

September 7, 2016

Dan Forry, Chief Operating Officer at Hempfield School District since June 2009. This was my first experience in a school district / public sector.

- Hempfield is 44 square miles – more than 46,000 residents and a relatively stable student population of 7,000 over last 10 years.
- Hempfield has 1 high school, 2 middle schools, 7 elementary schools for a total of 1.5 million square feet of buildings
- Bond payments scheduled through June 2032 (approximately \$1 million at year from the state)
- Hempfield has used the PLANCON Design Clearinghouse and combine bids of multiple projects
- In 2004 Hempfield, opened Mountville ES (MES) & Rohrerstown ES (RES) – first two elementary schools using the PLANCON Design Clearinghouse – Establish Hempfield prototype – were award as a joint bid (at time lowest cost per square foot in PA – were geothermal)
- 2009-10 Hempfield complete Feasibility Study – 3 elementary schools identified
 - Landisville Intermediate Center (LIC) – 88,000 square foot building – 1974 – all electric heat – original layout made renovation cost prohibitive
 - Farmdale ES (FES) & East Petersburg ES (EPES) last renovated in 1989 (3 times)
 - May 2011 bid on new LIC using Hempfield prototype – total cost \$17.7 mil
 - 2 weeks later renovation at FES – total cost of \$18 mil – actual construction bids for renovation of FES was \$1 mil higher than construction bids at new LIC.
 - Jan 2012 – Bid FES & EPES as 4th & 5th Hempfield prototype – combine bid
 - Other than FES renovation bid – all my experience with PLANCON has been with Hempfield prototypes
- Hempfield did build Alternative Ed / Tech Ed building in 2013-14 outside the PLANCON process (\$5 million)
 - Nearly ½ building was tech & admin spaces
 - Low district reimbursement (10 to 12%)
 - Uncertainties in PLANCON at the time
 - Avoid extra time and cost associated with PLANCON
- Hempfield has 3 building beyond 20-year milestone (1994-1995) – investigation system (roof, HVAC, etc.) upgrade outside a complete renovation – trying to extend lifecycle of building without significant disruption of renovation
- Thoughts on potential changes
 - Moving from 20 to 30-year cycle: Currently many systems not designed for a 30-year life cycle – likely need to pay a premium to get all major systems to 30+ year lifecycle, second what does the program need and population look like 30 years out

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Chief Operating Officer

- Restrictions on new construction: Hempfield has saved money in new construction versus renovations in initial cost and operating cost (4th & 5th prototype are 20 to 25% more energy efficient than the first 2)
- Recommendations
 - Are there redundancies in current PLANCON? – already doing code and land development review at municipal and county level
 - Consider preapproval of architect firms – simplify reviews
 - Design Clearinghouse – still had to go through all steps
 - Act 34 Hearing is too late in process – community forums and presentations following Feasibility Study
 - Have used commission services – value to ensure everything is operating properly – would be value to all districts