



McKissick Associates InSights typically executes a study in 3 phases. The first phase involves the collection and assembly of known information and past history of the district with regard to enrollment, population, class size policies and classroom use. During this phase, InSights will also interview municipal managers in order to identify the number, type and timeline for future housing developments and the potential impact of new students stemming from such growth. This phase establishes a factual baseline of past enrollment trends and identifies where and to what degree enrollment might change over the course of the next 5 to 20 years.

If after phase one, McKissick Associates InSights' numbers suggest that the likely growth will have limited impact resulting in a reasonably balanced distribution across the district, the Unionville-Chadds Ford School Board may determine that further investigation is not necessary at this time. Should potential growth indicate a less than optimal balance for the future, however; then InSights will continue on to the next phase of the study.

Phase two will focus on the development of options for addressing the issues identified earlier. If the growth can be accommodated within the district's elementary capacity, then we will explore options for rebalancing enrollment through redistricting.

InSights' first step toward developing alternatives will be to work with the realignment committee to establish some very specific redistricting "rules". These rules would include the identification of neighborhoods so that children in similar social groups and activities can extend established friendships into their elementary schools. Other factors such as target utilization rates and bus transportation times would also be considered when determining the limits placed on realigning attendance boundaries.

Using the established redistricting rules, InSights will then present a variety of boundary options for discussion and input through a series of committee workshops. This interactive process will eliminate some options and alter others until the committee is comfortable that at least one solution which addresses the district's long-term needs has been identified. InSights and the committee will present the proposed option or options to the board and the public. After receiving further input from the public, the committee will meet to either adjust their recommendations or to move forward with an option for final approval.

The focus of phase three of the study process is to determine implementation of the proposed changes. InSights will work with the school board to evaluate the impact of grandfathering policies, transportation policies and implementation schedule on enrollment at each facility. Once new boundaries and an implementation plan has been adopted by the board, InSights, representatives of the school board and realignment committee will present the details of the final plan to the public.

Kristen P. McKissick

Data Analyst / Graphic Artist / Mapping Specialist



Ms. McKissick has been involved in database and software development since the 1980s. Her core education revolved around architecture, however her interests lead her toward 3D visualization and computer programming. Ms. McKissick eventually became a software engineer with GeoSystems, Inc., developing interactive mapping applications for educational software and creating the interface for the one of the first and still prominent online mapping applications, MapQuest. When her husband - a successful architect and educational planner - formed his own architectural firm specializing in K12 education design, Ms. McKissick's skills burgeoned into educational master planning for the public K12 market. In 2010, she formed InSights to focus specifically on long-range master planning for educational institutions.

UCFS Role...

Ms. McKissick will act as point contact to determine scope and goals for the study. She will lead discussions and prepare materials for the board, the study committee and the stakeholders participating in input sessions. Ms. McKissick will organize team efforts, assemble electronic and non-electronic data, develop analysis reports, compile geographic information, overlay student data and produce cartographic materials.

Vern L. McKissick III, AIA, CEFP, ARA, LEED™ AP

Educational Planner, Architect & Cost Estimator



Owner of McKissick Associates Architects PC, architect Vern McKissick has been providing architectural services for K12 facilities since 1983. He is a recognized Certified Educational Facility Planner by CEFPI (Council for Educational Facility Planners, International), has been an invited speaker at several national educational conferences and is actively involved with the American Institute of Architects' Committee on Educational Design.

Mr. McKissick has walked over 38 million square feet of schools, performing facility condition assessments and as an architect has executed more than \$1 Billion in school design projects including historic preservation, adaptive reuse, new construction, additions and renovations. He is highly proficient with identifying methods and budgets in order to optimize economic and educational value from school facilities.

UCFS Role...

Mr. McKissick will tour the school facilities focusing on interactions with administration and staff to determine educational needs and goals. He will evaluate buildings to establish or confirm a consistent capacity by current room use as well as for potential uses as options may dictate.

Contact Information

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McKissick InSights Educational Planning Services:

- Facilities condition assessments
- Attendance boundary analysis and district rebalancing
- System-wide optimization plans including grade restructuring and operational expense analysis
- System-wide facilities master planning for long-term strategic planning
- Facility rebalancing analysis for property purchases and facility closures
- In-depth facility suitability analysis for renovation, expansion, reconfiguration or adaptive reuse

McKissick Associates InSights was formed from parent architectural firm McKissick Associates Architects in order to specialize in educational planning services.

Firm founder, Kristen McKissick, has been providing planning expertise since the founding of McKissick Associates Architects in 1999. After a decade of providing educational facilities studies and school system master planning within the structure of K12 architectural services planning, InSights was created to extend educational facilities master planning to schools outside of the traditional building project planning path.

InSights' has a unique approach to its educational planning process:

- We assess the school system's current situation in detail and present issues with factual data and statistical corroboration.
- We evaluate both statistics and buildings from the perspective of a certified educational planner. We understand educational standards and can balance practical implementation, future educational adaptability, architectural flexibility and administrative operations.
- We focus on issues relevant to our clients with an awareness that challenges to each school system are unique. Neither the investigative process nor the master planning solutions can be effective with a "one-size-fits-all" approach.
- We interact with our clients and their entire community. Changes to a school system touch every community member – as parents, employees or taxpayers. A solution that can actually be implemented requires support from the public. We are adept at cultivating that trust and support through a transparent process and community involvement in decision making.
- We communicate continually throughout the process. We illustrate factual data using graphical tools, especially maps, to describe not only current conditions, but the effects of various changes so that everyone can absorb, question and fully understand the information.
- We do not assume any particular "outcome" prior to completing the study process. Research will illuminate the issues, interaction will produce the alternatives. Facts and GIS data will allow evaluation of options from an objective perspective.

In addition to analysts with GIS (Geographical Information Systems) and mapping skill sets, InSights' staff includes the expertise of a registered architect with CEFP certification (Certified Educational Facility Planner) by CEFP (the Council for Educational Facility Planners, International). This unique blend of expertise under a single banner insures that, regardless of your organizations particular challenges, we have the knowledge to understand them and the creativity to help you envision a better future.