

SCHOOL DISTRICT OF  
HAVERFORD TOWNSHIP

Over the last decade, the District has completed the following capital improvement projects.

New Chestnutwold Elementary School	2006
New Manoa Elementary School	2008
Renovations at Oakmont School Building	2007-2008
Renovations of the Haverford Middle School	2009-2012
New Maintenance Facility	2014

In 2015 the District began to assess the condition of the three remaining elementary schools -

Coopertown Elementary

Chatham Park Elementary

Lynnewood Elementary

While all three elementary schools were constructed in the 1950s, Lynnewood building systems are in the most need of attention.

For example –

Coopertown and Chatham Elementary school's mechanical systems were replaced in 1997 / 1998. Lynnewood's mechanical system dates back to 1987.

Similarly, Coopertown windows and Chatham Park metal panel façade and windows were replaced in 2006. Lynnewood's date back to 1987.

As noted, the mechanical system was last renovated in 1987 and is at the end of its life expectancy.

The windows and exterior panels are showing significant signs of age.



Functionally, the window operation is restricted and allows only small amount of outside air in.



Building contains two levels and does not have an elevator.

The Gymnasium, Art room and Cafeteria are on the lower level of the building limiting access.

Asbestos flooring remains in the building including certain classrooms and cafeteria and is showing signs of wear.



To address the issues at Lynnewood, the design team of Agoos /Metcalf evaluated the building and generated a report identifying options for the District's consideration. The results of that study were presented to the Board in its January 18<sup>th</sup> meeting. Three options were identified and evaluated.

### **Renovate the Existing Building**

### **Renovate the Existing Building with additions**

And because of the available land – Lynnewood sits on roughly 12 acres of land - a third option was evaluated.

### **Construct New Building**

SCHOOL DISTRICT OF HAVERFORD TOWNSHIP  
LYNNEWOOD OPTION STUDY

LYNNEWOOD ELEMENTARY SCHOOL OPTION STUDY - COMPARISON SUMMARY

	<b>Renovate</b>	<b>Renovate with Additions</b>	<b>New Construction</b>	<b>Manoa</b>
<u>BUILDING SIZE</u>	67,900 SF (inc. Modulars)	85,400 SF	89,700 SF	86,000 SF
<u>ACADEMIC USE</u>				
Kindergarten	2	3	3	3
1st Grade	5	5	5	5
2nd Grade	4	5	5	5
3rd Grade	4	5	5	5
4th Grade	4	5	5	5
5th Grade	4	5	5	5
Special/Seminar	5	7	7	7
	28	35	35	35
Cafeteria	<b>Undersized @ 2,300SF</b>	3,500	3,800	3,600
Gym	<b>Undersized @ 2,800SF</b>	5,800	5,500	5,800
Music	<b>In Portable</b>	2,350	2,300	
Auditorium	<b>4,000</b>	4,000	Part of Gym/Caf	Part of Gym/Caf

**SCHOOL DISTRICT OF HAVERFORD TOWNSHIP  
LYNNEWOOD OPTION STUDY**

LYNNEWOOD ELEMENTARY SCHOOL OPTION STUDY - COMPARISON SUMMARY

	<b>Renovate</b>	<b>Renovate with Additions</b>	<b>New Construction</b>
<b><u>TRAFFIC/Drop Off</u></b>			
<b>Street Access</b>	No change	No change	No change
<b>Queueing Path</b>	No change	No change	Lengthen drive/Improves Drop off point
<b><u>PARKING</u></b>			
<b>Number of Spots</b>	108	118	138 (plus 28 overflow)
<b>Function</b>	---	---	Repositioning of Fields improves parking. Improves Community access.
<b><u>ATHLETICS / PLAY AREAS</u></b>			
<b>Fields</b>	Lacrosse/Soccer Field ---	Lacrosse/Soccer Field ---	Relocates Lacrosse/Soccer Field Additional small Soccer Field Addition of Basketball court
<b>Play Areas</b>	No change	Reduced by Addition	Located in area shielded by building - note "amphitheater"  Lose Fields during Construction

LYNNEWOOD ELEMENTARY SCHOOL OPTION STUDY - COMPARISON SUMMARY

	<b>Renovate</b>	<b>Renovate with Additions</b>	<b>New Construction</b>
<b>Construction Costs</b>	\$17 M	\$26.5 M	\$32 M
<b>Design/Permit/Bid</b>	1 Year	1 Year	1 Year
<b>Construction</b>	3 years	3 years	2 years
<b>Completion /Opening</b>	September 2021	September 2021	September 2020
<b><u>OTHER</u></b>	----	Addresses ADA Issues	Addresses ADA Issues
	----	Gym/Cafeteria location is remote	Better layout / efficiency
			Addresses lower level "gap"

A decision is required on which option to release the Architect to proceed with -

- Renovate
- Renovate with Additions
- New Building

Considering the items noted in the comparison, we recommend the Board proceed to obtain schematics for and costs associated with a new building.

# Selection of an Architect and its Design Team

C.B. Development identified a list of five qualified design firms and issued a Request for Proposal (RFP) to those firms.

The RFP asked the firms to provide design fees for each of three options identified in the Lynnewood Option Study with the understanding that only one option would be pursued.

The proposals were to include information on their qualifications and on the proposed team.

In addition the design firms were asked to provide proposals for a facility study of Chatham Park, Coopertown and the High School.

This included the following –

- An assessment of each building's physical condition and function.
- Conceptual scope descriptions and cost estimates to address any issues found. Scope is to be segregated into categories by need – i.e. should be done immediately (life safety items), as part of a renovation, or within the next 15-20 years. New buildings are not an option being considered at either of these locations.

Finally, the proposals were to include design services to determine if there are any areas within the Middle School which can be converted to additional classroom space. The deliverable is limited to concept architectural plans only.

The responses to the RFP were received at the end of December.

C. B. Development conducted initial interviews of the five firms and shortlisted three firms for further consideration.

These three firms made presentations to the District and the Board's facility liaisons in January.

Following the presentations, CBD was asked to provide the District with a recommendation.



## KCBA'S QUALIFICATIONS

- » Founded in 1972; 33 in-house professionals
- » Over 200 K-12 construction projects; 50 elementary schools
- » Over 50 public school district facilities studies; 7 within the last 2 years
- » Active elementary school portfolio and knowledge of the latest standards for age-appropriate spaces
- » Involved with leading educational space planning groups and experience with many of the top academic school districts in PA
- » Utilization of a range of rendering and video tools to communicate the qualities and experience of designed spaces
- » Many personal connections to Haverford Township; KCBA designed the new Municipal Building and our civil engineer, Tom Hanna, is a proud 1986 graduate of Haverford High School
- » Excellent track record for budget, schedule, and change order control

## INTERVIEW TEAM



Michael Kelly, AIA  
*Principal-in-Charge*



Edward Mangold, RA  
*Project Manager*



Mary Schoenharl  
*Interior Designer*



Jeffrey Machik, PE  
*Mechanical Engineer*



Thomas Hanna, PE  
*Civil Engineer*

While all firms offer extensive school design experience, KCBA team and the design examples cited were more practical and personal. The designs showed a consideration of the client's needs and the economics.

KCBA clearly demonstrated an understanding of the land development process. They cited the fact that their firm recently completed the new Haverford Township Building providing them with a unique relationship with the Township and understanding of the local land development steps.

KCBA's civil engineering firm, Gilmore Associates, and the proposed lead Mr. Thomas Hanna, expressed confidence in navigating the land development process within the time frames outlined in the RFP. A critical step in maintaining the proposed schedule.

KCBA was the only firm that acknowledged and outlined its experience in performing facility studies. Part of the scope of this effort is performing an assessment of Coopertown, Chatham and the High School.