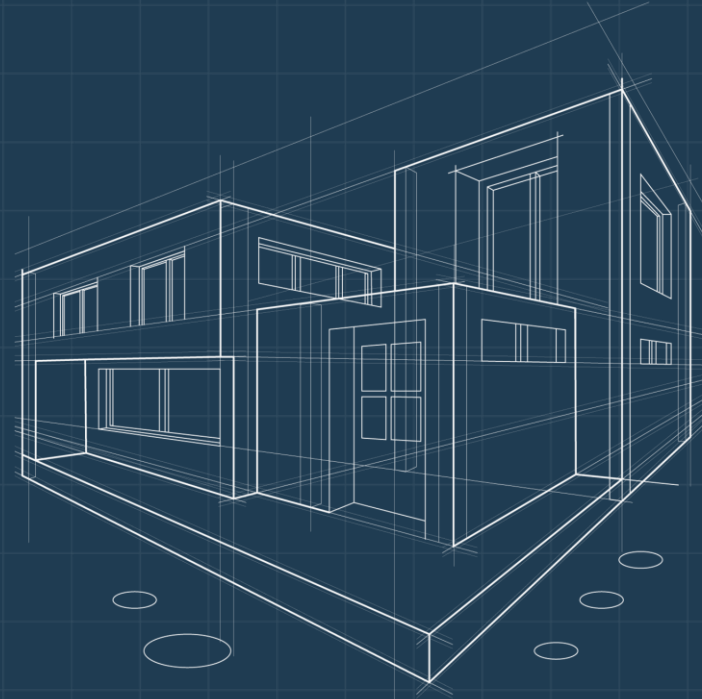


Doyle, Kutz & Linden Elementary Schools



CB West Town Hall – January 30, 2025





Our Agenda this Evening

Making the Most of Our Time Together

- Briefly review information shared via our Finance & Operations Committee meetings
- Address pre-submitted questions
- Take a Brief Break – allow for submitting additional questions
- Address additional questions

Current Enrollment – 16,875 Students

Central Bucks School District Historical Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
K	900	885	915	885	912	893	812	857	846	721
1	1,265	1,149	1,161	1,205	1,232	1,195	1,126	1,190	1,216	1,159
2	1,358	1,320	1,199	1,216	1,258	1,276	1,198	1,200	1,231	1,239
3	1,360	1,369	1,345	1,256	1,260	1,286	1,277	1,264	1,250	1,271
4	1,419	1,382	1,393	1,375	1,293	1,299	1,293	1,347	1,327	1,283
5	1,527	1,450	1,409	1,424	1,397	1,361	1,301	1,340	1,381	1,353
6	1,538	1,535	1,478	1,451	1,472	1,442	1,370	1,350	1,378	1,418
7	1,552	1,556	1,555	1,502	1,486	1,490	1,442	1,389	1,379	1,416
8	1,615	1,575	1,557	1,578	1,522	1,511	1,483	1,468	1,420	1,409
9	1,592	1,588	1,535	1,542	1,562	1,526	1,477	1,491	1,465	1,399
10	1,624	1,593	1,603	1,537	1,554	1,586	1,519	1,482	1,518	1,479
11	1,640	1,627	1,573	1,617	1,535	1,564	1,589	1,511	1,501	1,520
12	1,680	1,673	1,646	1,598	1,661	1,594	1,617	1,620	1,570	1,492
K - 12 Total	19,070	18,702	18,369	18,186	18,144	18,023	17,504	17,509	17,482	17,159
Grade 13	0	0	0	0	0	0	0	0	0	65
Settlement	0	0	0	0	0	0	0	0	0	0
Not Assigned a School	75	70	72	71	80	81	67	64	51	0
Total	19,145	18,772	18,441	18,257	18,224	18,104	17,571	17,573	17,533	17,244

Source: Pennsylvania Department of Education; Central Bucks School District

Enrollment Projections

- Even with the addition of full-day kindergarten, we believe that most of our elementary schools will have extra capacity.
- Doyle, Kutz, and Linden (along with Gayman) will have the smallest student population.

Elementary School	Functional Capacity (FC)	Target Utilization (TU) FC x 0.85 = TU	Smallest & Largest Projected Enrollment SY 26-27 through SY 33-34
Barclay	800	680	572 (SY 26-27); 616 (SY 31-32)
Bridge Valley	832	707	554 (SY 26-27); 585 (SY 31-32)
Buckingham	571	485	337 (SY 27-28); 357 (SY 26-27)
Butler	875	744	647 (SY 26-27); 701 (SY 31-32)
Cold Spring	615	523	421 (SY 26-27); 436 (SY 27-28)
Doyle	500	425	344 (SY 26-27); 383 (SY 31-32)
Gayman	500	425	292 (SY 26-27); 310 (SY 31-32)
Groveland	973	827	637 (SY 26-27); 665 (SY 31-32)
Jamison	707	601	529 (SY 26-27); 568 (SY 31-32)
Kutz	541	460	348 (SY 26-27); 387 (SY 31-32)
Linden	474	403	290 (SY 27-28); 308 (SY 31-32)
Mill Creek	860	731	668 (SY 26-27); 707 (SY 31-32)
Pine Run	666	566	428 (SY 26-27); 451 (SY 31-32)
Titus	665	565	512 (SY 26-27); 547 (SY 31-32)
Warwick	623	530	409 (SY 26-27); 448 (SY 31-32)

Original Options & Our Why Behind Them

Option	Details	Costs
A	Build a new school that will welcome students from Doyle, Kutz, and Linden. Renovate the remaining five schools.	\$218,662,212
B	Renovate all eight schools.	\$234,528,413
C	Build a new school that will welcome students from Doyle, Kutz, and Linden. Build a new Warwick. Renovate the remaining four schools.	\$271,571,643
D	Build a new school that welcomes students from Doyle and Linden. Renovate the remaining six schools.	\$249,745,659

Pivoting the Plan...5 + 3

- On Dec. 2, 2024, the Board approved the district moving forward with addressing the capital needs at five of the eight elementary schools (Barclay, Buckingham, Gayman, Titus and Warwick) at an amount of \$235 million.
- The schools approved for renovations do not include Doyle, Kutz and Linden. The plan for these three schools will be finalized by May 2025 after continued Board discussions and community feedback opportunities.



Facts about Finances

- The District currently carries little debt. We will have to borrow debt to pay for building renovations and new buildings.
- Annual debt service (the amount we will have to pay toward debt) is approximately \$1m for every \$15m we borrow.
- Approximately 80% of our annual budget is dedicated to personnel.
- As our debt grows, we will need to determine how we will pay the debt service.

For Informational & Comparison Purposes Only

\$1m = 8 professional staff positions

Addressing Act 34

- Intent – Act 34 requires transparency around school construction. It also prevents districts from building schools that are much larger than they need – hence why it is called the “Taj Mahal” Act.
- Unintended Consequences – Building a school for fewer than 400 students is virtually impossible without going to a referendum. This seems counterintuitive because building small schools cost less than building large schools. Referendums are district-wide, and voter approval is needed to build small schools (just like they are to build schools larger than what a district needs.)

Smallest Act 34 Compliant School for CBSD

- The picture on the left is the current Doyle site. The picture on the right is what the Doyle site could look like with a new Act 34 compliant school on it. The smallest Act 34 compliant school will have the capacity for two of the three schools.
- The Doyle site is shown because that is the only land where there is room to build a new school while the current school is operational.



Smallest Act 34 Compliant School for CBSD

- The smallest Act 34 compliant school has a target population of 705 students.

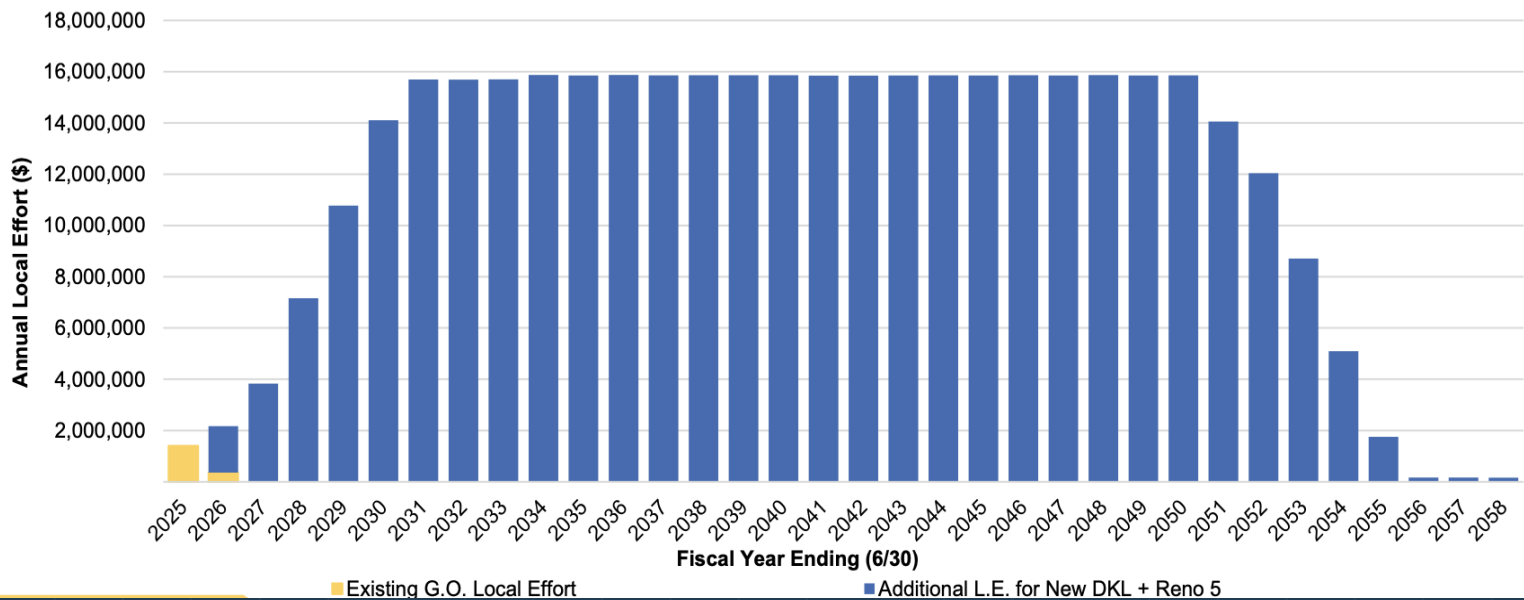


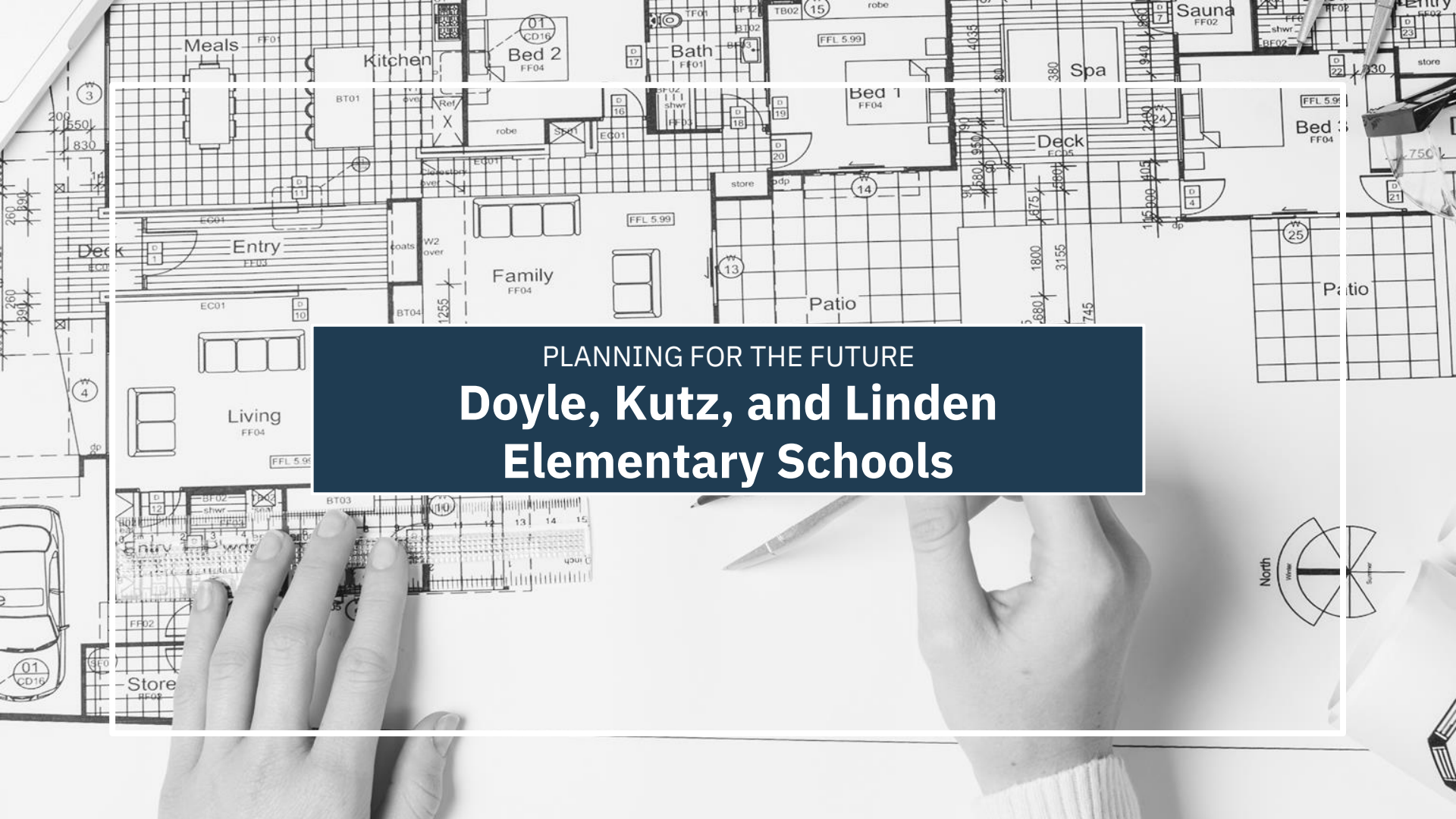
Comparing Financials

Total \$94,000,000 Act 34 - N/A	Renovate Doyle Peak Enrollment Cost/Student	\$31,600,000 383 \$82,506.53	Kutz Peak Enrollment Cost/Student	\$31,100,000 387 \$80,361.76	Renovate Linden Peak Enrollment Cost/Student	\$31,300,000 308 \$101,623.38
Total \$126,200,000 Not Act 34 Compliant	Replicate Doyle Peak Enrollment Cost/Student	\$37,200,000 Referendum 383 \$97,127.94	Replicate Kutz Peak Enrollment Cost/Student	\$47,900,000 Referendum 387 \$123,772.61	Replicate Linden Peak Enrollment Cost/Student	\$41,100,000 Referendum 308 \$133,441.56
Total \$138,700,000 Act 34 Compliant	Replace Doyle Current Sq Addl Sq Total Sq Ft* Peak Enrollment (PE) Cost Per Student Functional Capacity (FC) Target Utilization % (TU) Target Utilization (TU)	\$44,700,000 55,651 12,000 67,651 383 \$116,710 500 85% 425	Replace Kutz Current Sq Addl Sq Total Sq Ft* Peak Enrollment Cost Per Student Functional Capacity (FC) Target Utilization % (TU) Target Utilization (TU)	\$49,200,000 72,142 2,000 74,142 387 \$127,132 549 85% 467	Replace Linden Current Sq Addl Sq Total Sq Ft* Peak Enrollment Cost Per Student Functional Capacity (FC) Target Utilization % (TU) Target Utilization (TU)	\$44,800,000 61,644 6000 67,644 308 \$145,455 501 85% 426
Total \$101,300,000 Act 34 Compliant	Build DKL Current Sq Addl Sq Total Sq Ft* Peak Enrollment Cost Per Student Functional Capacity (FC) Target Utilization % (TU) Target Utilization (TU)	\$101,300,000 N/A N/A 155,000 978 \$103,579 1148 85% 976				

- Act 34 compliance is mandated unless we can pass a referendum.
- Referendums are not viable options.
- Generally speaking, borrowing debt costs approximately \$1m for every \$15m borrowed.
- The more debt we borrow, the more budget reductions we will need to make.

Determining Debt





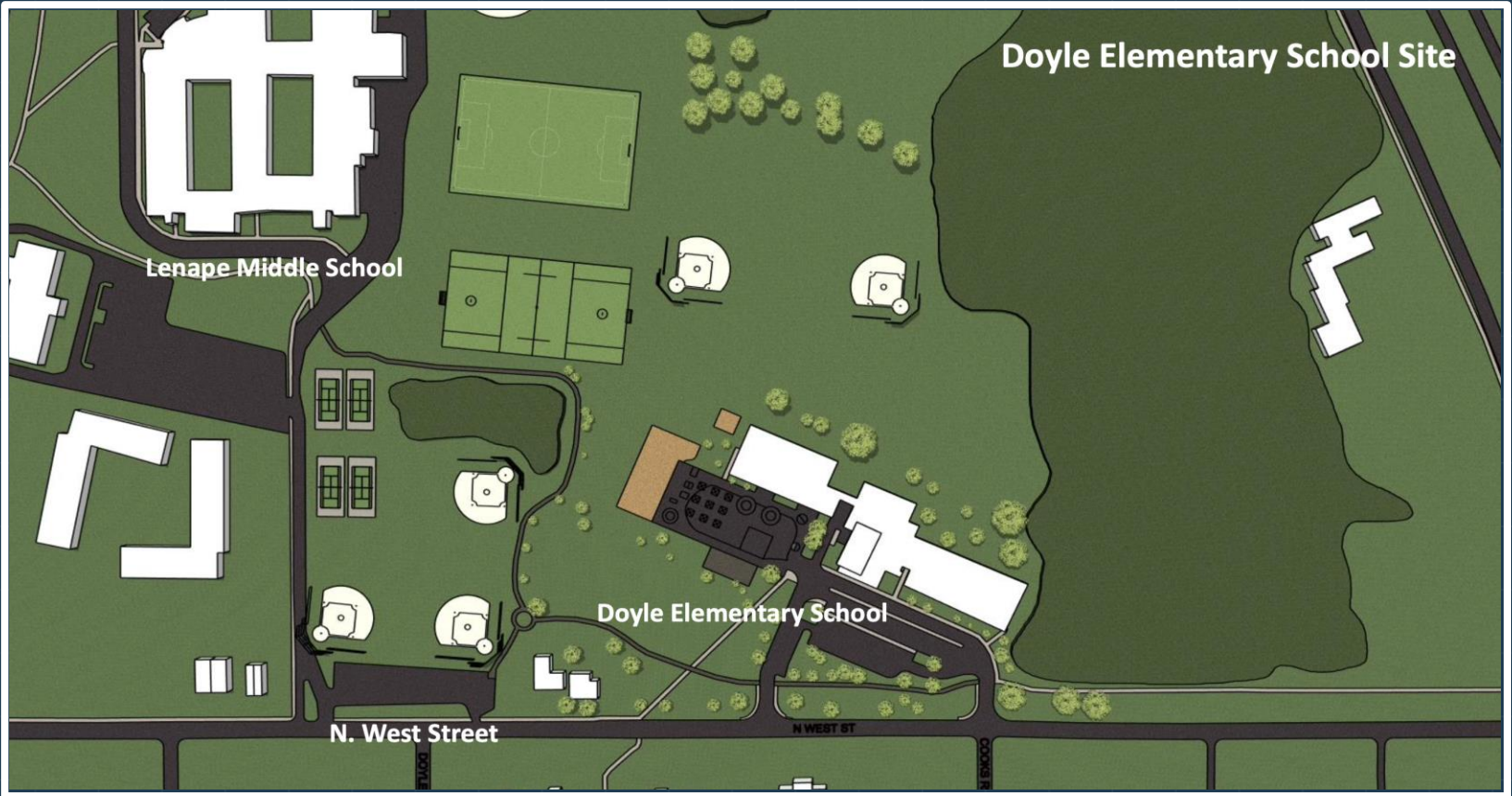
PLANNING FOR THE FUTURE
**Doyle, Kutz, and Linden
Elementary Schools**

(Re)Building Our Future

- Act 34 was enacted to ensure that districts don't build schools larger than they need to be. The unintended consequence is that it also prevents districts from building small schools.
- To be Act 34 compliant, a new Doyle, a new Kutz, or a new Linden would be big enough to welcome the student population of two schools.

Drawing and Important Conclusions

If we rebuild each school and do not comply with Act 34, we need to have a voter referendum. Referendums are predominantly not successful. Rebuilding each of these schools is not a viable option moving forward.



Lenape Middle School

Doyle Elementary School Site

Doyle Elementary School

N. West Street

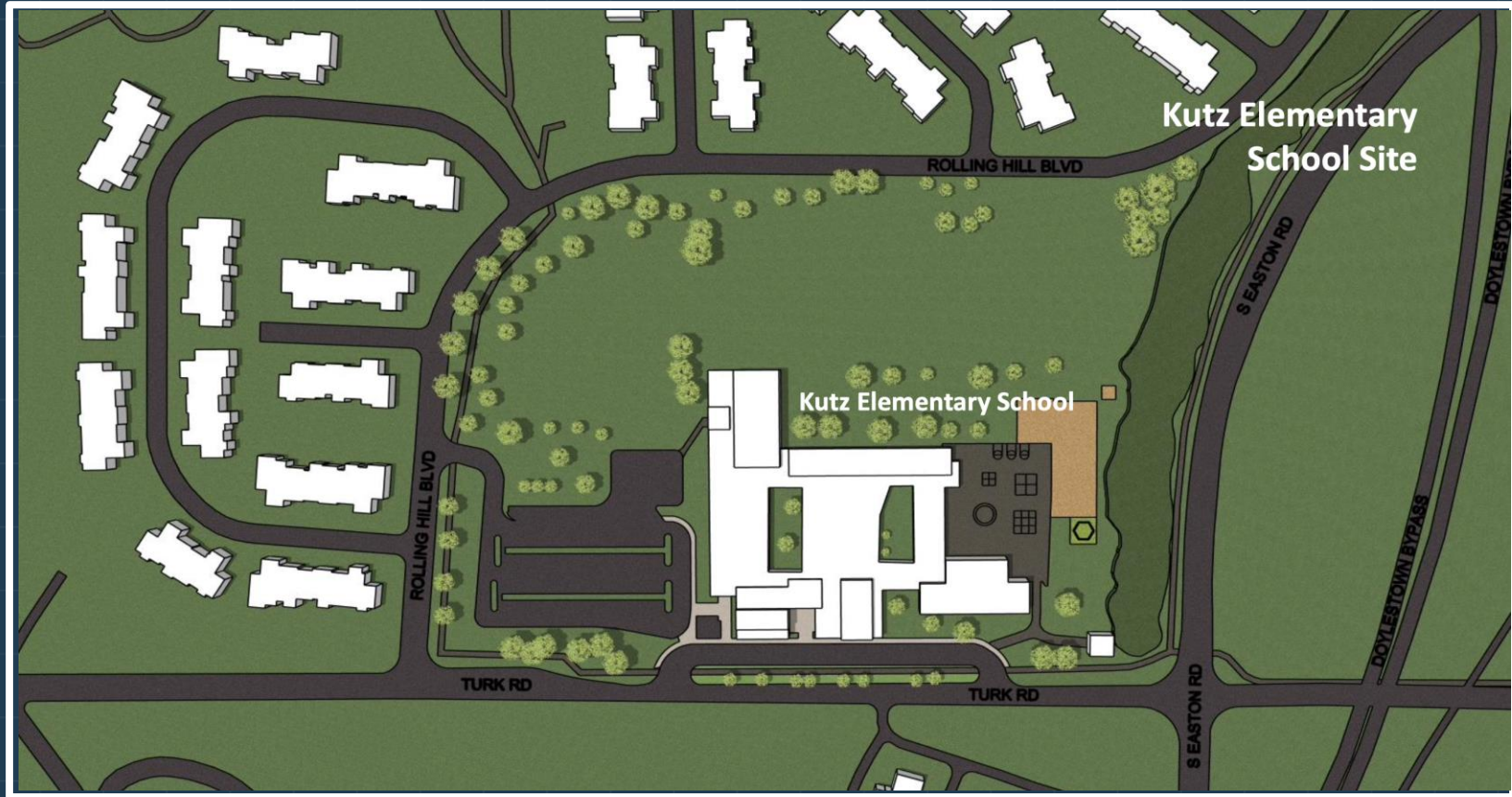
N WEST ST

WOOD

Doyle's Deficiencies

- Poor parking lot conditions and traffic flow.
- Building exterior is in need of repair.
- Tile flooring is past its expected life.
- Ceiling tiles and grids need to be replaced.
- Restrooms need to be renovated to meet ADA compliance.
- Lack of air conditioning.
- Plumbing is old and in need of significant upgrades and repairs.
- Total electrical upgrade is needed.
- Lighting needs to be redone throughout the entire building.
- Emergency lighting needs to be added.
- Fire alarm and sound systems need to be overhauled.
- Several spaces (i.e., library, cafeteria) are undersized.
- Kitchen equipment is failing.





Kutz Elementary
School Site

ROLLING HILL BLVD

Kutz Elementary School

ROLLING HILL BLVD

TURK RD

TURK RD

S EASTON RD

S EASTON RD

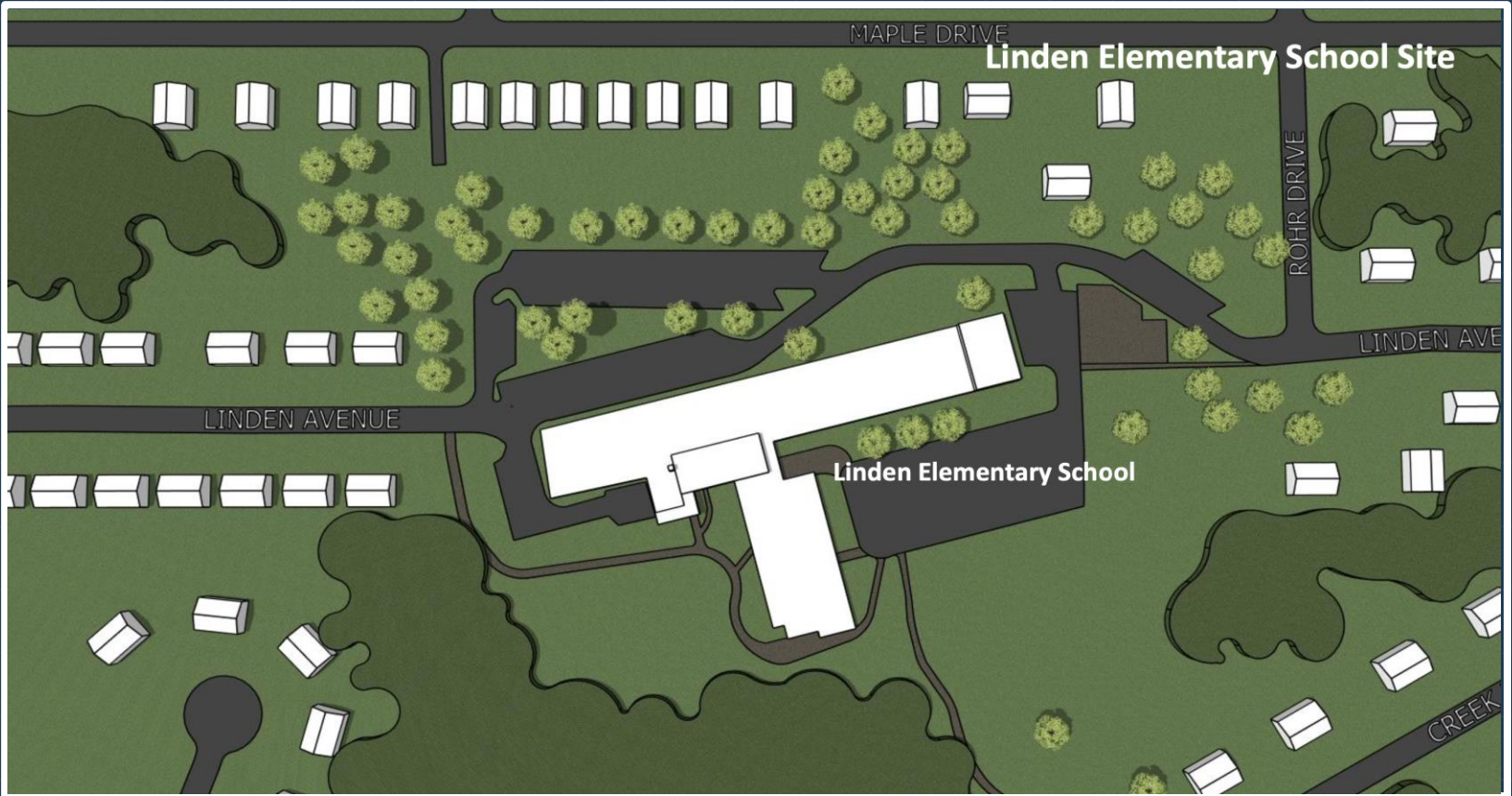
DOYLESTOWN BYPASS

DOYLESTOWN

Kutz's Deficiencies

- Parking lot and play area need pavement repairs.
- Restrooms need to be renovated to meet ADA compliance.
- Cafeteria tables need to be replaced.
- Classrooms do not have air conditioning.
- Building exterior has water damage.
- Lack of stormwater management in the courtyards.
- Electric upgrades are needed.
- Structures in the 1936 section of the building are beyond their functional life.
- Traffic circulation needs to be improved.





MAPLE DRIVE

Linden Elementary School Site

ROHR DRIVE

LINDEN AVENUE

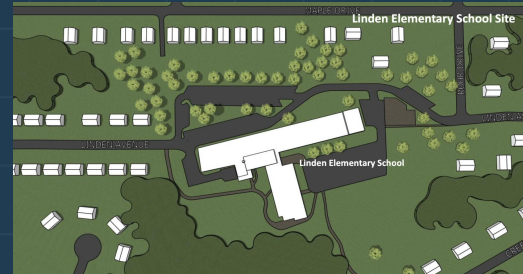
LINDEN AVENUE

Linden Elementary School

CREEK

Linden's Deficiencies

- Parking lot and play area need pavement repairs.
- Restrooms need to be renovated to meet ADA compliance.
- Classrooms do not have air conditioning.
- Corridors have low ceilings and are narrow.
- Lack of stormwater management.
- Electric upgrades are needed.
- Fire alarm system needs to be overhauled.
- Plumbing upgrades are needed
- Lack of meeting space.



Realities of Renovations in our Oldest Schools

Location/Structure Before Renovations	Location/Structure After Renovations
No air conditioning	Inefficient systems, standing HVAC units in classrooms
Ceilings	Low ceilings in corridors and large spaces for HVAC systems
Restrooms in classrooms	Elimination of restrooms OR expansion of restrooms for ADA compliance; loss of classroom space
Current footprint and layout of the building	No changes to accommodate modern-day and future-focused teaching and learning

HVAC and Ceiling Concerns



8'-6" existing ceiling height
7'-6" to underside of lighting

New ceiling would be less than 8 feet tall with flush mounted lighting instead of pendant



8'-10" to underside of steel structure (very limited space above existing ceiling level)

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New ceiling would be less than 8 feet tall with flush mounted lighting instead of pendant

New HVAC unit installed in corner of classroom

HVAC and Ceiling Concerns



Corridor Concerns



Existing ceiling heights between 7'-4" and 8'-0":



Existing ceiling heights between 7'-4" and 8'-0":



Corridor Concerns



Corridor width is 8 feet wide

Classroom doors swing into corridors (reduces fire exit width)



Important Considerations

Where is it best to make financial investments in the learning environments for our students?

Schools constructed in the 1960s (and before) were for a different educational model.

All three buildings need new HVAC, electrical, and plumbing systems.

All three buildings currently have non-ADA compliant restrooms.

Some aging components of the buildings are difficult to replace.

New construction provides state of the art educational spaces that comply with modern building codes, accessibility requirements, and energy efficiency standards.

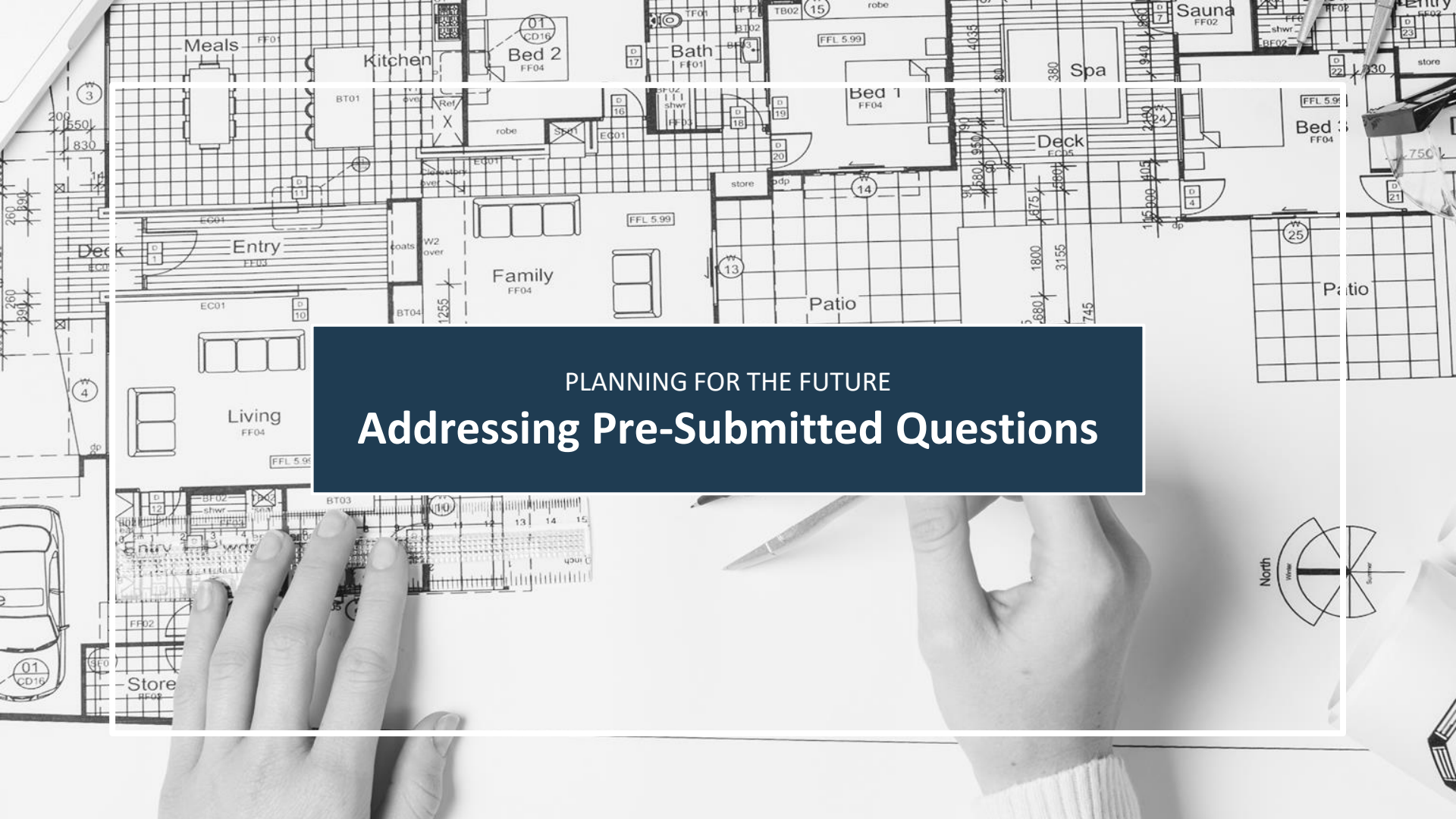
Construction would be isolated from existing schools to eliminate educational disruptions.

We are Listening to the Community's Comments and Concerns

Avoid building a CBSD “mega school” that would combine the Doyle, Kutz, and Linden communities.

Retain the “small town feel” for each school community.

Smaller schools have a strong sense of community between and among the students, staff, and families.



PLANNING FOR THE FUTURE

Addressing Pre-Submitted Questions

Capturing Questions by Themes

What are the challenges with renovating each of these three schools?

Are there options between renovating all three and building a new school to combine all three communities?

Will class sizes be larger if schools are closed and combined?

Will special education programming be changed if one or more of these schools are closed?



PLANNING FOR THE FUTURE
**Brief Break and Opportunity to Submit
Questions**



PLANNING FOR THE FUTURE

Addressing Additional Questions

Thank You for
Attending



We Appreciate Our Community!

