



**PENN·HARRIS·MADISON**

SCHOOL CORPORATION

# **2024 & 2025 Professional Service Agreements**

# What are Professional Service Agreements for Facility Improvements?

Agreements that establish a structured framework with professionals such as architects, engineers, and project managers to perform facility upgrades and necessary maintenance, ultimately enhancing the overall learning environment for students and optimizing the allocation of resources.

# What do the Proposals include?

The proposals cover the various phases of a project from planning through completion.

Here is an example of how the fees breakdown by percentage of expense (*this varies by company*):

Pre-design and Schematic Design:	8% to 12%
Design Development:	10% to 15%
Construction Documents:	15% to 25%
Bidding and Negotiation:	1% to 3%
Construction Administration:	5% to 10%

# Recommendations by Year

## Summer 2024

	Budget for Total Scope of Work	Proposal Price
Arkos	\$1,665,000	\$79,700
DLZ	\$2,115,000	\$146,000
Eye for Design	\$1,690,000	\$11,900
Fanning Howey	\$4,340,000	\$477,850
Schimdt Associates	\$7,400,000	\$436,123
Garmann Miller		\$0
<b>Total</b>	<b>\$17,210,000</b>	<b>\$1,151,573</b>

## Summer 2025

	Budget for Total Scope of Work	Proposal Price
Arkos	\$1,610,000	\$90,100
DLZ	\$1,460,000	\$147,500
Eye for Design	\$930,000	\$35,300
Fanning Howey	\$9,655,000	\$477,850
Schimdt Associates	\$6,104,000	\$474,543
Garmann Miller	\$1,185,000	\$70,000
<b>Total</b>	<b>\$20,944,000</b>	<b>\$1,295,293</b>

## 2-Year Summary

	Budget for Total Scope of Work	Proposal Price	Fee as a Percent of Project Budget
Arkos	\$3,275,000	\$169,800	5.18%
DLZ	\$3,575,000	\$293,500	8.21%
Eye for Design	\$2,620,000	\$47,200	1.80%
Fanning Howey	\$13,995,000	\$955,700	6.83%
Schimdt Associates	\$13,504,000	\$910,666	6.74%
Garmann Miller	\$1,185,000	\$70,000	5.91%
<b>Total</b>	<b>\$38,154,000</b>	<b>\$2,446,866</b>	
		<b>Average</b>	<b>6.41%</b>

***The national average for commercial design services was 8-15% in 2022. The range is based on a number of factors including size, scope, and complexity of the project.***



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*FOR INFORMATIONAL  
PURPOSES ONLY*

**2024 & 2025**

**FACILITY IMPROVEMENT PLAN**

# Optimal Learning Environments

P-H-M aims to maintain and create optimal learning environments for our students to self-actualize as we prepare them for college and career readiness. This includes:

## 1. Overall Quality

- a. quality school facilities have a lasting impact on the educational experiences and creative activities in which students and teachers are able to engage.

## 2. Improved Classroom Learning Environment

- a. flexibility, openness, easy access to resources, and spaces designed to be adaptable.
- b. In addition, it's important for learning environments to be clean and fresh to keep students motivated and focused.

## 3. The 21st century is one of change and ambiguity

- a. schools must continuously review their curriculum, approaches to learning, and facilities to make sure they are equipped to respond to these changes and teach students the necessary skill sets to thrive in tomorrow's society.

# How does P-H-M Assess the Needs of our Facilities and Grounds?

## Data Driven Decision-making:

- Facility Assessments
- Principal & Directors Feedback
- Teacher / Student / Parents Feedback
- Facilities & Maintenance Department
- Architectural and Engineering Reports
- Safety Reports and Risk Assessments



# How does P-H-M Assess the Needs of our Facilities and Grounds?

## Examples of Priority Considerations:

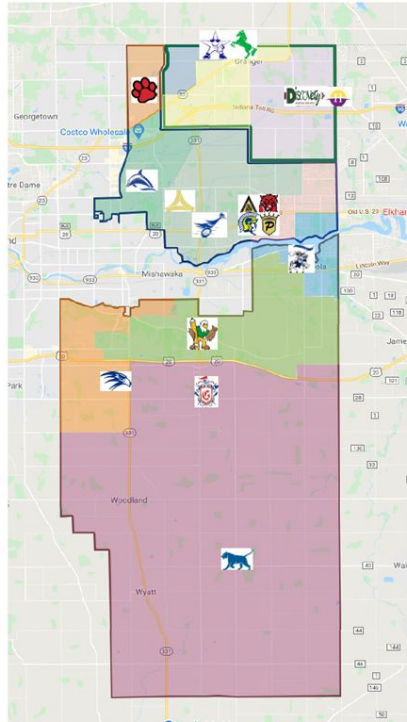
- Conditional Facility Assessment Reports (2016 and 2023)
- [OSHA](#) Reports
- Maintenance Work Order Reports & Records
- School Incident Reports
- Stakeholder Accident Reports
- Workers' Compensation Reports
- [Gibson Insurance](#) Risk Assessments

# Determination of Priorities

- Safety and Security
- Learning environment needs
- Replacement cycles of equipment
- Goal of maintaining the overall appearance and functionality of each facility

# P-H-M School Corporation

	Bittersweet Elementary School
	Elm Road Elementary School
	Elsie Rogers Elementary School
	Horizon Elementary School
	Madison Elementary School
	Mary Frank Elementary School
	Meadows Edge Elementary School
	Moran Elementary School
	Moran Elementary School
	Prarie Vista Elementary School
	Walt Disney Elementary School
	Discovery Middle School
	Grissom Middle School
	Schmucker Middle School
	Schmucker Middle School
	Educational Services Center
	Transportation Department



- Nearly 1.9 million square feet of interior building space
- 500+ Acres of Property
- Average Year Built - 1974 (49 years old)
- Average Year since major renovation - 22 yrs\*
- District covers 135 Square Miles

## PHM FACILITIES SNAPSHOT

ELEMENTARY SCHOOLS	Square Footage	Year Build	Year Renovated	Years Since Renovation	ADM	Sq. Ft per Student	Site Space (acres)
Bittersweet	63,000	1980	None	43	445	142	15
Elm Road	63,440	1953	1987	36	484	131	30
Elsie Rogers	55,774	1954	1968, 1982	41	334	167	12
Horizon	91,884	1995	1995	28	651	141	15
Madison	41,630	1939	1986	37	124	336	23
Mary Frank	61,900	1958	1982, 2023	1	401	154	40
Meadow's Edge	57,224	1998	1998, 2023	1	398	144	60
Moran	58,684	1951	1982, 2002, 2023	1	411	143	33
Northpoint	91,844	1998	1998	25	612	150	25
Prairie Vista	66,268	1989	1989	34	498	133	40
Walt Disney	63,332	1972	1992	31	521	122	15

Average = 65,000    Average = 1971    Average = 1994    Average = 443    Average = 160

MIDDLE SCHOOLS	Square Footage	Year Build	Year Renovated	Years Since Renovation	ADM	Sq. Ft per Student	Site Space (acres)
Discovery	165,406	1996	1996, 2023	27	889	186	23
Grissom	157,418	1968	2000	23	648	243	40
Schmucker	179,016	1968	2000	23	995	180	40

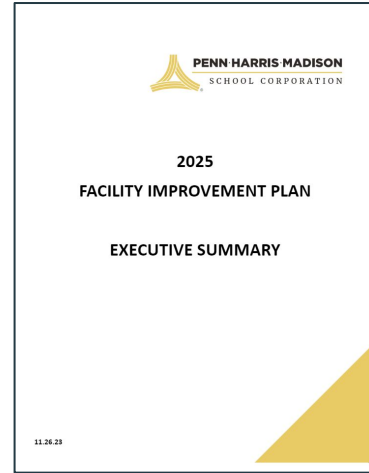
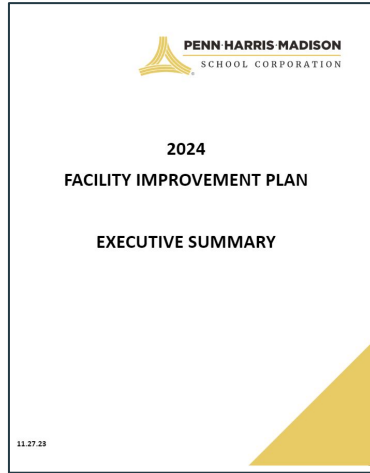
Average = 167,000    Average = 1977    Average = 2000    Average = 203

HIGH SCHOOL	Square Footage	Year Build	Year Renovated	Years Since Renovation	ADM	Sq. Ft per Student	Site Space (acres)
Penn	581,621	1958	1964, 1974, 1990, 1996, & 2010	13	3477	167	47

SUPPORT CENTERS	Square Footage	Year Build	Year Renovated	Years Since Renovation	ADM	Site Space (acres)
ESC	12,000	1975	None	47		2
Bank Building	2,000	1985	1997	25		
Transportation	19,923	1999	1999	23		12
SSC	24,100	1975	1999, 2020	3		2
Penway	6,642	Unknown	2016	6		3
Kingsmen Athletic Center	15,000	2018	2018	4		

Total Square Footage	Average Year Built
1,863,106	1974
Total Acreage	
477	

Overall Average Years Since Major Renovation
22



Year: 2024

2025

# of Projects: 87

110

Investment: \$25 million

\$30 million

# Labeling Facility Improvement Projects to Help Understand How Improvement Dollars are Spent

## Type I

- Safety & Security
- District Initiative
- Principal Identified Need
- Facilities and Maintenance

## Type II

- Service
- Refurbishment
- Safety

**Example of 2024**

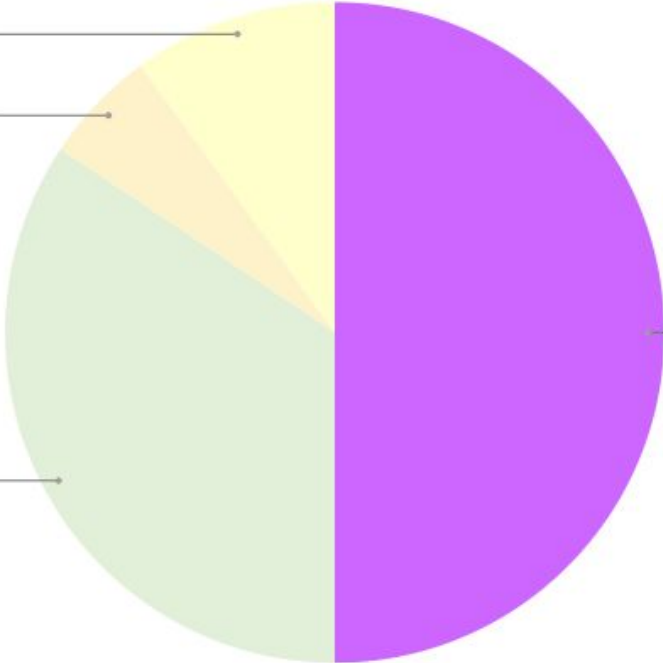
**P-H-M Improvements - Type I**

Safety & Security \$2,511,000  
10.0%

Principal Identified Need \$1,399,000  
5.6%

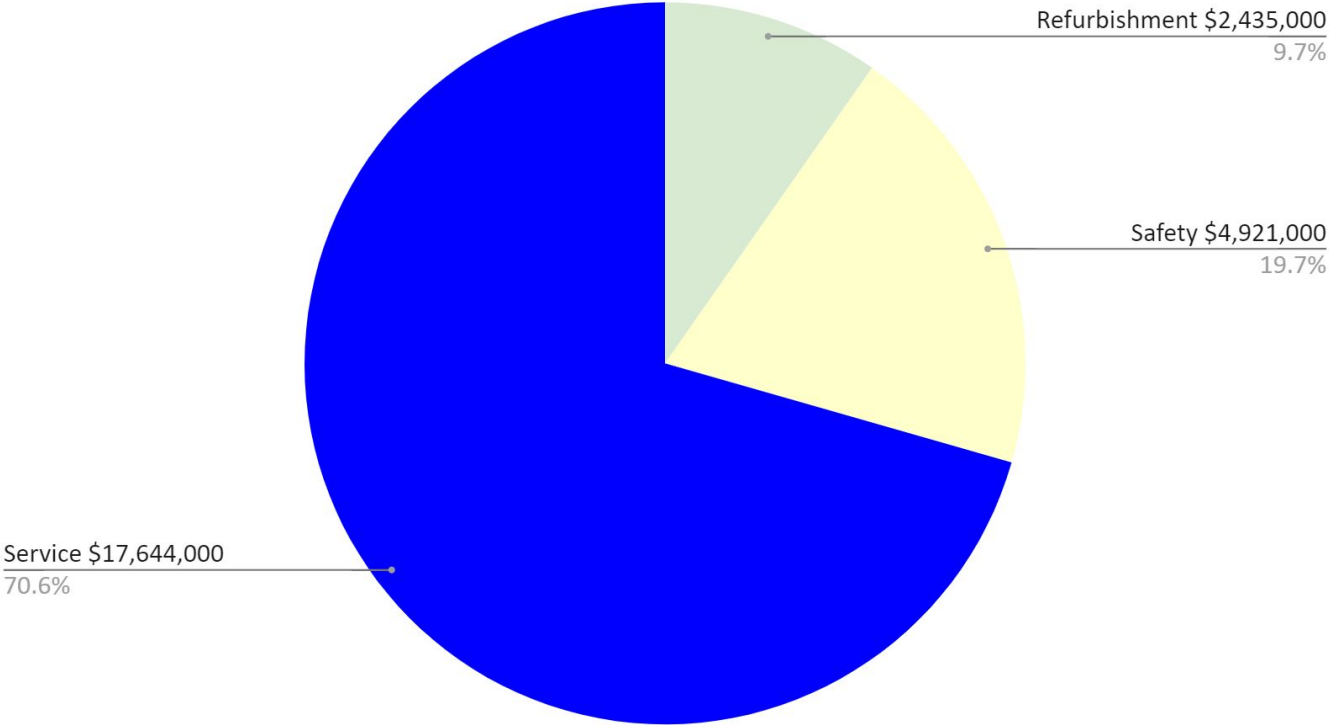
Facilities / Maintenance \$8,590,000  
34.4%

District Initiative \$12,500,00  
50.0%



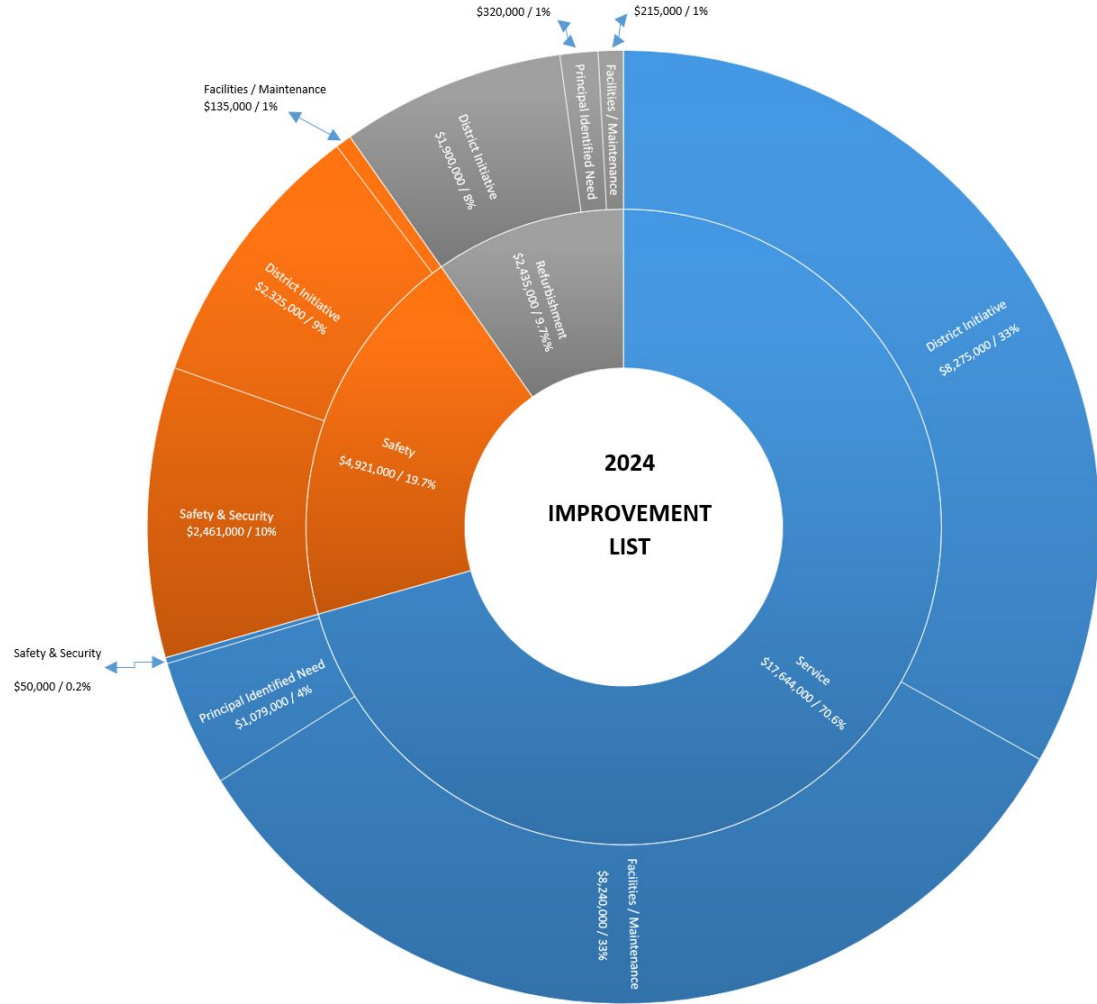
*Example of 2024*

**P-H-M Improvement List Type II**





**Example of 2024  
Combined  
Level I & II**



### 2024 Improvement by Location

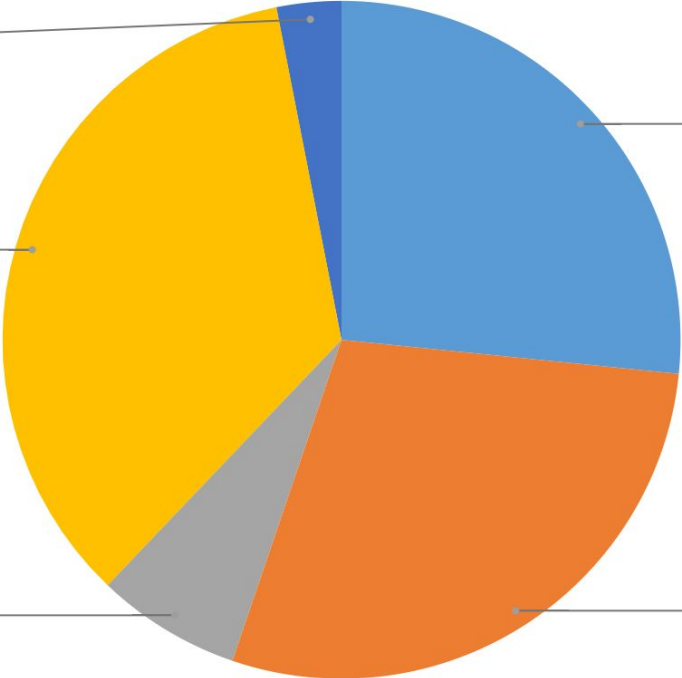
Support Building \$771,000  
3.1%

High School \$8,700,000  
34.8%

Middle School \$1,725,000  
6.9%

District Improvements \$6,650,000  
26.6%

Elementary \$7,154,000  
28.6%



## 2024 P-H-M CAPITAL IMPROVEMENT PLAN BY THE NUMBERS

ELEMENTARY SCHOOLS	Square Footage	2024 Improvement \$	2024 Improvement \$ per sq ft
Bittersweet	63,000	-	\$0.00
Elm Road	63,440	2,394,000	\$37.74
Elsie Rogers	55,774	450,000	\$8.07
Horizon	91,884	165,000	\$1.80
Madison	41,630	-	\$0.00
Mary Frank	61,900	210,000	\$3.39
Meadow's Edge	57,224	60,000	\$1.05
Moran	58,684	970,000	\$16.53
Northpoint	91,844	-	\$0.00
Prairie Vista	66,268	2,165,000	\$32.67
Walt Disney	63,332	740,000	\$11.68
<i>Average</i>	<b>64,998</b>	<b>\$ 650,364</b>	<b>\$10.27</b>

MIDDLE SCHOOLS	Square Footage	2024 Improvement \$	2024 Improvement \$ per sq ft
Schmucker	179,016	\$ 105,000	\$0.59
Grissom	157,418	\$ 100,000	\$0.64
Discovery	165,406	\$ 1,520,000	\$9.19
<i>Average</i>	<b>167,280</b>	<b>\$ 575,000</b>	<b>\$3.47</b>

HIGH SCHOOL	Square Footage	2024 Improvement \$	2024 Improvement \$ per sq ft
Penn	581,621	8,700,000	\$14.96

SUPPORT CENTERS	Square Footage	2024 Improvement \$	2024 Improvement \$ per sq ft
Pennway	6,642	0	-
ESC	12,000	5,000	\$0.42
SSC	24,100	15,000	\$0.62
Transportation	19,923	751,000	\$37.70
Bank Building	2,000	0	-
<i>Average</i>	<b>12,933</b>	<b>154,200</b>	<b>\$7.75</b>

## 2024 P-H-M CAPITAL IMPROVEMENT PLAN

ELEMENTARY SCHOOLS	2024 Improvement \$	% of Total Improvement	ADM	Improvement \$ per Student	
Bittersweet	-	0.0%	445	\$ -	
Elm Road	2,394,000	9.6%	484	\$ 4,946.28	
Elsie Rogers	450,000	1.8%	334	\$ 1,347.31	
Horizon	165,000	0.7%	651	\$ 253.46	
Madison	-	0.0%	124	\$ -	
Mary Frank	210,000	0.8%	401	\$ 523.69	
Meadow's Edge	60,000	0.2%	398	\$ 150.75	
Moran	970,000	3.9%	411	\$ 2,360.10	
Northpoint	-	0.0%	612	\$ -	
Prairie Vista	2,165,000	8.7%	498	\$ 4,347.39	
Walt Disney	740,000	3.0%	521	\$ 1,420.35	
<i>Average</i>	894,250		<b>4879</b>	<b>Average</b>	<b>\$ 1,395.39</b>
<i>Total</i>	<b>\$ 7,154,000</b>				
MIDDLE SCHOOLS	2024 Improvement \$	% of Total Improvement	ADM	Improvement \$ per Student	
Grissom	\$ 105,000	0.4%	648	\$ 162.04	
Schmucker	\$ 100,000	0.4%	995	\$ 100.50	
Discovery	\$ 1,520,000	6.1%	889	\$ 1,709.79	
<i>Average</i>	575,000		<b>2532</b>	<b>Average</b>	<b>\$ 657.44</b>
<i>Total</i>	<b>\$ 1,725,000</b>				
HIGH SCHOOL	2024 Improvement \$	% of Total Improvement	ADM	Improvement \$ per Student	
Penn	8,700,000	34.8%	3477	\$ 2,502.16	
				<b>Average</b>	<b>\$ 2,502.16</b>
SUPPORT CENTERS	2024 Improvement \$	% of Total Improvement	ADM Night School	Young Adult	
Pennway	-	0.0%	174	36	
Transportation	751,000	3.0%			
ESC	5,000	0.0%			
SSC	15,000	0.1%			
Bank Building	-	0.0%			
<i>Average</i>	154,200				
<i>Total</i>	771,000				
OTHER EXPENSES	2024 Improvement \$	% of Total Improvement			
District	6,650,000	26.6%			
		<b>26.6%</b>			
<b>Total Improvement \$</b>	<b>25,000,000</b>	<b>61.4%</b>			

Example of 2024

**List of Facility Improvements by School**



				Moran	2024
2024	Facilities / Maintenance	Moran	Service	Cooling Tower Replacement	
2024	Facilities / Maintenance	Moran	Service	Underground Storage Tank - Correction & Generator	
2024	Facilities / Maintenance	Moran	Service	Fire Alarm Replacement / Upgrade	
2024	Facilities / Maintenance	Moran	Service	Motorized Shades in clerestories	
					970,000



				Northpoint	2024
2024	Facilities / Maintenance	Northpoint	Service	**Replacing Chiller - part of 2023 Improvements	
					0



				Prairie Vista	2024
2024	Facilities / Maintenance	Prairie Vista	Service	Roof Replacement & Add Gutters and Downspouts	
2024	District Initiative	Prairie Vista	Service	Tennis Court Replacement	
2024	District Initiative	Prairie Vista	Service	Tractor / Salt Storage	
2024	Facilities / Maintenance	Prairie Vista	Service	Boiler Replacement (4) needed	
2024	Principal Identified Need	Prairie Vista	Refurbishment	Cafeteria Floor Replacement	
					2,165,000



				Walt Disney	2024
2024	Facilities / Maintenance	Walt Disney	Service	Major Mechanical Upgrade - 2 pipe / 4 pipe Replacement	
2024	District Initiative	Walt Disney	Refurbishment	Classroom Improvements (LED Lights, Ceilings, Paint, Flooring, and Permanent Wall Install	
					740,000



				Grissom	2024
2024	Facilities / Maintenance	Grissom	Service	Domestic Hot Water Heater Replacement	
					105,000



				Schmucker	2024
2024	Principal Identified Need	Schmucker	Refurbishment	Learning Center Chairs and Community Meeting Improvements	
2024	Principal Identified Need	Schmucker	Refurbishment	Young Adult - Fencing Improvement	
					100,000

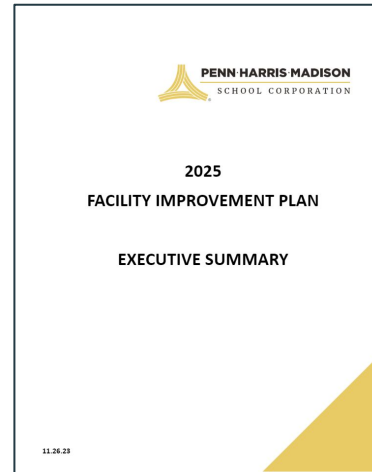
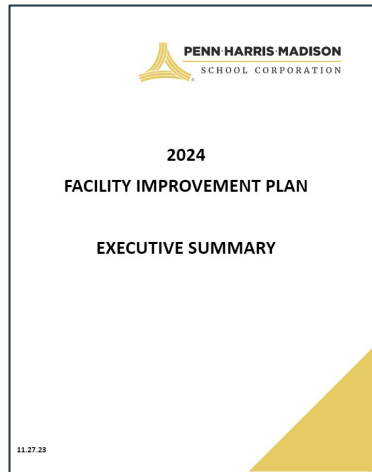
**List of Projects by Budget**

**2024 CAPITAL IMPROVEMENTS BY AMOUNT**

1	2024	District Initiative	District	Service	Professional Services	3,000,000
2	2024	District Initiative	Penn	Service	AHU & Trane - 2 pipe & 4 pipe engineering and design	2,250,000
3	2024	Safety & Security	Penn	Safety	Student drop-off and pick up expansion	1,800,000
4	2024	District Initiative	Penn	Safety	Synthetic Football Field & Track Replacement	1,700,000
5	2024	Facilities / Maintenance	Discovery	Service	Chiller Replacement	1,125,000
6	2024	Facilities / Maintenance	Prairie Vista	Service	Roof Replacement & Add Gutters and Downspouts	1,075,000
7	2024	District Initiative	Elm Road	Refurbishment	Interior Improvements (Classroom LED Lights, Ceilings, and Paint)	1,000,000
8	2024	Facilities / Maintenance	Elm Road	Service	Membrane Replacement	810,000
9	2024	Facilities / Maintenance	Penn	Service	Update Pool Equipment	750,000
10	2024	District Initiative	Prairie Vista	Service	Tennis Court Replacement	650,000
11	2024	Principal Identified Need	Penn	Service	Arena Sound System Replacement	650,000
12	2024	Facilities / Maintenance	Transportation	Service	Bus Lift Replacement (Phase II)	650,000
13	2024	District Initiative	District	Safety	Playground / Outdoor Equipment Replacement & Repair	600,000
14	2024	Facilities / Maintenance	Moran	Service	Underground Storage Tank - Correction & Generator	525,000
15	2024	Facilities / Maintenance	Elm Road	Service	Roof Replacement & Provide Gutters	480,000
16	2024	Facilities / Maintenance	Penn	Service	Orchestra Pit Replacement (based on Quote)	450,000
17	2024	District Initiative	District	Service	Upgrade Wireless Networking, Projectors, and Classroom Technology Replacement	450,000
18	2024	District Initiative	Walt Disney	Refurbishment	Classroom Improvements (LED Lights, Ceilings, Paint, Flooring, and Permanent Wall Install	425,000
19	2024	District Initiative	Penn	Refurbishment	Freed Field LED Light Upgrade and Power Feed Improvements	375,000
20	2024	District Initiative	District	Service	Non-Bus Corporation Vehicle Replacement	350,000
21	2024	Facilities / Maintenance	Walt Disney	Service	Major Mechanical Upgrade - 2 pipe / 4 pipe Replacement	315,000
22	2024	Principal Identified Need	Elsie Rogers	Service	Kindergarten Wall and Access Improvement	280,000
23	2024	District Initiative	Penn	Service	Pool Power Room Improvements	275,000
24	2024	Facilities / Maintenance	Moran	Service	Cooling Tower Replacement	250,000
25	2024	District Initiative	District	Service	Cost of Issuance	250,000
26	2024	District Initiative	Prairie Vista	Service	Tractor / Salt Storage	200,000
27	2024	Facilities / Maintenance	Prairie Vista	Service	Boiler Replacement (4) needed	200,000
28	2024	Facilities / Maintenance	Discovery	Refurbishment	8th Grade Science Room Remodel	200,000
29	2024	District Initiative	District	Service	Boiler Replacement Cycle	200,000
30	2024	Facilities / Maintenance	Moran	Service	Fire Alarm Replacement / Upgrade	175,000

# Information and Transparency

Executive Summaries for both 2024 and 2025 Facility Improvement Plans will be uploaded into Board Docs and Posted on our website.



## 2024 & 2025 Facility Improvement Plans

- Does **NOT** increase our tax rate. Our goal is to maintain a stable school tax rate. P-H-M has the lowest school tax rate in St. Joseph County!
- These are **NOT** being paid out of the education fund (location of teacher compensation)
- Improves the **learning environment** for students
- Improves **working conditions** for employees
- Improves the **service** to the community
- Aligned with facility assessment and created taking into account the input of school stakeholders



## Timeline

- **November 2023**
  - Recommendation of Professional Services Agreements in preparation for Facility Improvements to P-H-M Facilities and Grounds
- **January 2024**
  - Board of Finance Meeting to review P-H-M's past, current, and future fiscal health
  - Recommendation of Facility Improvements Plan for 2024 & 2025
  - Begin Legal Steps for Financing
    - *\$25 million in 2024*
    - *\$30 million in 2025*
- **February 2025**
  - Begin to bring forward Administrative Recommendations for Awarding Projects and Improvements

**Tonight's Recommendation**  
**for Approval of Professional**  
**Services for 2024 & 2025:**

**2-Year Summary**

**Proposal Price**

Arkos	\$169,800
DLZ	\$293,500
Eye for Design	\$47,200
Fanning Howey	\$955,700
Schmidt Associates	\$910,666
Garmann Miller	\$70,000
<b>Total</b>	<b>\$2,446,866</b>

Questions?

