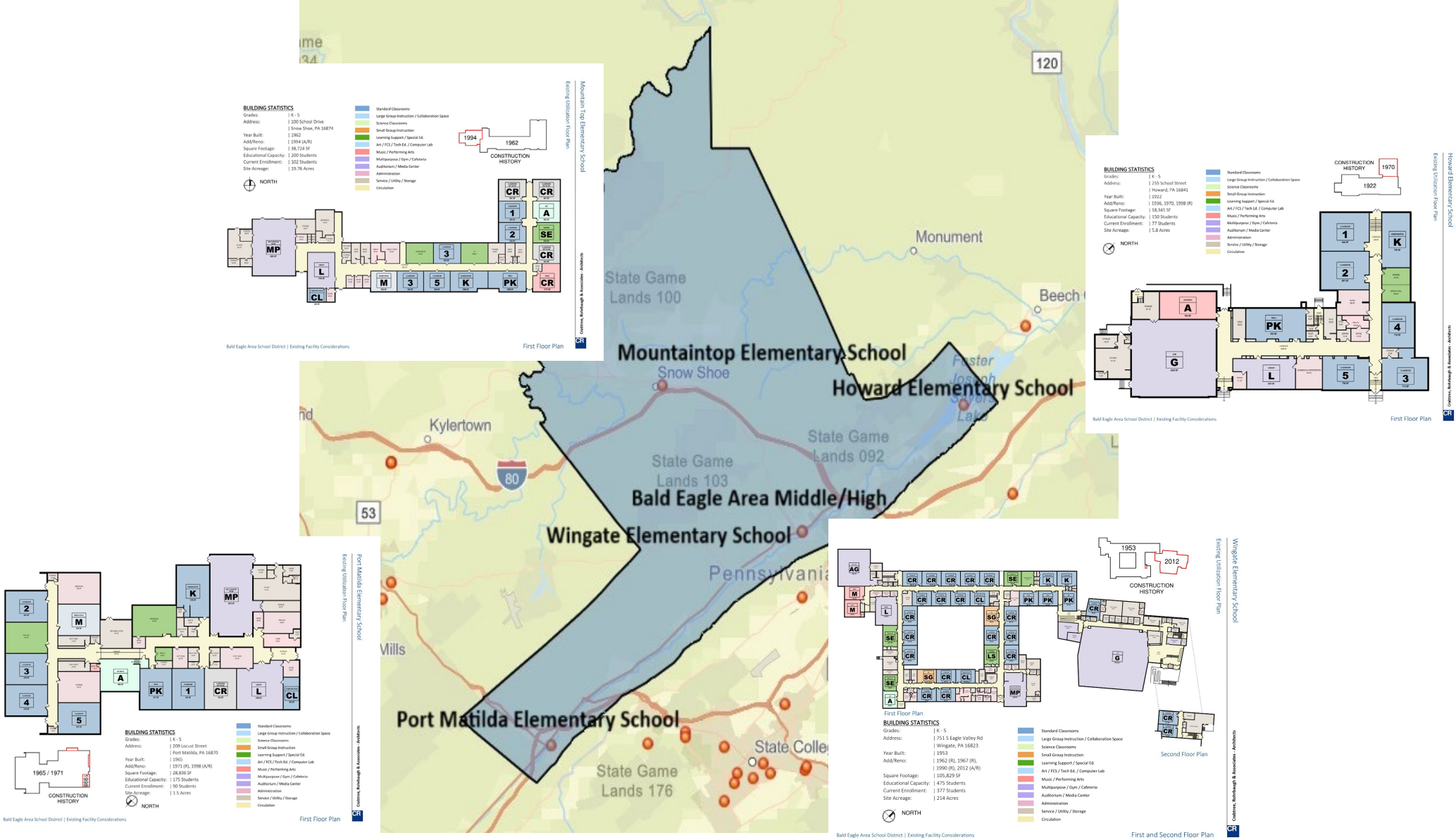
Mechancial, Electrical, Plumbing Cost Considerations in Coming 5 Years

- *Howard ES \$130-\$140/SF (showing most work in 28/29)
- *Mountaintop ES \$120-\$130/SF (showing most work in 27/28)
- *Port Matilda ES \$110-\$120/SF (showing most work in 26/27)

Section 8 Option Analysis

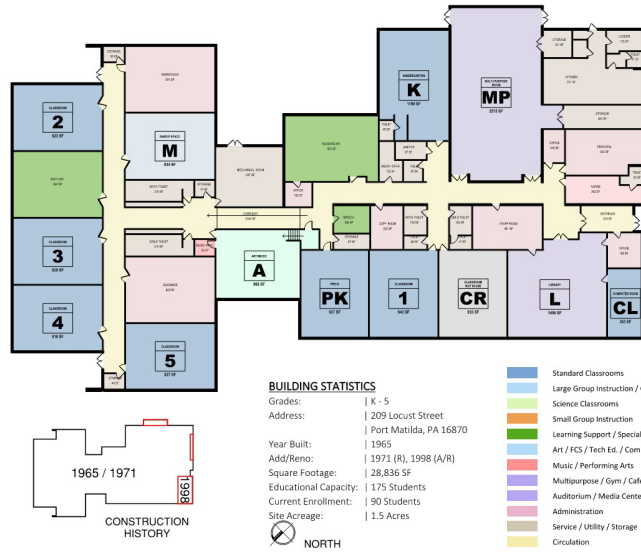


CURRENT ELEMENTARY SCHOOL EDUCATION ORGANIZATION ACROSS SCHOOL DISTRICT



6 CORE CLASSROOMS PER GRADE: (3) AT WINGATE & (1) PER BUILDING-PMES,MTEs & HES

CURRENT BUILDING USE ACROSS ENTIRE SCHOOL DISTRICT



Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Port Matilda Elementary School
Existing Utilization Floor Plan
Cabrera, Reinbaugh & Associates - Architects



Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Mountain Top Elementary School
Existing Utilization Floor Plan
Cabrera, Reinbaugh & Associates - Architects

6 CORE CLASSROOMS PER GRADE: (3) AT WINGATE & (1) PER BUILDING-PMES,MTES & HES

BY BRINGING SOME OF THE ELEMENTARY GRADES TOGETHER EFFICIENCY CAN BE ACHIEVED WITH MORE OPTIMAL CLASS SIZE (5) CORE CLASSES PER GRADE



Bald Eagle Area School District | Existing Facility Considerations

First and Second Floor Plan

Wingate Elementary School
Existing Utilization Floor Plan
Cabrera, Reinbaugh & Associates - Architects



Bald Eagle Area School District | Existing Facility Considerations

First Floor Plan

Howard Elementary School
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EXISTING WINGATE & BALD EAGLE AREA MS/HS CAMPUS



POTENTIAL PHASE ONE & TWO EXPANSION OF WINGATE & MS/HS CAMPUS



PHASE 1

EXISTING WINGATE/MS/HS REORGANIZATION
3RD, 4TH AND 5TH GRADES



PHASE 2

FULL BUILDING RENOVATIONS
EXPANDED CAPACITY & DISTRICT SUPPORT

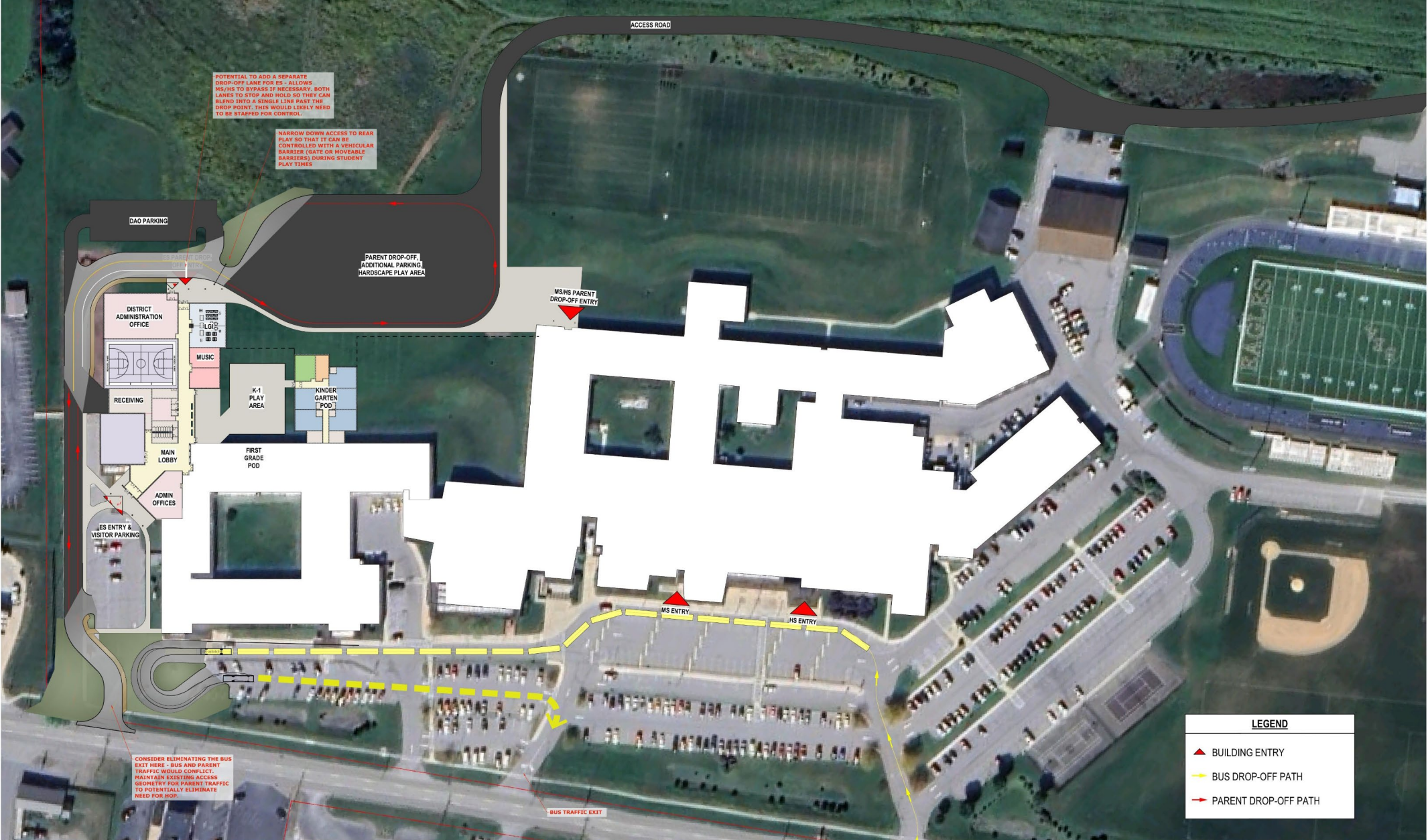


WINGATE ES
 K-2 (3) DEEP/GRADE
 3RD, 4TH GRADES (5) DEEP/GRADE



BALD EAGLE AREA MS/HS
 DEDICATED 5TH & 6TH GRADE WING
 ADJACENT TO WINGATE ES

PHASE TWO- DRAFT SITE REORGANIZATION



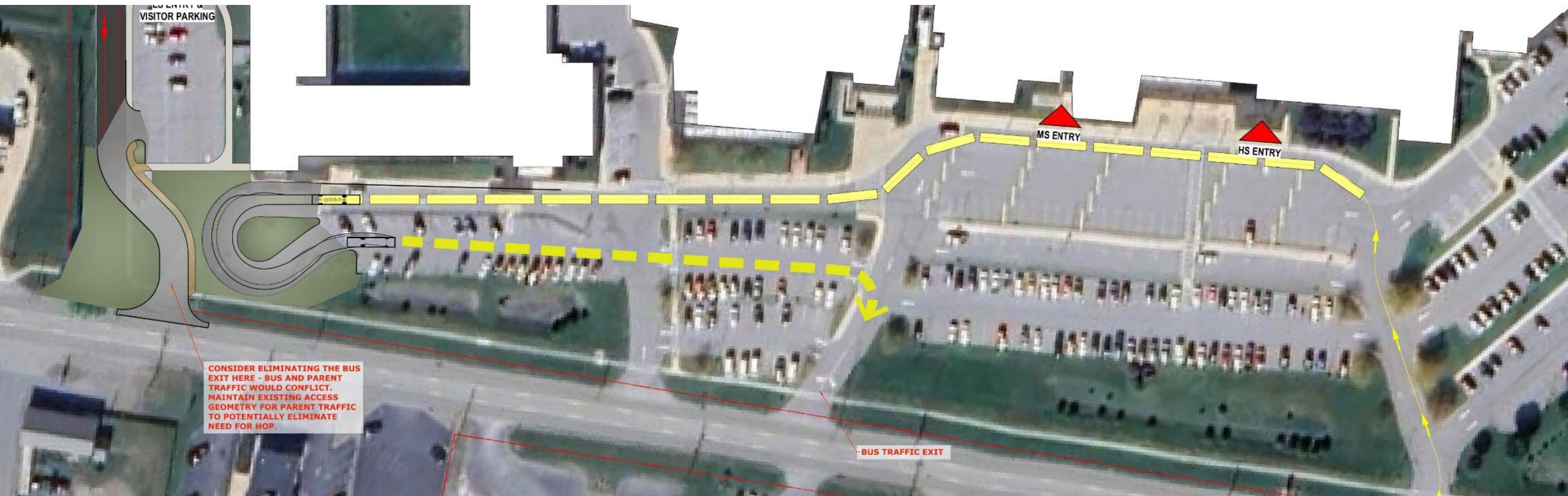


PHASE TWO- WINGATE ES (DRAFT FOR DISCUSSION & CONSIDERATION)

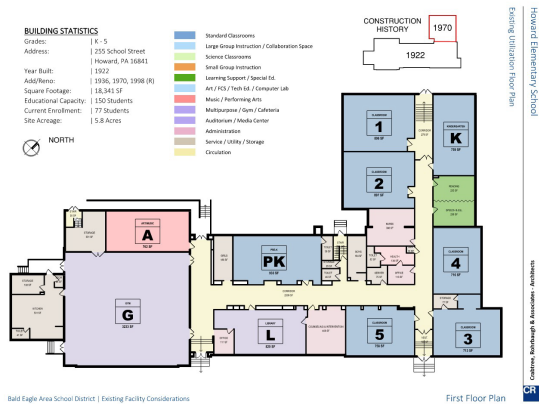
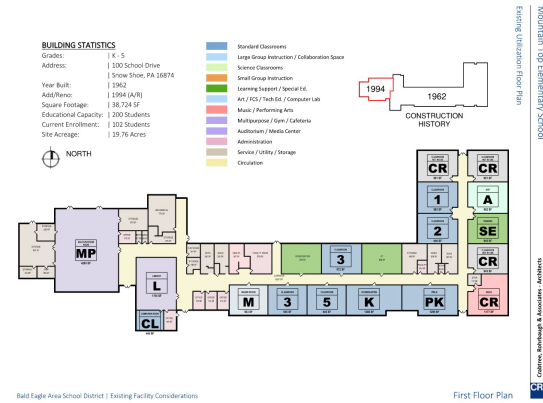
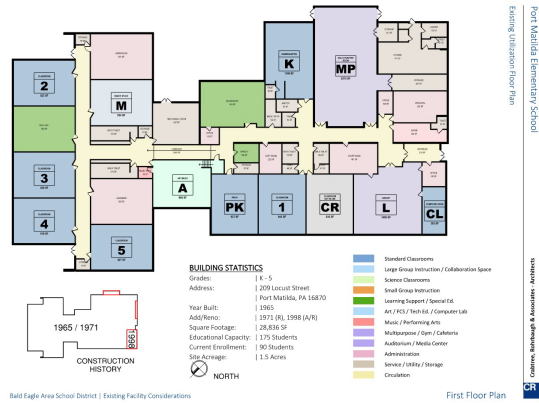


PHASE TWO- DRAFT SITE REORGANIZATION





CONSIDERATION OF SQUARE FOOTAGE ACROSS SCHOOL DISTRICT- 30% of EXISTING SIZE



Howard ES- 18,300 SF
Mountain Top ES- 38,700 SF
Port Matilda ES- 28,300 SF
District Offices- 6,000 SF
Total- 91,800 SF

Wingate ES Addition 33,300 SF
Selective Demolition (-6,200 SF)
Relocated District Office 6,000 SF
District Large Group Instruction- 3,500 SF
Total- 36,900 SF



QUESTIONS

CR

