

# DELONE CATHOLIC HIGH SCHOOL

## LONG-TERM FACILITIES PLAN 2013-2018

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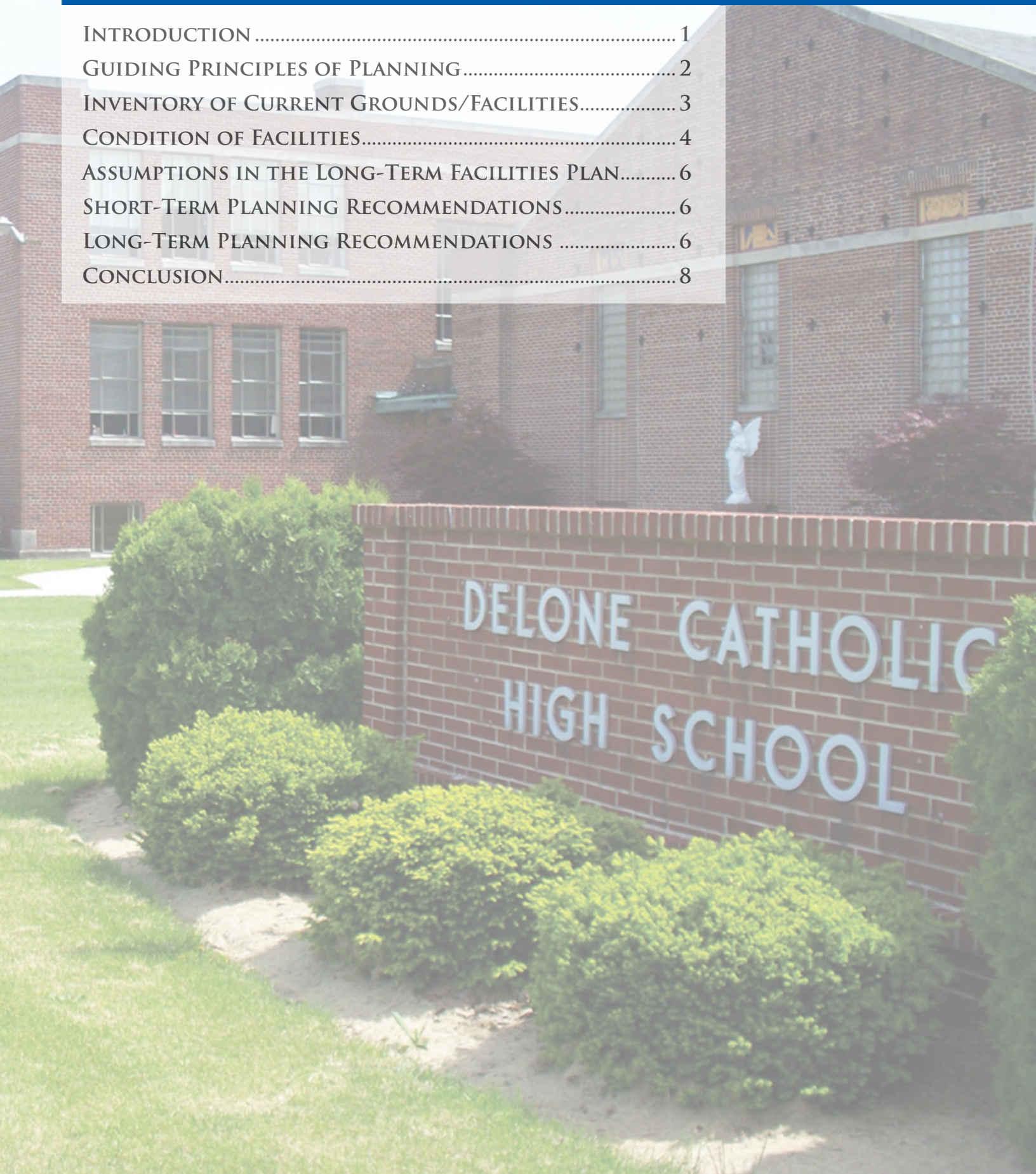
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# INTRODUCTION

Delone Catholic High School is a regional high school named for Charles J. Delone, Esquire, a prominent Catholic attorney of Hanover, who donated the land and the funds for the construction of the original building. The facilities that had been the education center for elementary and high school had been destroyed by fire in 1938 which precipitated Mr. Delone's generous donation. The cornerstone of the new school was laid in 1939 and the new building was dedicated by Archbishop Amleto Giovanni Cicognani, Apostolic Delegate to the United States, on Sept. 2, 1940. As a tribute to Mr. Delone, the school bears his name and its athletic teams have adopted his title "Squires" and "Squirettes."

Father Cyril J. Allwein was appointed the first principal of Delone Catholic High School. The Sisters of Saint Joseph were joined by the Sisters of Mercy and in 1941, by the Sisters of Christian Charity. In 1952, the high school was accredited by the Middle States Association under the direction of Father William R. Lyons, principal 1948-1977. Two additional wings were added to the original building in 1955 and 1963.

The Chapel of Our Lady, Queen of Peace was first constructed in 1966 and rebuilt in 2007 in a new location. The Lawrence B. (Sonny) Sheppard, Jr. Memorial, a gymnasium complex, the gift by Mr. and Mr. L.B. Sheppard in memory of their son, was built in 1968. Delone Catholic High School continues to serve the youth of parishes in Hanover, McSherrystown, Littlestown, Spring Grove, Abbottstown, New Oxford, Bonneauville, Gettysburg, Fairfield, Westminster, Emmitsburg, Reisterstown, Taneytown and Glyndon.

The fire that destroyed Central Catholic High School in 1938 is what prompted the split between the grade school and high school levels. Charles Delone then decided to donate the money to start Delone Catholic High School. Later classroom additions were built in 1955. In 1963, a new building with additional classrooms was completed; this wing was completely gutted in 2011 and rebuilt as a new math and science wing with state-of-the-art classrooms and laboratories. In 2013, the original building underwent a complete renovation.

This facilities plan provides guiding principles for planning, an inventory of the current grounds and facilities, facilities issues and planning recommendations.



# GUIDING PRINCIPLES OF PLANNING

## ORGANIZATION

The planning related to facilities takes place mainly within the Building and Grounds Committee of the Board of Directors. The Committee is chaired by a member of the Board and also encompasses members from the administration, staff, and community members with expertise in this area. Plans are approved by the Board of Directors; the Board approves all changes related to facilities. The Building and Grounds Committee collaborates closely with the Finance Committee and the Advancement Committee of the Board of Directors to coordinate activities.

## PRINCIPLES

The following principles guide planning and decision-making in the area of facilities planning.

- ◇ Foster outstanding academic performance for students
- ◇ Provide warm, inviting spaces
- ◇ Foster student/teacher access and interaction
- ◇ Improve or solve known deficiencies
- ◇ Provide flexibility for current and future uses
- ◇ Maintain the historic integrity of buildings and fixtures
- ◇ Provide state-of-the-art technology
- ◇ Maintain access to buildings for the disabled
- ◇ Articulate the benefits of expenditures
- ◇ Enhance student activities, athletics and the arts
- ◇ Ensure construction minimizes negative impacts
- ◇ Ensure plans are financially feasible
- ◇ Allow access to facilities by the community where possible

## FUTURE CONSIDERATIONS

Age alone does not make a school building obsolete. Indeed, student performance is not primarily tied to the newness of school buildings but rather to teacher performance in the classroom (at which Delone Catholic excels). However, structural conditions and infrastructure limitations often call for improvements. Delone Catholic does not currently envision the razing of any of its building or moving to a new campus. The tradition of having Delone Catholic's campus in McSherrystown and continuing use of many of its facilities is viewed as important by many alumni and friends of Delone Catholic.

# INVENTORY OF CURRENT GROUNDS/ FACILITIES

The table below shows the grounds and facilities at the McSherrystown campus, the year constructed and most recent renovation of each if available, and whether owned or leased.

FACILITY	LOCATION	YEAR CONSTRUCTED	MOST RECENT RENOVATION	OWNERSHIP
Original Building	140 South Oxford Avenue	1940	2013	Owned
Our Lady, Queen of Peace Chapel	140 South Oxford Avenue	2007		Owned
Old Gym	140 South Oxford Avenue	1940	2009	Owned
1955 Wing	140 South Oxford Avenue	1956	2010	Owned
Cafeteria	140 South Oxford Avenue	1956	2004	Owned
Faculty Parking Lot	140 South Oxford Avenue	1956		Owned
1963 Wing	140 South Oxford Avenue	1963	2011	Owned
The Lawrence B. (Sonny) Sheppard, Jr. Memorial Gymnasium	140 South Oxford Avenue	1969	2004	Owned
Sheppard Gym Lobby	140 South Oxford Avenue	1969	2011	Owned
Guidance Office	140 South Oxford Avenue	1969	2005	Owned
Fitness Center	140 South Oxford Avenue	1969	2007	Owned
J.T. Flaherty Field	140 South Oxford Avenue	1940	2008	Owned
The Shack	140 South Oxford Avenue	mid-1960s	2008	Owned
Delone Avenue Concession Stand	140 South Oxford Avenue	late-1980s	2008	Owned
South Street Concession Stand	140 South Oxford Avenue	1997	2008	Owned
Student Parking Lot	140 South Oxford Avenue	1997		Owned
Athletic Fields	Bordered by North Blettner, homes on Cricket Lane, Squire Alley and homes on Poplar Street	mid-2000s		Owned

# CONDITION OF FACILITIES

The table below evaluates the long-term condition of various facilities as of July 2013.

FACILITY	SATISFACTORY	NEEDS IMPROVEMENT	UNSATISFACTORY	NOT APPLICABLE
School Building(s)		●		
Furnishings		●		
Provisions for the Disabled	●			
Variety of Instructional Spaces	●			
Laboratories	●			
Counseling/Guidance Space(s)		●		
Health Services Space(s)		●		
Library/Learning Media Center		●		
Administrative and Support Spaces		●		
Offices and Planning Spaces for the Faculty		●		
Heating, Ventilations, Air Conditioning		●		
Electrical, Water and Sanitation Systems		●		
Security System		●		
Storage Spaces		●		
Parking Spaces		●		
Athletic Fields		●		
Indoor Athletic Space(s)	●			
Cafeteria/Dining Space(s)	●			
Auditorium/Theater			●	
Chapel	●			
Other: Bathrooms		●		
Other: Lockerrooms		●		
Other: Hallways/Stairs		●		
Other: Musical Rehearsal			●	



The table below evaluates the short-term adequacy of maintenance/cleaning as of July 2013.

FACILITY	SATISFACTORY	NEEDS IMPROVEMENT	UNSATISFACTORY	NOT APPLICABLE
School Building(s)		●		
Furnishings	●			
Provisions for the Disabled	●			
Instructional Spaces	●			
Laboratories	●			
Counseling/Guidance Space(s)	●			
Health Services Space(s)	●			
Library/Learning Media Center	●			
Administrative and Support Spaces	●			
Offices and Planning Spaces for the Faculty	●			
Heating, Ventilations, Air Conditioning	●			
Electrical, Water and Sanitation Systems	●			
Energy Conservation System	●			
Security System	●			
Storage Spaces	●			
Parking Spaces	●			
Athletic Fields	●			
Indoor Athletic Space(s)	●			
Cafeteria/Dining Space(s)	●			
Auditorium/Theater		●		
Chapel	●			
Other: Hallways	●			
Other: Bathrooms		●		
Other: Locker rooms		●		
Other: Fitness Center		●		

# ASSUMPTIONS IN THE LONG-TERM FACILITIES PLAN

- ◇ The school will retain its campus in McSherrystown which is centrally located to all parishes in the Adams Deanery and beyond in Pennsylvania as well as students in Frederick and Carroll counties and beyond in Maryland.
- ◇ There is long-term enrollment of at least 500 students.
- ◇ Capital campaigns will continue to complete renovations to all major buildings within the next five years to enhance learning environments for students while keeping tuition at or near its current level.
- ◇ This Long-Term Facilities Plan will be updated on a regular basis to incorporate changing conditions.

## SHORT-TERM PLANNING RECOMMENDATIONS

All of the recommendations in this section are envisioned to be completed in the 2013-14 school year.

- ◇ Review and improve the entire day-to-day maintenance/cleaning plan.
  - ◇ This includes all areas of the school with special attention to the gymnasiums, auditorium and restrooms.
- ◇ Look for innovative ways to increase storage space.
- ◇ Restrooms should be cleaned more frequently and satisfactorily.
- ◇ All restroom/stall locks and doors should be fixed or replaced.

## LONG-TERM PLANNING RECOMMENDATIONS

This section provides a description of long-term recent and proposed improvements for facilities.

In the spring of 2009, Delone Catholic High School conducted a feasibility study under the direction of Kirby-Smith Associates, Inc., based in Quarryville, Pa. The project that was tested was a \$6.8 million renovation of the entire building. The feasibility study revealed a great deal of enthusiasm for the project, but a great deal concern about the state of the global, national and local economies and the ability to raise that sum of money in one phase. When the responses from the study were compiled, Kirby-Smith recommended that the capital campaign be conducted in multiple phases to allow the successful achievement of several smaller goals.

The campaign, named Delone's Diamond Decade Initiative (DDDI) to reflect that it is taking place during the decade surrounding the school's 75th anniversary in 2015, was launched in January 2010. Following a four-month silent phase, the campaign was made public in May 2010 with a goal of \$1.75 million. This was the original cost estimate for a complete renovation of the 1963 wing into a new math and science building.

The campaign successfully reached its goal in the fall of 2010, leading the campaign cabinet to extend the goal to at least \$2 million in December 2010. That mark has also been reached.

In the summer of 2011, the original 1963 math and science wing was completely gutted and new classrooms and laboratories were built. New lockers, windows, floors, ceilings, lights, electrical and internet connections, as well as water and gas supplies to the science labs were installed. All asbestos was removed, restrooms were completely renovated and new climate control units were installed to include the first widespread availability of air conditioning in the school. All of this was done in a way to make the building more energy efficient and environmentally-friendly. The upstairs was reconfigured to provide three laboratories. This allows all of the science classes to take place in the same wing. It opened for the 2011-12 school year.

Because the cost of construction materials decreased since the initial estimates were made for the Math and Science Wing, and because of the success of the campaign, Phase II renovations were begun in the summer of 2012. Phase II includes the complete restoration of the historic, main building that was built in 1940. It will feature new state-of-the-art classrooms for the departments of religion, social studies, and family and consumer sciences as well as the center for academic support. It houses most of the school's administrative offices. It includes new windows, flooring, heating, air conditioning, electric and computer wiring, and enhanced safety features. It was completed by the end of 2013.

On the main floor of the building, reconfiguration of the space allows for all administrative functions to be brought together. The area that previously served as the nurse's office will become a utility room for electrical equipment and other infrastructure in a later phase, so it was relocated. The Office of Development and Alumni Relations was moved from its previous location on the lowest floor to the main floor. Room 100, which was a classroom, became the business office and a conference room. The previous restrooms were replaced with a staff/visitors' restroom and the remaining restrooms and offices were reconfigured.

Given that many donors committed to making their gifts in installments over three years, it is likely that another capital campaign will begin after 2013 and a number of factors will contribute to the timeframe. A feasibility study is anticipated by the end of 2014, and the campaign would commence in a timeframe determined by the study. Phase III would commence thereafter depending on the outcome of the study.

Phase III includes restoration of the 1955 Wing, which houses the departments of English, foreign languages, as well as the art, technology education and health/physical education classrooms, the band room and the library. This will consist of the same kind of renovations as Phases I and II except that the windows do not need to be replaced since that was done in the summer of 2010.

The Old Gym, the Sheppard Gym and the Sheppard Gym lobby will also be renovated, but it is yet to be determined if that will happen at the same time as the 1955 Wing or at a later date. The Old Gym will receive a new climate control system and will receive cosmetic work, but it will likely be very important to keep as much of the look and feel of that space as possible. The drop ceiling in the Sheppard Gym will be removed and what will then be exposed steel and mechanical systems will be insulated and painted. The lights will also be replaced and the restrooms and ceilings in the lobby will be replaced. The climate control system will be replaced there as well.

The lowest floor of the original building will be completed either after the 1955 Wing or after the Old Gym and the Sheppard Gym.

Regular maintenance will continue within all areas of the building, as well as J.T. Flaherty Field and the associated buildings (The Shack, press boxes, concession stands) and the athletic fields. It is important to keep up this maintenance, including to newly transformed buildings.

## CONCLUSION

Delone Catholic High School is synonymous with excellence which is built upon a foundation of outstanding faculty and staff and strong community support.

Rapidly evolving conditions are driving the need to update facilities at Delone Catholic High School. There have been a number of significant projects which have been done to various buildings on campus during the last several years.

Among the highlights of these projects, in 2007, with funding received from a generous donor, Delone Catholic completed a brand new chapel in the center of its main building. In 2010, new windows were installed in the wing originally built in 1955. The first segment of a capital campaign was undertaken. Because of its success, in the summer of 2011, a new math and science wing was created through the complete renovation of a wing originally built in 1963. By the end of 2013, Delone Catholic's original building was completely renovated with new flooring, windows, heating and air conditioning and state-of-the-art classrooms.

Delone Catholic will continue to follow through with its long-range facilities plan for acquiring additional funding to completely renovate other buildings in need of renovation. These include its 1955 wing (English, Foreign Languages, Arts, Library) as well as its Old Gym/auditorium (Sports, Music/Arts) and the Lawrence B. (Sonny) Sheppard, Jr. Memorial Gymnasium.

The Building and Grounds Committee of the Board of Directors will continue to work with the Board as well as the Advancement and Finance committees to carry out these projects as well as other smaller projects that are planned in the near term.





