

King's Highway  
Elementary School ●

Rainbow Elementary School ●

Gordon Education Center ●

South Brandywine Middle School ●

East Fallowfield Elementary School ●

Coatesville Area Senior High  
School 9-10 Center

Scott Middle School ●

Coatesville Area Senior  
High School 11-12 Center

~~Friendship Elementary School~~

North Brandywine Middle School ●  
Reeceville Elementary School ●

Caln Elementary School ●



# OPTION C1

King's Highway Elementary School **ES** addition and renovations

new middle school

Rainbow Elementary School **ES**

Coatesville Area Senior High School 9-10 Center

~~MS North Brandywine Middle School~~  
~~ES North Brandywine Middle School~~  
Reeceville Elementary School **ES** addition

demo existing middle school

Gordon Education Center **ES**  
Scott Middle School **MS**

Coatesville Area Senior High School 11-12 Center

~~Caln Elementary School~~

~~ES South Brandywine Middle School~~ **ES** new elementary school  
demo existing middle school

~~East Fallowfield Elementary School~~



# OPTION C.1 – CLOSE TWO (2) SCHOOLS

## SCOTT AND NEW N. BRANDYWINE 6-8 MIDDLE SCHOOL

- (4) K-5 Elementary Schools
  - Reeceville ES – add 4 classrooms; Redistrict 120 students from Caln ES
  - Kings Highway ES – **full renovations** and replace modulars with permanent construction (4 classrooms). Connect to public sewer.
  - South Brandywine ES (new construction for 750 students)
  - Rainbow – no work proposed
  - Close Caln and East Fallowfield Elementary Schools
- (2) 6-8 Middle Schools
  - **Scott MS (renovations)**
  - **North Brandywine MS (new construction for 550 students)**
- Return Campus to 9-10 CAISH and 11-12 CASH

# OPTION C.1 – CLOSE TWO (2) SCHOOLS

## SCOTT AND NEW N. BRANDYWINE 6-8 MIDDLE SCHOOLS

Building/ Site	Proposed Grade Structure	Disposition	Capacity Needed	Planned Building Capacity	Utilization %	Building & Site Construction Costs	Soft Costs	Probable Total Construction Costs
Caln ES		off-line						Moth-ball/Utilities
East Fallowfield ES		off-line						Moth-ball/Utilities
King's Highway ES	K-5	renov/4 clrm addition	450	500	90%	\$27,339,143	\$7,913,293	\$35,252,436
Rainbow ES	K-5	no work	750	820	91%			\$0
Reeceville ES	K-5	4 classroom addition	550	600	92%	\$5,748,389	\$1,855,105	\$7,603,494
South Brandywine ES	K-5	new construction	750	850	88%	\$69,312,926	\$14,327,231	\$83,640,157
	Sub-total		2500	2770	90%			
Scott ES	6-8	renovations	550	758	73%	\$42,162,305	\$11,301,585	\$53,463,890
North Brandywine MS	6-8	new construction	550	650	85%	\$76,355,703	\$15,123,259	\$91,478,962
CAISH	9-10	reconfigure grades	950	1613	59%			\$0
CASH	11-12	reconfigure grades	968	2153	45%			\$0
DISTRICT-WIDE TOTALS			5518	7944	69%			\$271,438,939

**\$271,500,000**



# OPTION C2

King's Highway Elementary School **ES** addition and renovations

renovations and additions

Rainbow Elementary School **ES**

Coatesville Area Senior High School 9-10 Center

~~MS North Brandywine Middle School~~  
~~ES North Brandywine Middle School~~ demo existing middle school  
Reeceville Elementary School **ES** addition

Gordon Education Center  
Scott Middle School **MS**

Coatesville Area Senior High School 11-12 Center

~~Caln Elementary School~~

~~ES South Brandywine Middle School~~ new elementary school  
demo existing middle school

~~East Fallowfield Elementary School~~



# OPTION C.2 – CLOSE TWO (2) SCHOOLS

## SCOTT AND N. BRANDYWINE (R&A) 6-8 MIDDLE SCHOOL

- (4) K-5 Elementary Schools
  - Reeceville ES – add 4 classrooms; Redistrict 120 students from Caln ES
  - Kings Highway ES – full Renovations and replace modulars with permanent construction (4 classrooms). Connect to public sewer.
  - South Brandywine ES (new construction for 750 students)
  - Rainbow – no work proposed
  - Close Caln and East Fallowfield Elementary Schools
- (2) 6-8 Middle Schools
  - Scott MS (renovations)
  - **North Brandywine MS (renovations and additions for 550 students)**
- Return Campus to 9-10 CAISH and 11-12 CASH



# OPTION C.2 – CLOSE TWO (2) SCHOOLS

## SCOTT AND N. BRANDYWINE (R&A) 6-8 MIDDLE SCHOOL

Building/ Site	Proposed Grade Structure	Disposition	Enrollment	Functional Building Capacity	Utilization %	Building & Site Construction Costs	Soft Costs	Proposed Grade Realignment Construction Budget
Caln ES		off-line						Moth-ball/Utilities
East Fallowfield ES		off-line						Moth-ball/Utilities
King's Highway ES	K-5	renov/4 clrm addition	450	500	90%	\$27,339,143	\$7,913,293	\$35,252,436
Rainbow ES	K-5	no work	750	820	91%			\$0
Reeceville ES	K-5	4 classroom addition	550	600	92%	\$5,748,389	\$1,855,105	\$7,603,494
South Brandywine ES	K-5	new construction	750	850	88%	\$69,312,926	\$14,327,231	\$83,640,157
	Sub-total		2500	2770	90%			
Scott ES	6-8	no work	550	758	73%	\$42,162,305	\$11,301,585	\$53,463,890
North Brandywine MS	6-8	renovations/additions	550	650	85%	\$70,702,562	\$16,281,620	\$86,984,182
CAISH	9-10	reconfigure grades	950	1613	59%			\$0
CASH	11-12	reconfigure grades	968	2153	45%			\$0
DISTRICT-WIDE TOTALS			5518	7944	69%			\$266,944,159

**\$267,000,000**



# OPTION C3

King's Highway Elementary School **ES** addition and renovations

new middle school

Rainbow Elementary School **ES**

Coatesville Area Senior High School 9-10 Center

**MS** North Brandywine Middle School ~~North Brandywine Middle School~~ **demo existing middle school**  
**ES** Reeceville Elementary School **addition**

Gordon Education Center

~~Scott Middle School~~

~~Caln Elementary School~~

Coatesville Area Senior High School 11-12 Center

**ES** new elementary school

~~South Brandywine Middle School~~ **demo existing middle school**

~~East Fallowfield Elementary School~~



# OPTION C.3 – CLOSE THREE (3) SCHOOLS

## NEW N. BRANDYWINE 6-8 MIDDLE SCHOOL

- (4) K-5 Elementary Schools
  - Reeceville ES – Add 4 classrooms; Redistrict 120 students from Caln ES
  - Kings Highway ES – Full Renovations and replace modulars with permanent construction (4 classrooms). Connect to public sewer.
  - New South Brandywine ES for 750 students
  - Rainbow – No work proposed
  - Close Caln and East Fallowfield Elementary Schools (off-line)
- (1) 6-8 Middle Schools
  - North Brandywine MS (new construction for 1100 students)
  - Close Scott (off-line)
- Return Campus to 9-10 CAISH and 11-12 CASH



# OPTION C.3 – CLOSE THREE (3) SCHOOLS

## NEW N. BRANDYWINE 6-8 MIDDLE SCHOOL

Building/ Site	Proposed Grade Structure	Disposition	Enrollment	Functional Building Capacity	Utilization %	Building & Site Construction Costs	Soft Costs	Proposed Grade Realignment Construction Budget
Caln ES		off-line						Moth-ball/Utilities
East Fallowfield ES		off-line						Moth-ball/Utilities
King's Highway ES	K-5	renov/4 clrm addition	450	500	90%	\$27,339,143	\$7,913,293	\$35,252,436
Rainbow ES	K-5	no work	750	820	91%			\$0
Reeceville ES	K-5	4 classroom addition	550	600	92%	\$5,748,389	\$1,855,105	\$7,603,494
South Brandywine ES	K-5	new construction	750	850	88%	\$69,312,926	\$14,327,231	\$83,640,157
	Sub-total		2500	2770	90%			
Scott		off-line						Moth-ball/Utilities
North Brandywine MS	6-8	new construction	1100	1300	85%	\$130,736,183	\$26,302,935	\$157,039,118
CAISH	9-10	reconfigure grades	950	1613	59%			\$0
CASH	11-12	reconfigure grades	968	2153	45%			\$0
DISTRICT-WIDE TOTALS			5518	7836	70%			\$283,535,205

**\$283,500,000**



# CONCEPTUAL ESTIMATES OF PROBABLE COSTS ARE...

- Conceptual – no final programming or design has been done
- Total project costs provided as an order of magnitude to compare one option to the other
- Costs per square foot are based on regional construction costs recently bid and escalated to the mid-point of construction
- Total project costs have been provided for budgeting. Total project costs include:
  - Building and site construction costs (costs bid by the contractors)
  - Soft costs (design fees, permitting, surveying, etc. as required to do the project)



# OPTIONS A & B - 2021 COST ESTIMATE SUMMARY

Option	Grade Alignment	2021 District-wide Total
OPTION A.1: R&A NBMS	(2) Schools Off-line: NBMS R&A (4) K-5 ESs; 6-8 MS; 9-10/11-12 Campus	\$131,067,004
OPTION A.2: NEW NBMS	(2) Schools Off-line: NBMS New (same size as R&A) (4) K-5 ESs; 6-8 MS; 9-10/11-12 Campus	\$146,241,589
OPTION B: CAMPUS 6-12	(3) Schools Off-line: K-5 ESs; 6-8 MS/9-12 on Campus	\$143,371,054



# OPTIONS A & B - 2023 [ESCALATED] COST ESTIMATE SUMMARY

Option	Grade Alignment	2023 (Escalated) District-wide Total
OPTION A.1: R&A NBMS	(2) Schools Off-line: NBMS R&A (4) K-5 ESs; 6-8 MS; 9-10/11-12 Campus	\$159,954,172
OPTION A.2: NEW NBMS	(2) Schools Off-line: NBMS New (same size as R&A) (4) K-5 ESs; 6-8 MS; 9-10/11-12 Campus	\$178,473,235
OPTION B: CAMPUS 6-12	(3) Schools Off-line: (4) K-5 ESs; 6-8 MS/9-12 on Campus	\$174,970,034



# OPTION C - COST ESTIMATE SUMMARY

Option	Grade Alignment	District-wide Total
OPTION C.1	(2) Schools Off-line: (4) K-5 ESs; (2) 6-8 MSs (Scott & New N. Brandywine); 9-10/11-12 Campus	\$271,500,000
OPTION C.2	(2) Schools Off-line: (4) K-5 ESs; (2) 6-8 MSs (Scott & New N. Brandywine); 9-10/11-12 Campus	\$267,000,000
OPTION C.3	(3) Schools Off-line: (4) K-5 ESs; (1) New 6-8 MS (N. Brandywine); 9-10/11-12 Campus	\$283,500,000