



# **DISTRICT-WIDE FACILITIES STUDY PRESENTATION**

**APRIL 2, 2019**



**KCBA – *Architecture/Interior Design/Structural Eng.***



**Consolidated Engineering – *MEP Engineering***



**Terraform Engineering**



**FutureThink – *Demographics & Enrollment Consulting***

# FOCUS

This study entailed a review of existing conditions, delivery of educational programs, and enrollment projections to produce a series of long-term upgrade and/or reconfiguration options. The following buildings and campuses were included in this process:

- Pine Road Elementary School
- Murray Avenue School
- Lower Moreland High School





# DATA COLLECTION - DELIVERABLES

Research was conducted to produce the following:

- Enrollment Study
- Existing Conditions Analysis
- Analysis of Program-Related Needs
- Interviews with School Administrators





ENROLLMENT



SECURITY



CURRICULUM



CODE COMPLIANCE



**EDUCATIONAL**



**OPERATIONAL**

BUILDING SYSTEMS



FLEXIBILITY



TECHNOLOGY



EFFICIENCY



## What's Changed?

- The workforce has changed
- The way we teach has changed
- Our school buildings need to be adaptable to these educational changes

# education





**Education of the Past**





**Current Educational Environments**



**Workplace of the Past**





Today's Manufacturing





Current Educational Environments





Current Educational Environments



PINE ROAD ELEMENTARY

# ENROLLMENT STUDY



RESPONSIBILITY

KINDNESS

HONESTY

RESPECT

GROWS GREAT KIDS!

PINE ROAD 201  
ARTISTS 201



# PROCESS

10-year enrollment projections for LMTSD were developed through an analysis of the following data:

- Live birth data
- Historical enrollment
- Charter school enrollment
- Non-public school enrollment
- Community demographics
- Housing information



# HISTORICAL ENROLLMENT

Historical Enrollment

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	129	130	144	152	132	114	134	110	145	149
1	142	139	136	149	160	132	128	149	124	171
2	145	146	145	153	150	172	152	141	158	135
3	153	148	153	154	156	155	187	167	158	169
4	149	156	148	152	167	162	165	193	168	169
5	176	156	160	150	165	166	176	183	208	170
6	170	190	167	167	158	168	176	190	182	221
7	150	183	193	170	171	164	182	191	194	194
8	159	158	183	199	174	178	173	188	192	197
9	192	170	162	186	199	176	176	185	199	189
10	171	192	175	165	185	200	183	182	182	195
11	175	175	194	179	166	186	197	189	185	177
12	162	174	181	204	186	179	186	204	190	187
K - 12 Total	2,073	2,117	2,141	2,180	2,169	2,152	2,215	2,272	2,285	2,323

Source: Pennsylvania Department of Education, Lower Moreland Township School District

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3	153	148	153	154	156	155	187	167	158	169
4	149	156	148	152	167	162	165	193	168	169
5	176	156	160	150	165	166	176	183	208	170
6	170	190	167	167	158	168	176	190	182	221
7	150	183	193	170	171	164	182	191	194	194
8	159	158	183	199	174	178	173	188	192	197
9	192	170	162	186	199	176	176	185	199	189
10	171	192	175	165	185	200	183	182	182	195
11	175	175	194	179	166	186	197	189	185	177
12	162	174	181	204	186	179	186	204	190	187
K - 12 Total	2,073	2,117	2,141	2,180	2,169	2,152	2,215	2,272	2,285	2,323

Source: Pennsylvania Department of Education, Lower Moreland Township School District

**Increase of 250 students (12%) over 10 year projection**



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K - 12 Total	2,073	2,117	2,141	2,180	2,169	2,152	2,215	2,272	2,285	2,323

Source: Pennsylvania Department of Education, Lower Moreland Township School District

Increase of students at each grade level over 10 years

# HOUSING DEVELOPMENTS

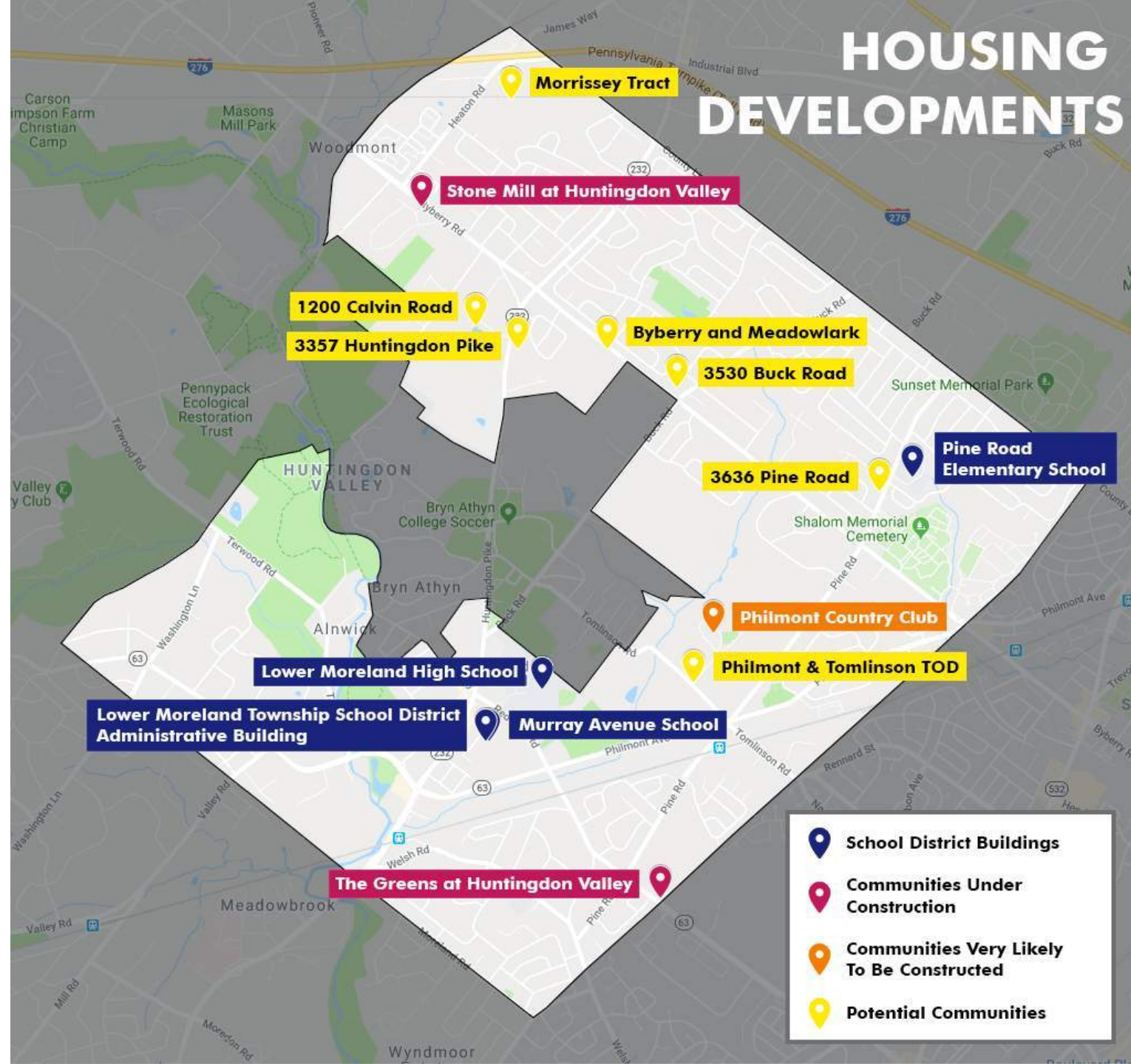
## Housing Developments in Lower Moreland Township School District

Project	Total Units	Type of Unit	Status
The Greens at Huntingdon Valley	56	SFD	Under Construction
Stone Mill at Huntingdon Valley	60	SFD	Under Construction
Philmont Country Club	176	SFA	Very Likely/Age Restricted
Philmont & Tomlinson TOD	143	MF	Potential
1200 Calvin Road	28	SFA	Potential
Byberry & Meadowlark	63	SFA	Potential
Morrissey Tract	93	SFA	Potential
3530 Buck Road	less than 7	SFD	Potential
3636 Pine Road	2	lot split	Potential
3357 Huntingdon Pike	2	lot split	Potential
Total	629		

Source: Montgomery County Planning Commission; Lower Moreland Township



# HOUSING DEVELOPMENTS



# 10-YEAR PROJECTIONS – BY GRADE GROUP

## Lower Moreland Township School District Projected Enrollment by Grade Group

Grade	2018-19 Actual	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	963	1,005	1,038	1,045	1,089	1,073	1,059	1,047	1,035	1,051	1,053
6 - 8	612	613	622	594	585	627	664	728	721	689	671
9 - 12	748	765	789	835	844	853	866	812	871	914	949
K - 12 Total	2,323	2,383	2,449	2,474	2,518	2,553	2,589	2,587	2,627	2,654	2,673

Source: FutureThink

# 10-YEAR PROJECTIONS – BY GRADE GROUP

Lower Moreland Township School District  
Projected Enrollment by Grade Group

Grade	2018-19 Actual	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
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K - 12 Total	2,323	2,383	2,449	2,474	2,518	2,553	2,589	2,587	2,627	2,654	2,673

Source: FutureThink

Increase of 350 students (15%) over 10 year projection



# ENROLLMENT STUDY

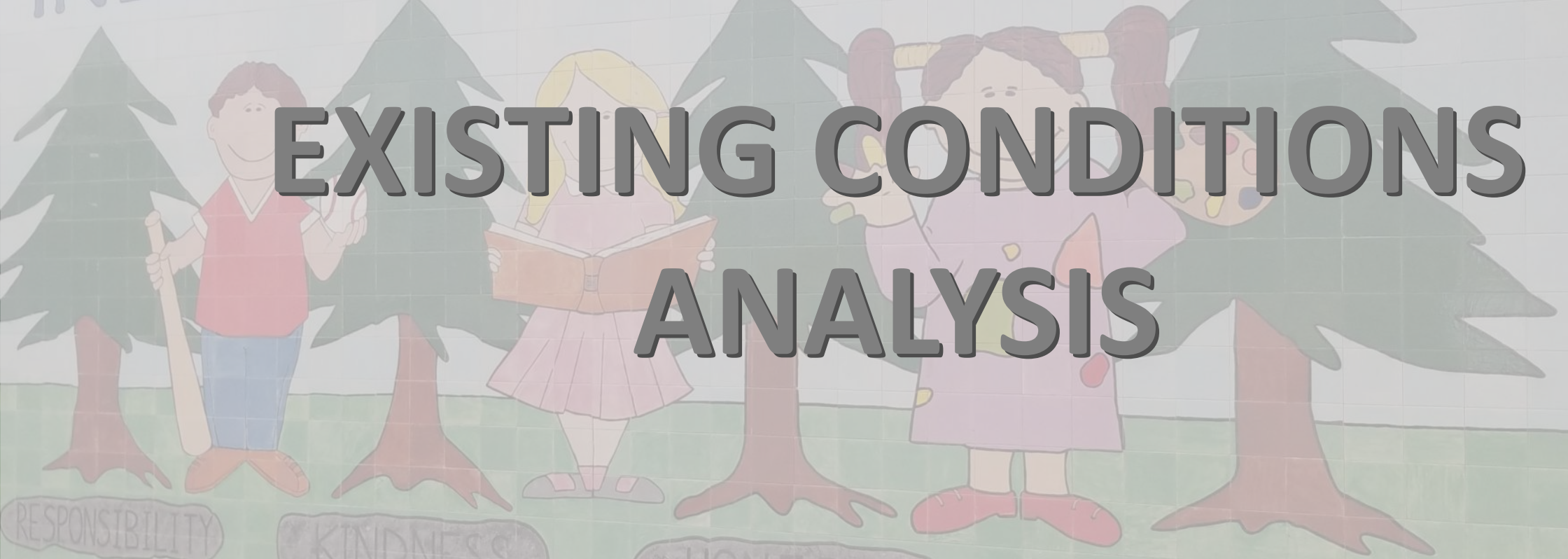


## Summary:

1. Historical enrollment shows student increase over last 10 years
2. Projections show increase of 350 students over the next 10 years
3. Large number of future housing to further increase enrollment
4. Increases arriving at all grade levels/affecting all schools

PINE ROAD ELEMENTARY

# EXISTING CONDITIONS ANALYSIS



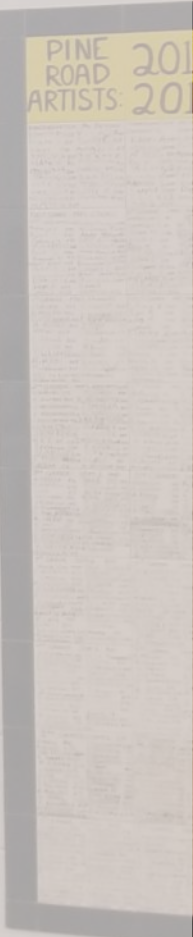
RESPONSIBILITY

KINDNESS

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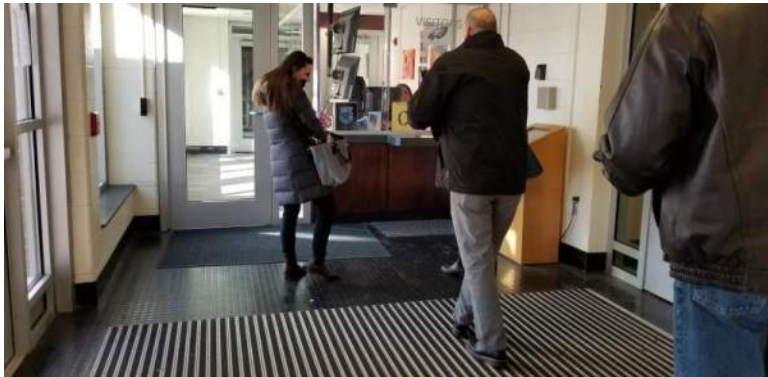




# PROCESS

An architectural/engineering analysis of each building and campus was conducted that evaluated the following:

- Overall functionality
- General condition
- Building systems
- Code compliance
- Energy efficiency
- Security protocols



Lower Moreland Township School District  
Existing Facilities Report – Pine Road Elementary School  
3737 Pine Road, Huntingdon Valley, PA 19006

**History:**

Pine Road Elementary School was built in 1958, with additions to the building in 1962, 2002, and 2010. The most recent renovation to the school added a 3-story wing (F-wing) to the building. This allowed grades 4 and 5 to move out of Murray Avenue Middle School and into Pine Road Elementary School to alleviate capacity issues in the building.

**Building Statistics:**

Size of Building: 135,663 sq. ft. (3 story building)

Size of Site: 17.8 acres

Grades:

The school currently educates students from grades Kindergarten through 5. January 2019 total enrollment was 949 students (146 in Kindergarten, 169 in 1<sup>st</sup> grade, 132 in 2<sup>nd</sup> grade, 167 in 3<sup>rd</sup> grade, 167 in 4<sup>th</sup> grade, and 168 in 5<sup>th</sup> grade).

**Site:**

Vehicular Circulation & Parking: There are two parking lots on site for the school. The main parking lot hold the majority of the parking for visitors and staff, as well as the parent drop off area. There is an additional parking lot and parking spots along the access road that is used for bus loading at the back of the building. This road circles the entire school. Parking is at capacity on site, and there is much area left to expand parking on site.

The district has 18 buses and one van. All of the buses pick up and drop off students at each school. Pine Road is the 3<sup>rd</sup> in the bus lineup at dismissal time. The buses queue up at the back of the building by the cafeteria on the access road that circles the building. Bus loading and parent pick-up and drop off is separated, which is the ideal scenario for vehicular circulation on a school site.

Sidewalks and Paving: The sidewalks and site stairs around the site are old but in good condition. The guardrails and handrails at the ramp and stairs by the library are in good



Front entrance to the building



Aerial view of site



Parent drop-off area

Lower Moreland Township School District  
Existing Facilities Report – Pine Road Elementary School  
3737 Pine Road, Huntingdon Valley, PA 19006

condition. The main parking lot was renovated, milled, and resurfaced in 2010. The access road and additional parking lot was added in 2010. Lion paw prints are painted on the entrance from Pine Road, which guides visitors to the front entrance and visitor parking.

Issues to consider: **Repair older areas of sidewalk and curbing on site.**

Play Areas: There are two playgrounds on site at the school. One playground is opposite the cafeteria at the back of the site. The other playground became enclosed in a courtyard when the 3-story classroom wing was added onto the school. Teachers and administration feel that it can be a distraction to the classrooms that face the courtyard, but it is nice having the younger students enclosed. The rear courtyard has no protection from the access road.

Issues to consider: **Add fencing or bollards to provide protection from cars at the rear playground area.**

**Building Exterior:**

Facade: The exterior façades the building is masonry brick veneer with concrete accents at the floor line and columns. The original building's façade was stripped down and rebuilt with new windows installed in 2003. The 2<sup>nd</sup> grade wing with the library and art room was built in 2003 as well. The 3-story classroom wing that enclosed the courtyard was built in 2010. There are some leaks by the elevator during storms, and any other leaks are repairs as needed.

Issues to consider:  
**Continue to repair leaks as needed.**

Fenestration: All of the exterior windows in the original building have been replaced in 2003. All new windows installed in 2010 are properly insulated units.

Roof: The main school building has a EPDM roof that is out of warranty. The newest addition and renovation (F & G wings) has a thermoplastic polyolefin (TPO) finish that is under warranty until 2030. There are various solar arrays on the



Exterior ramp and stairs



Courtyard Playground



Exterior windows





*Courtyard Playground*

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Issues to consider: Add fencing or bollards to provide protection from cars at the rear playground area.

# PINE ROAD ELEMENTARY SCHOOL



**Grades: K to 5**

**Current Enrollment: 964**

**Building Capacity: 1050 (91% Capacity)**

**Size: 135,663 SF on approx. 17.8 acres**

**Construction: Built in 1958, Additions in 1962, 2002, and 2010 (F-wing)**





# PINE ROAD ELEMENTARY SCHOOL



## Identified Facilities Considerations:

- Repair curbing and sidewalks around site
- Install bollards or fencing around playground at the rear of the school
- Replace out of warranty EPDM roof system to match system on new addition

# PINE ROAD ELEMENTARY SCHOOL



## Identified Safety / Code Considerations:

- Fire Suppression System is installed throughout building
- Consider replacing non-compliant plumbing fixtures in the building, such as classroom sinks + corridor water fountains
- Classroom door ADA clearance issues
- Electrical Panels in Storage/Planning Rooms





# PINE ROAD ELEMENTARY SCHOOL



## Identified Systems Considerations:

- Install occupancy sensors by unit ventilators in older parts of building to stop continuous running
- Replace site and building lighting with LED fixtures for energy savings
- Add unit for cooling in Assistant Principal's office in the summer

# PINE ROAD ELEMENTARY SCHOOL



## Identified Programmatic Considerations:

- Lack of project labs / group collaboration areas for STEM programs
- Consider Library renovation to move away from traditional library setting and into 21<sup>st</sup> century Literacy and Technology Center





# PINE ROAD ELEMENTARY SCHOOL



## Summary:

1. Building is in good condition
2. HVAC in the older sections of the building should be replaced
3. Lighting should be upgraded to LED for better energy efficiency
4. Consider moving Board Room out of building
5. Consider renovation of Library



# MURRAY AVENUE SCHOOL



**Grades: 6 to 8 (also houses DAO and District Maintenance)**

**Current Enrollment: 610**

**Building Capacity: 859 (71% capacity)**

**Size: 139,900 SF on approx. 17 acres**

**Construction: Built in 1940, Additions in 1960, 1970. Recent renovation in 2018.**



# MURRAY AVENUE SCHOOL



## Identified Facilities Considerations:

- No separation of parent drop off and buses on site
- Water issues at practice fields, and stadium upgrades for future JV teams
- Roof system over upper gymnasium is out of warranty
- Original kitchen equipment is outdated, reconfigure for better serving

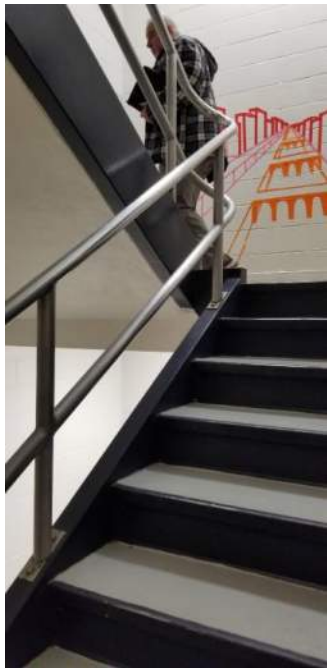


# MURRAY AVENUE SCHOOL



## Identified Safety / Code Considerations:

- Install Fire Suppression System throughout building
- Consider replacing noncompliant plumbing fixtures in the building, such as classroom sinks + corridor water fountains
- Classroom doors ADA clearance issues
- Replace or retrofit stair railings and guards to meet code compliance (too low)





# MURRAY AVENUE SCHOOL



## Identified Systems Considerations:

- Install occupancy sensors by unit ventilators in classrooms to stop continuous running
- Prepare for replacement of air cooled chiller in 5-10 years
- Budget for new piping for plumbing throughout school with any major renovation
- Replace kitchen heating and ventilation system
- Replace building lighting with LED fixtures for energy savings



# MURRAY AVENUE SCHOOL



## Identified Programmatic Considerations:

- Lack of project labs / group collaboration areas for STEM programs
- Acoustical issues in General Music classroom
- Consider Library renovation to move away from traditional library setting and into 21<sup>st</sup> century Literacy and Technology Center





# MURRAY AVENUE SCHOOL

## Identified Programmatic Considerations:

- Auxiliary gymnasium is underutilized. Consider repurposing
- Eliminate unused connection of stage to auxiliary gym
- Renovate locker rooms



# MURRAY AVENUE SCHOOL



## Summary:

1. Building is well maintained but showing its age
2. Not adequate to provide modern educational programs/services
3. Building systems (HVAC and plumbing) should be replaced
4. Renovation will require sprinklers
5. Entry to school not easily identified
6. Consider relocating DAO
7. Consider long term future



# LOWER MORELAND HIGH SCHOOL



**Grades: 9 to 12**

**Current Enrollment: 750**

**Building Capacity: 801 (93% capacity)**

**Size: 172,160 SF on approx. 58 - 63 acres**



**Construction: Built in 1967, Additions in 1969 (one story classroom addition) and 1970 (Auditorium and Lobby). Athletics and pool built in 2003. 6 modular classrooms added in 2013 due to increasing capacity**

# LOWER MORELAND HIGH SCHOOL



## Identified Facilities Considerations:

- Softball / baseball fields by bus garage need upgrades (fence height)
- Re-pointing of exterior brick with heavy efflorescence
- Replace roof systems out of warranty installed in 2002-2004
- Reflash and repair roof and exterior flashing where leaks are frequent





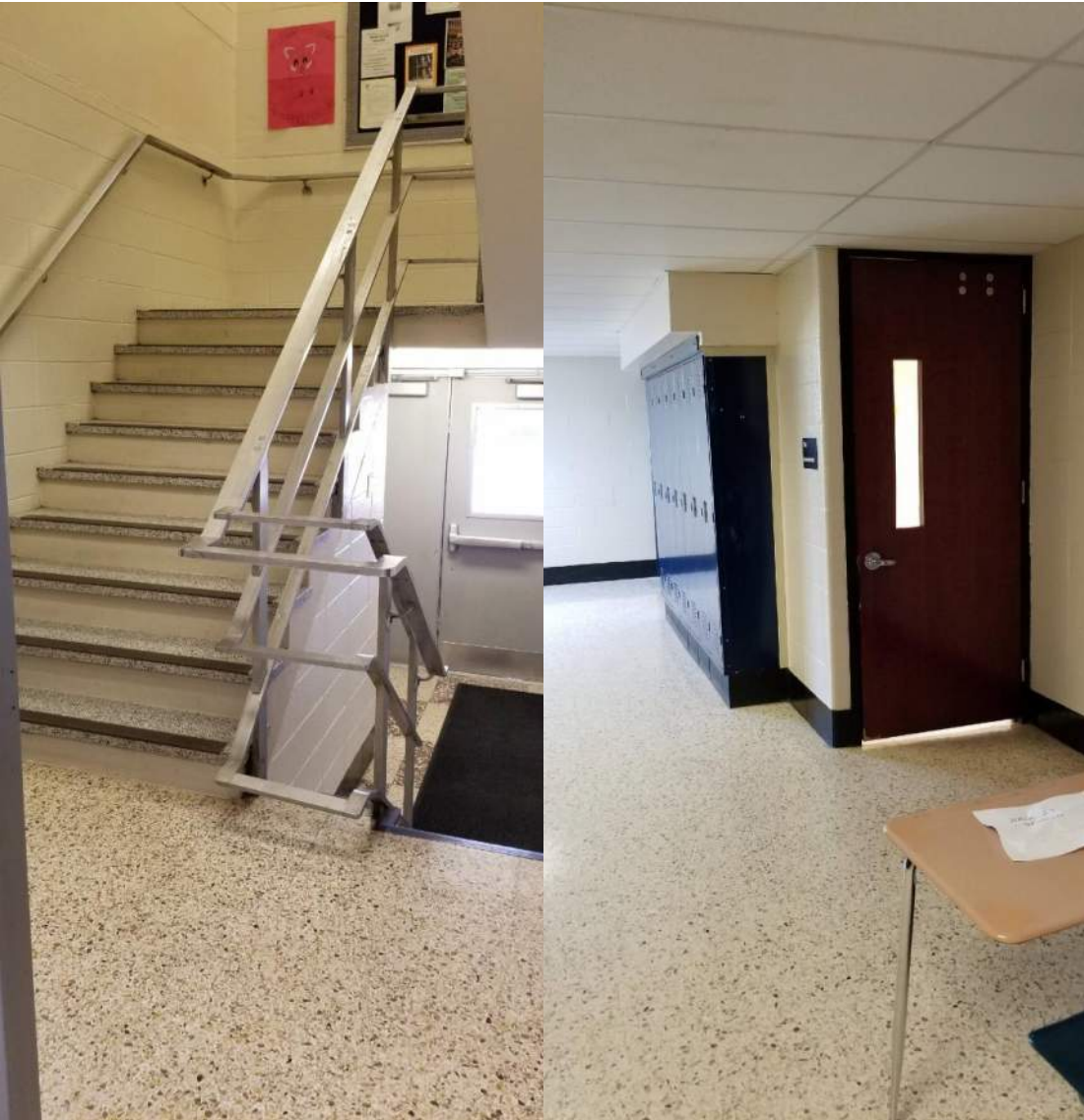
# LOWER MORELAND HIGH SCHOOL



## Identified Facilities Considerations:

- Replace and reconfigure Gymnasium floor
- Replace Gymnasium bleachers
- Consider replacing uncompliant plumbing fixtures in the building, such as corridor water fountains
- Install new stainless-steel integral perimeter gutter system and filtered water supply perimeter piping at pool
- Install new dehumidification system to help with temperature and humidity

# LOWER MORELAND HIGH SCHOOL



## Identified Safety / Code Considerations:

- Install Fire Suppression System throughout building
- Consider replacing non-compliant plumbing fixtures in the building, such as corridor water fountains
- Replace or retrofit stair railings and guards to meet code compliance (too low)
- Remedy issues with exterior security cameras (trees blocking view)



# LOWER MORELAND HIGH SCHOOL



## Identified Systems Considerations:

- Anticipate chiller and boiler replacement in the future due to outdated equipment that will be hard to repair
- Install occupancy sensors by unit ventilators in classrooms to stop continuous running
- Outdated building and site lighting of fields. Replace fixtures with LED fixtures for energy savings

# LOWER MORELAND HIGH SCHOOL



## Identified Programmatic Considerations:

- Lack of project labs / group collaboration areas for STEM programs
- Expansion of Maker Space into larger collaboration lab
- Lack of small group instruction areas
- Traditional classroom furniture throughout building
- Implement technology integration throughout classrooms





# LOWER MORELAND HIGH SCHOOL



## Identified Programmatic Issues:

- Renovate Art Classrooms for more efficient storage and more space for programs
- Address acoustical issues from hard surfaces in Music Rooms
- Lack of flexible instrument storage
- Lack of small practice spaces (building currently has one large practice room)



# LOWER MORELAND HIGH SCHOOL



## Identified Programmatic Issues:

- Lack of visibility between athletic teaching spaces
- Lack of run off space behind main basketball courts
- Lack of student capacity and team areas in locker rooms





# LOWER MORELAND HIGH SCHOOL



## Summary:

1. Building is close to full capacity, consider classroom addition
2. Numerous exterior repairs to brick, roof systems, and flashing needed
3. Building systems (HVAC) should be replaced
4. Lighting should be replaced with LED lighting



# LOWER MORELAND HIGH SCHOOL



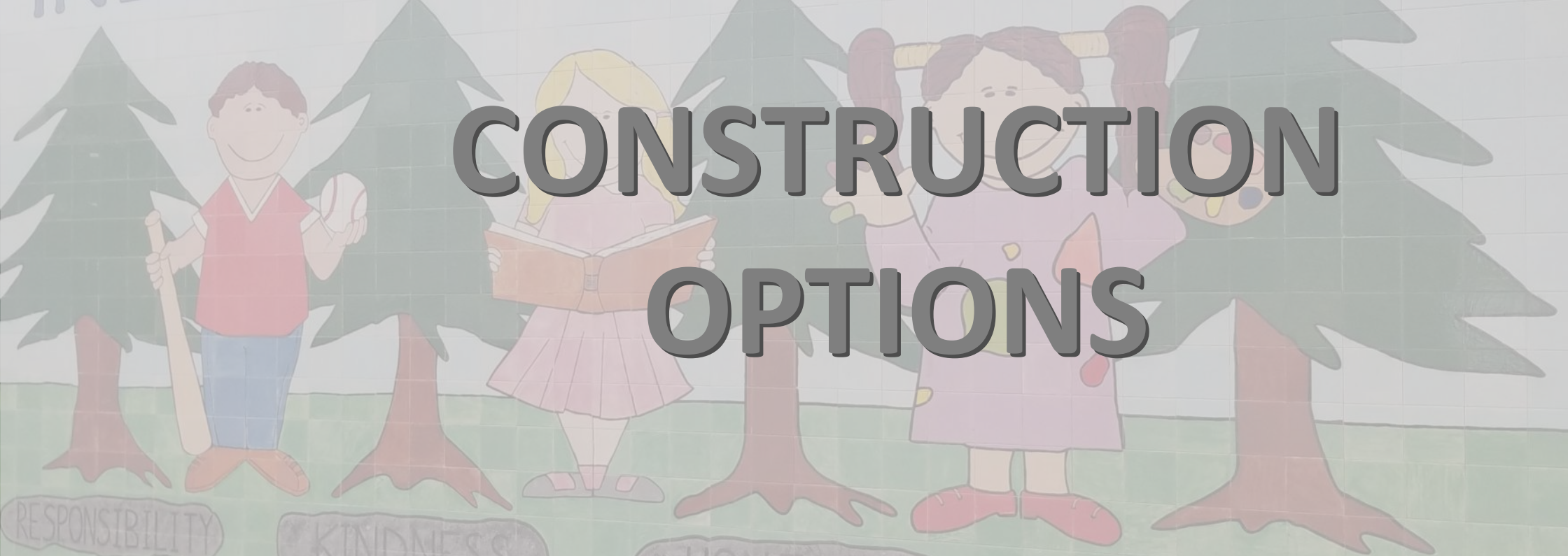
## Summary:

5. Consider renovation of Athletic Areas
6. Consider renovation of Music Rooms
7. Consider renovation to accommodate small group instruction rooms and large group collaboration areas
8. Consider renovation to expand on existing Maker Space



PINE ROAD ELEMENTARY

# CONSTRUCTION OPTIONS



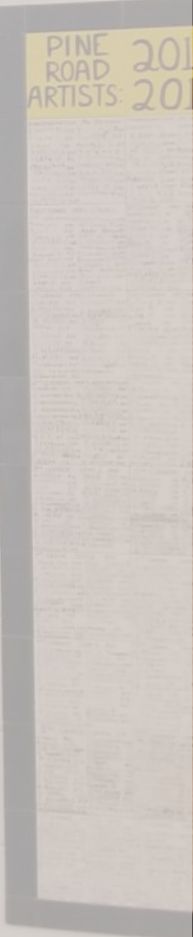
RESPONSIBILITY

KINDNESS

HONESTY

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GROWS GREAT KIDS!





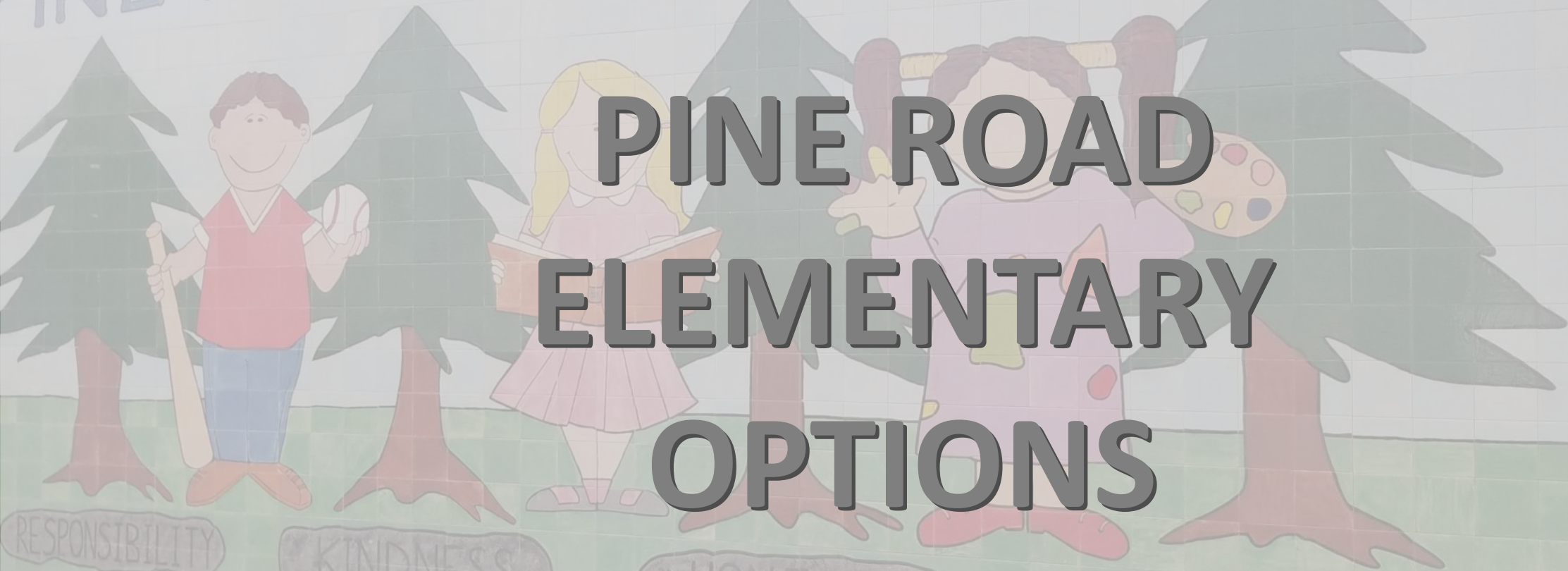
# HOW DO WE MAKE THE CHANGE?





PINE ROAD ELEMENTARY

# PINE ROAD ELEMENTARY OPTIONS



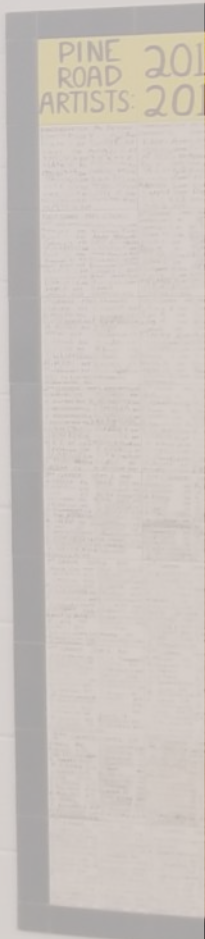
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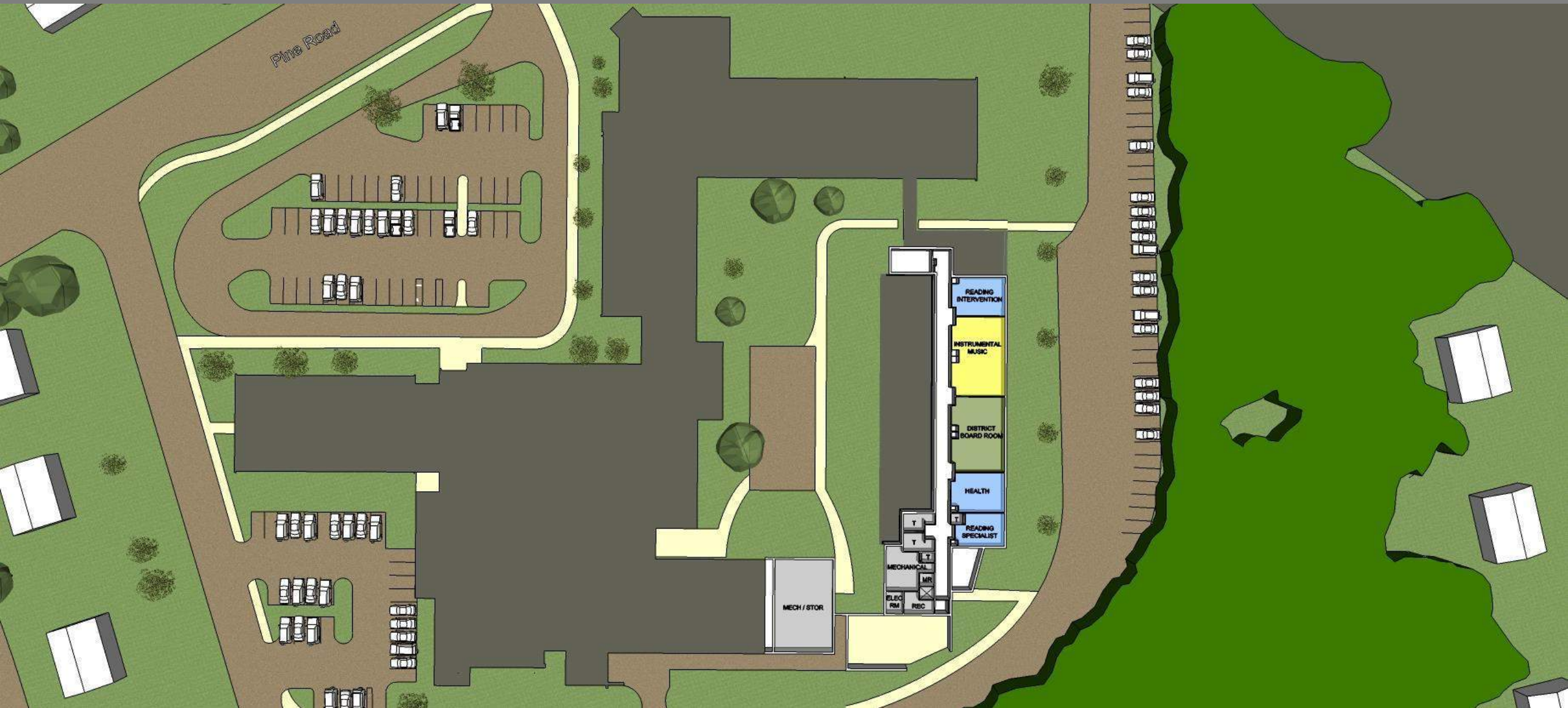
RESPECT

GROWS GREAT KIDS





# PINE ROAD ELEMENTARY SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – GROUND FLOOR



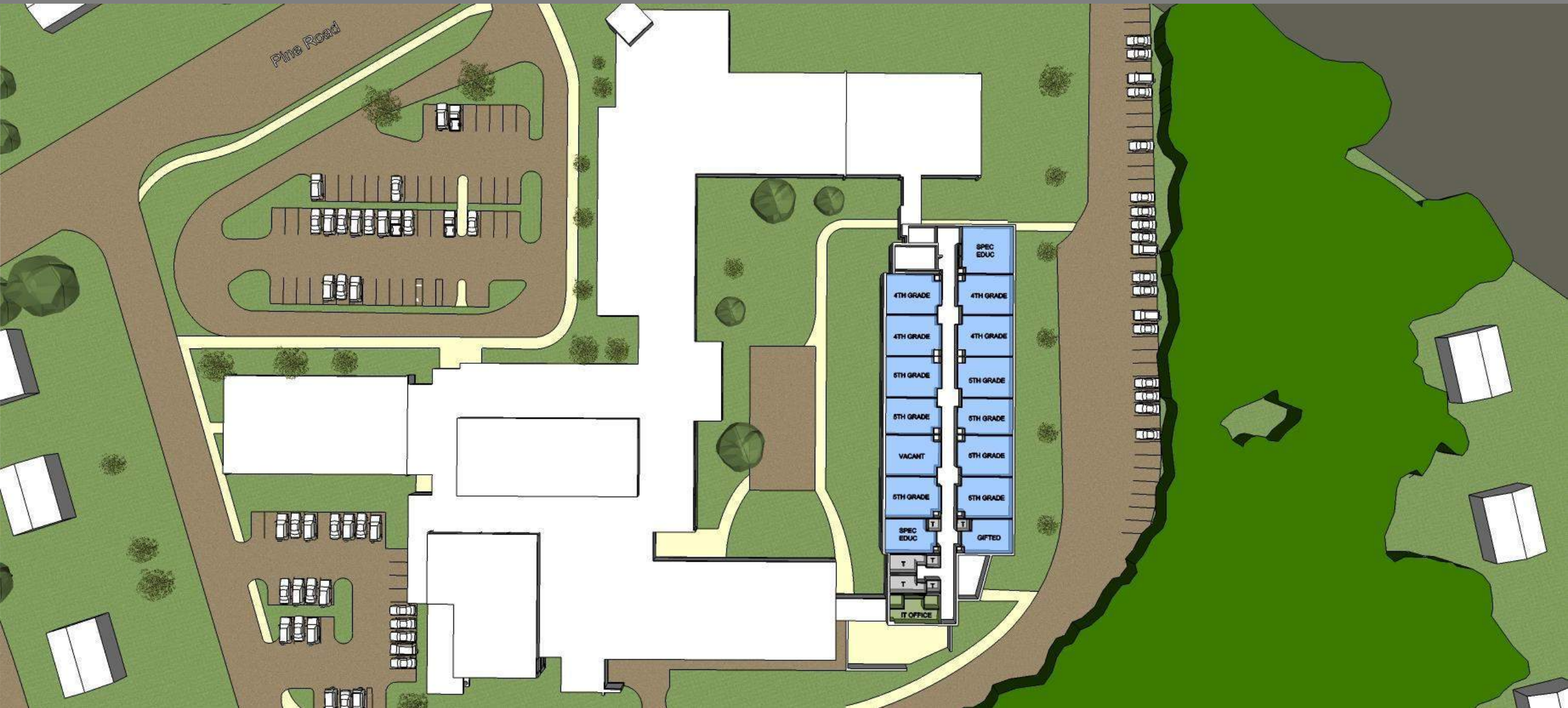
# PINE ROAD ELEMENTARY SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – FIRST FLOOR



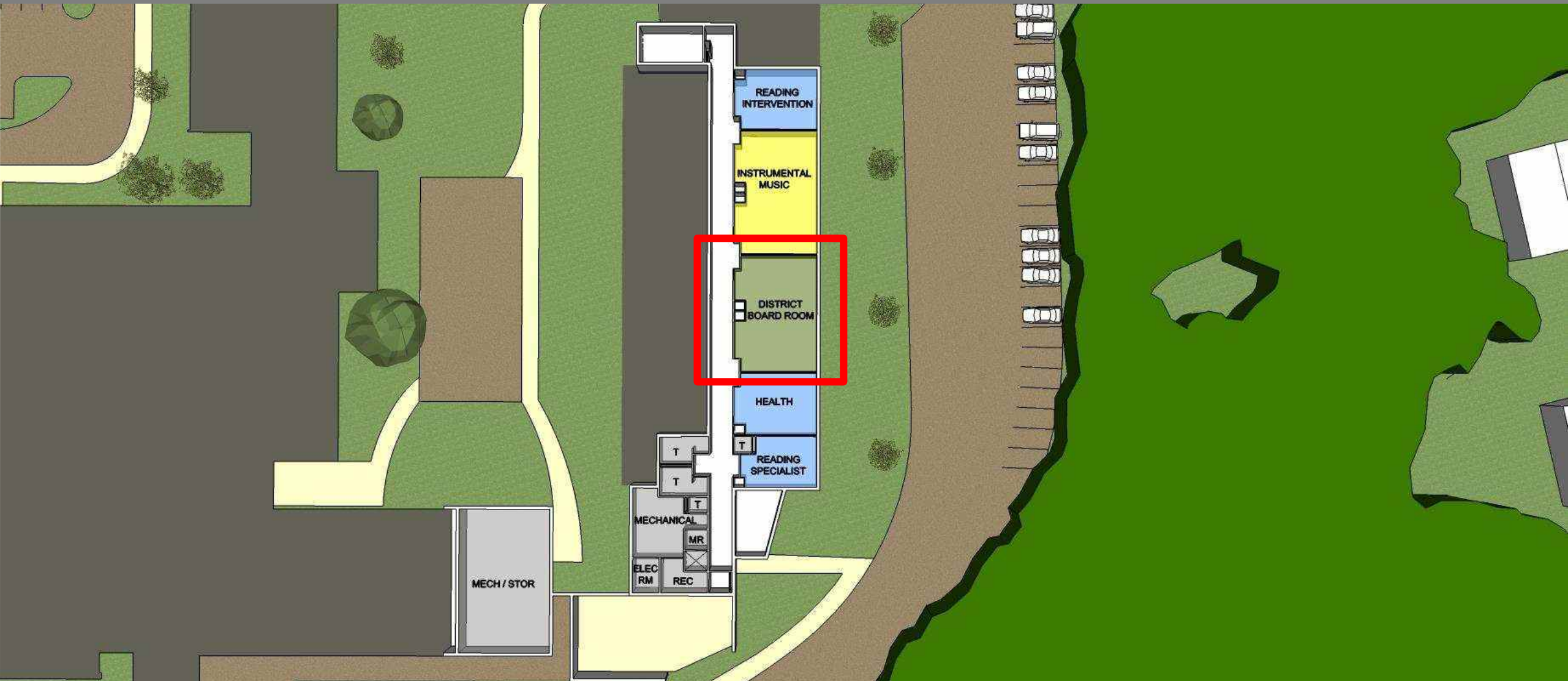
# PINE ROAD ELEMENTARY SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – SECOND FLOOR

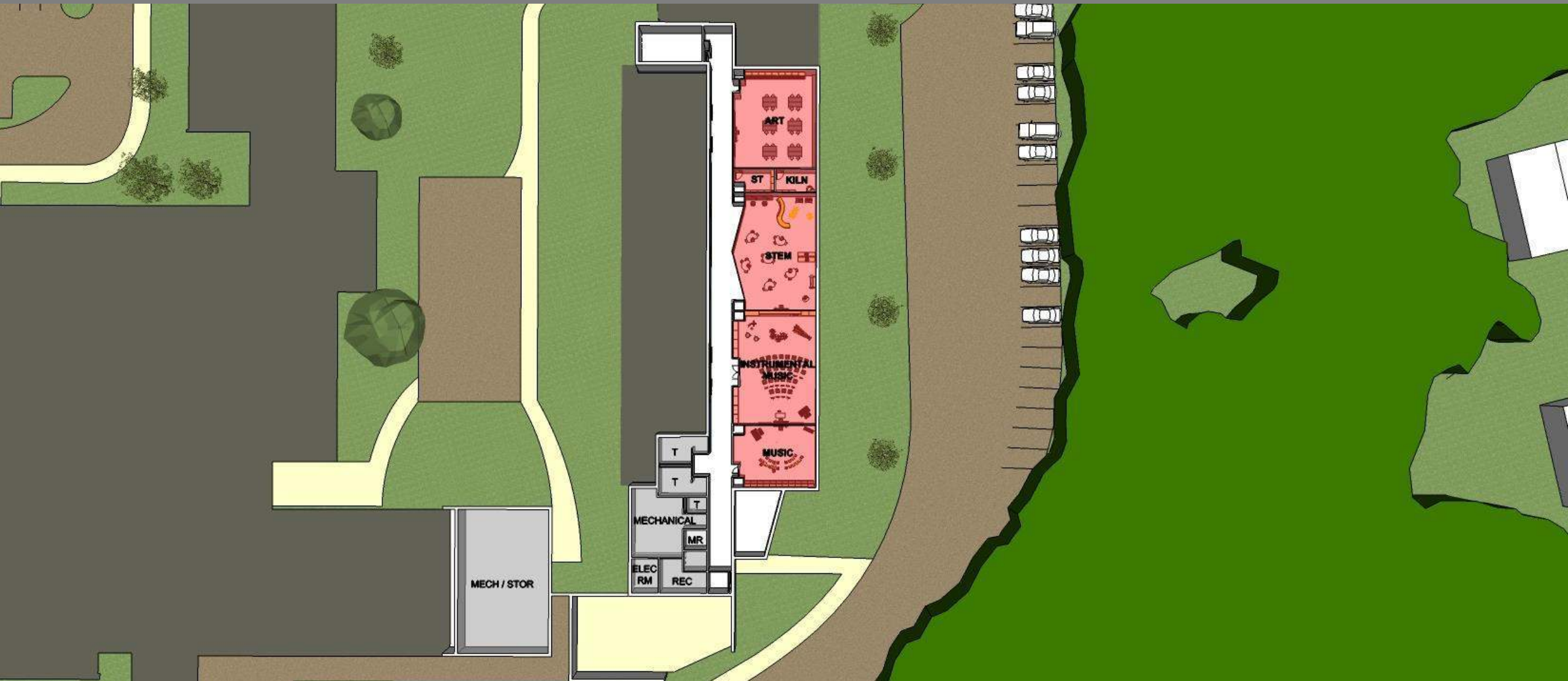


# PINE ROAD ELEMENTARY SCHOOL – OPTION 1



EXISTING FLOOR PLAN – GROUND FLOOR

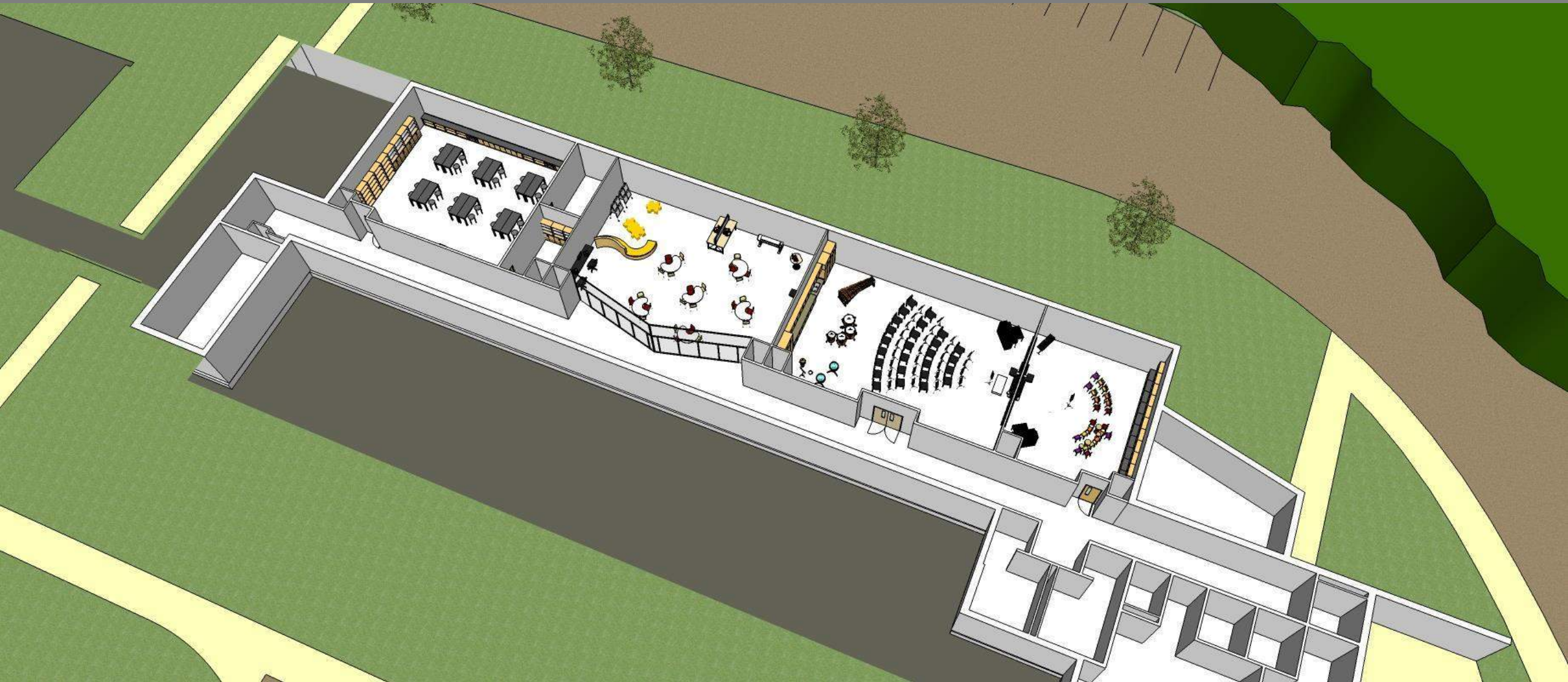
# PINE ROAD ELEMENTARY SCHOOL – OPTION 1



PROPOSED FLOOR PLAN – GROUND FLOOR



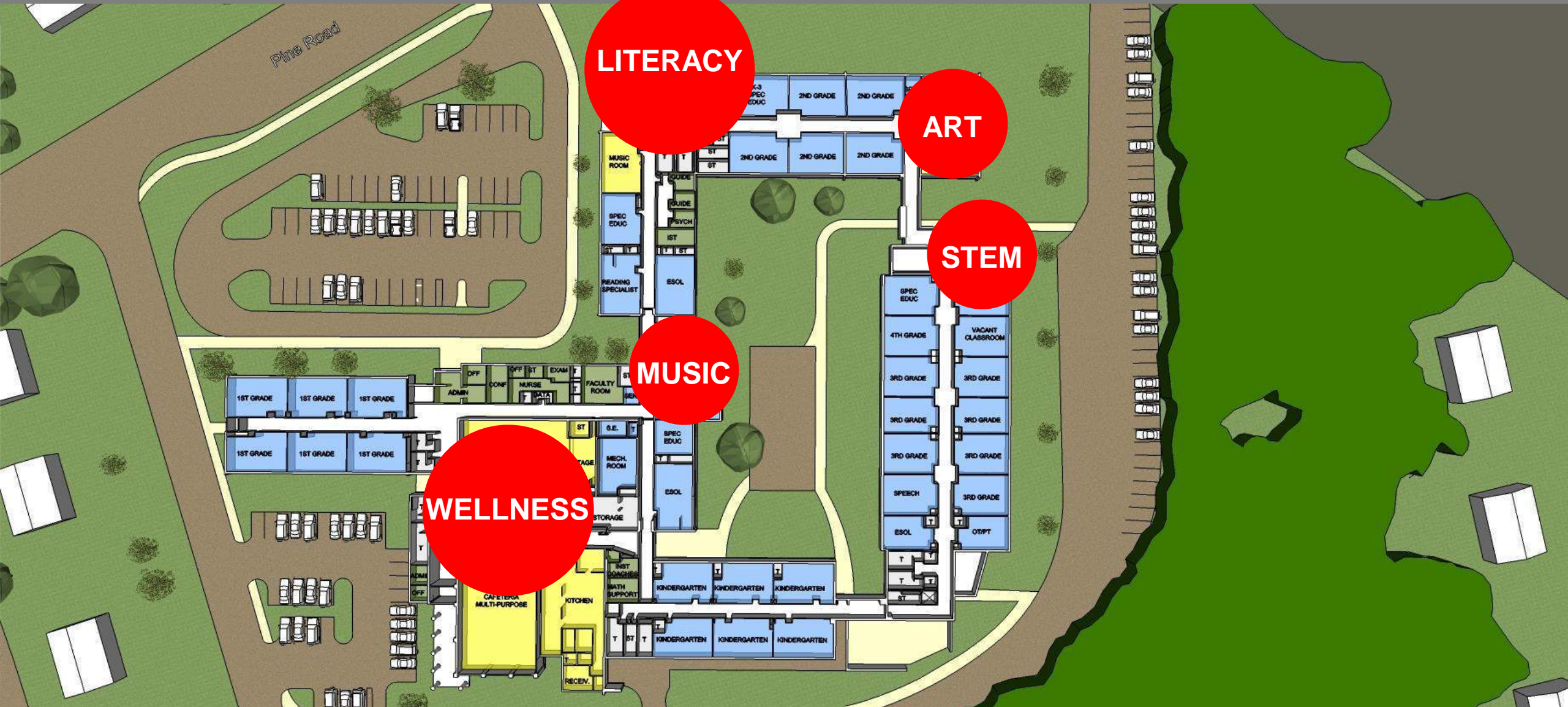
# PINE ROAD ELEMENTARY SCHOOL – OPTION 1



PROPOSED FLOOR PLAN – GROUND FLOOR



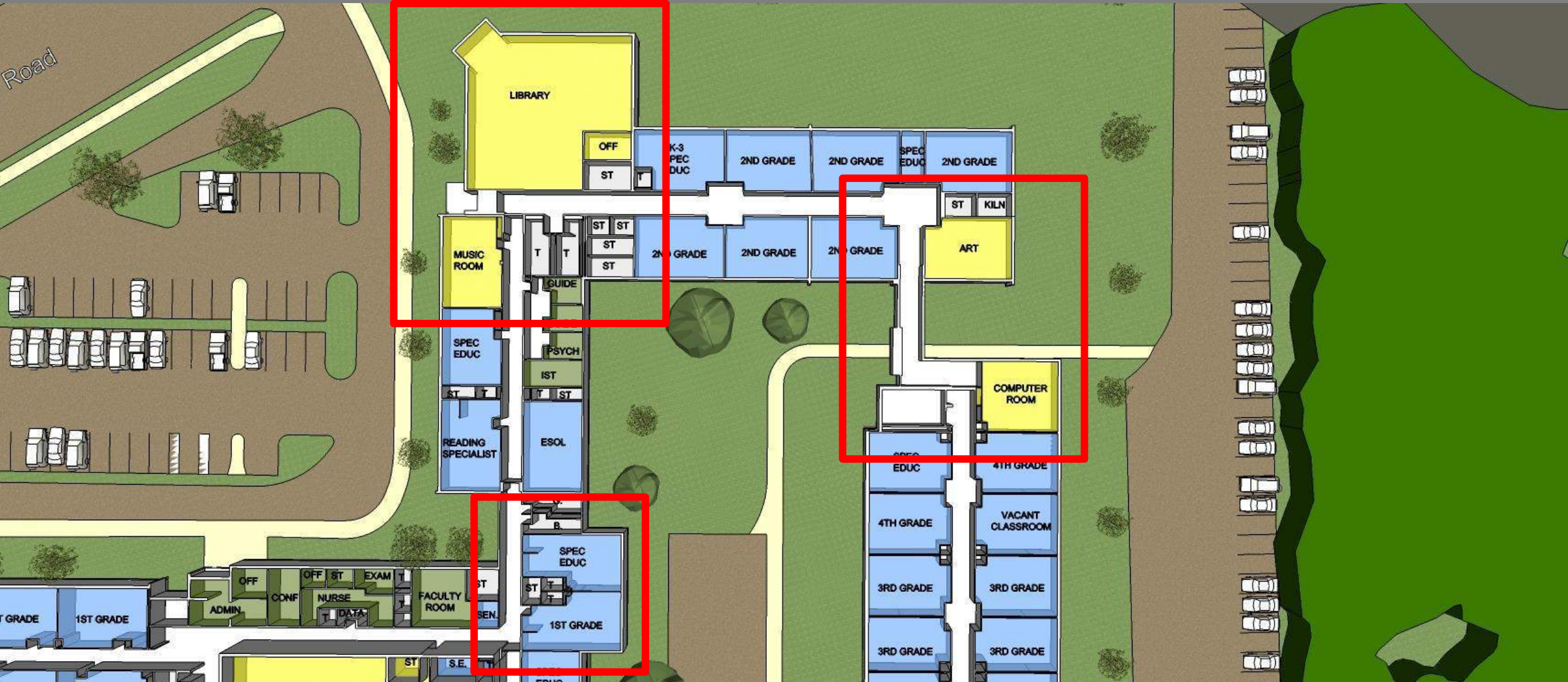
# PINE ROAD ELEMENTARY SCHOOL – OPTION 2



EXISTING FLOOR PLAN – FIRST FLOOR



# PINE ROAD ELEMENTARY SCHOOL – OPTION 2



## PROPOSED FLOOR PLAN – FIRST FLOOR



# PINE ROAD ELEMENTARY SCHOOL – OPTION 2



## Summary:

1. Space available to expand capacity and/or educational program
2. Consider best distribution of specialty spaces (music, art, STEM)
3. Potential library repurposing renovation in the future

PROPOSED FLOOR PLAN – FIRST FLOOR



A photograph of a two-story brick school building with a long row of windows along the roofline. A large banner is hanging across the front, and a lion's head logo is visible on the left side of the building. The text "MURRAY AVENUE SCHOOL OPTIONS" is overlaid in large, bold, grey letters.

# MURRAY AVENUE SCHOOL OPTIONS

# MURRAY AVENUE SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – GROUND FLOOR



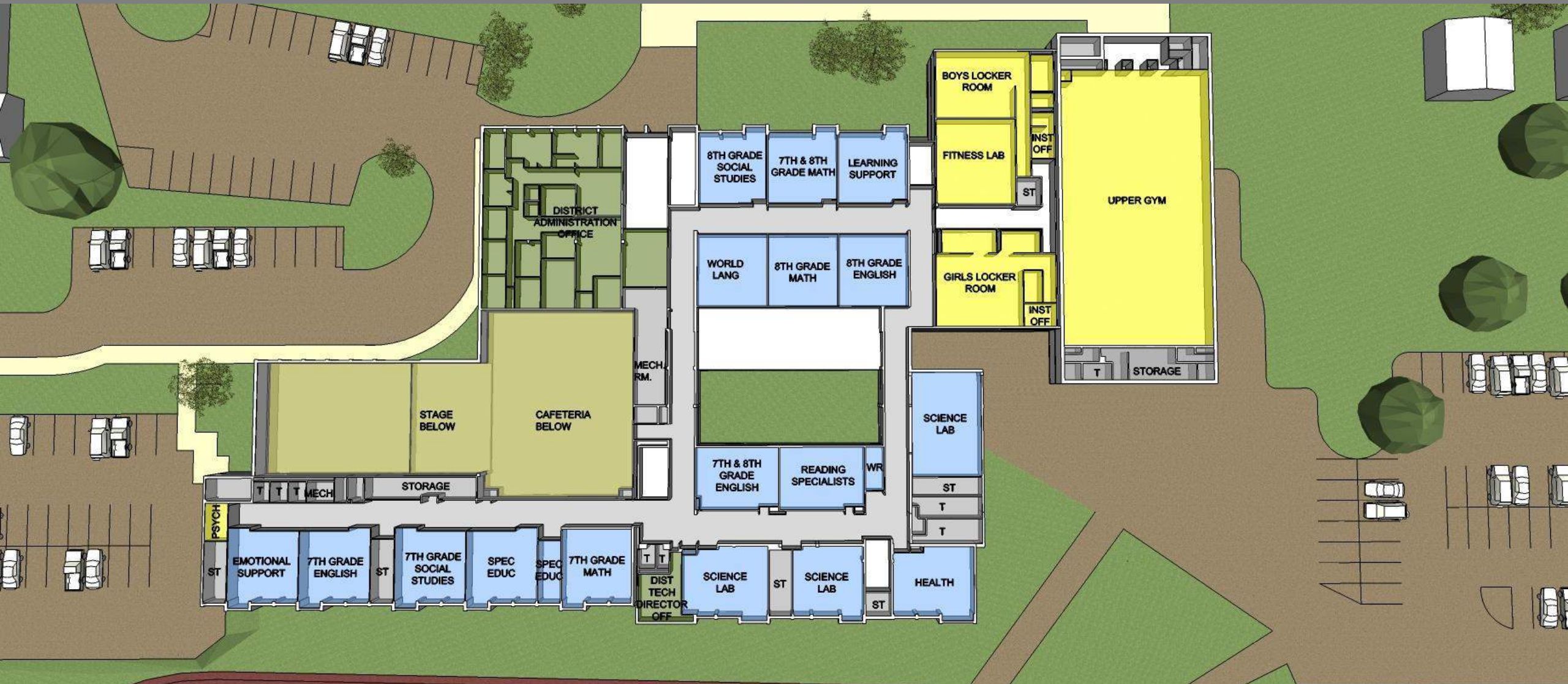
# MURRAY AVENUE SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – FIRST FLOOR



# MURRAY AVENUE SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – SECOND FLOOR



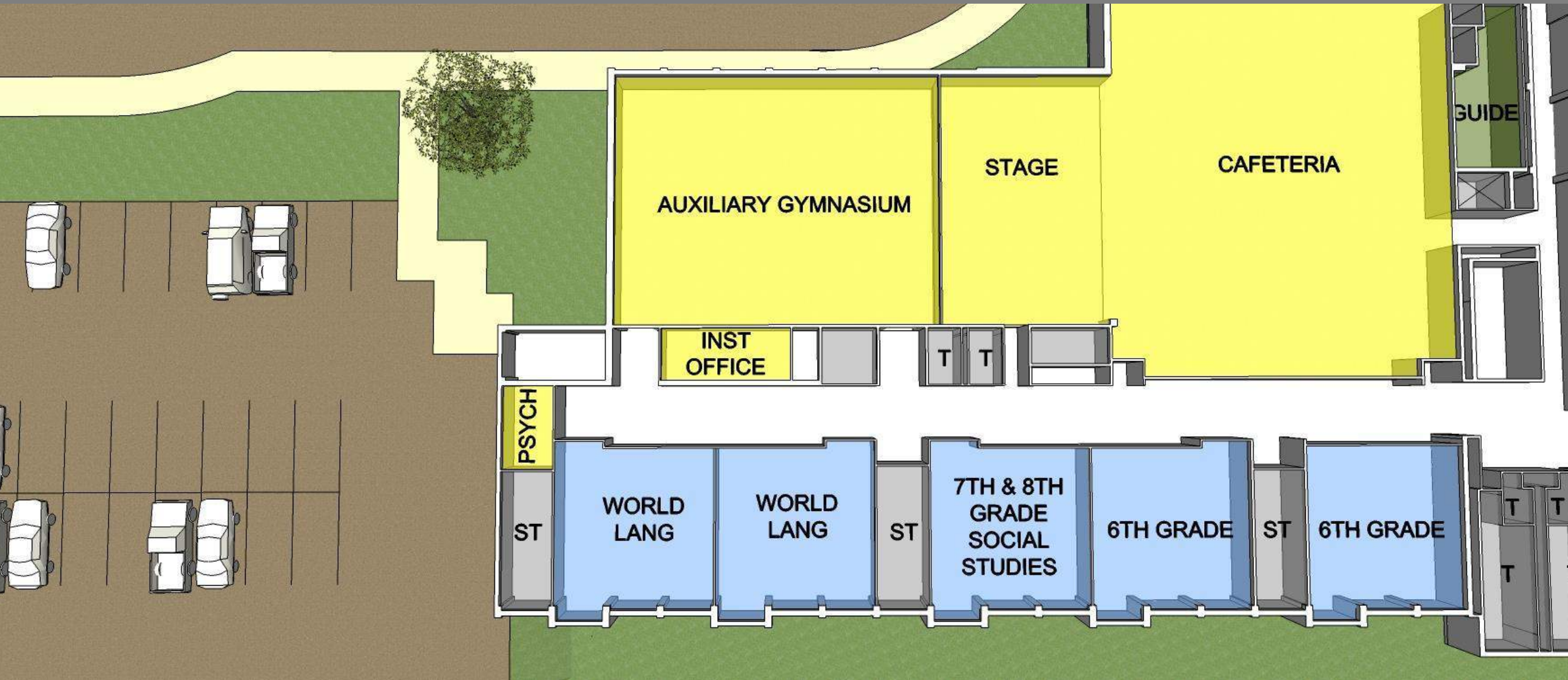
# MURRAY AVENUE SCHOOL – RENOVATION OPTION 1



EXISTING FLOOR PLAN – FIRST FLOOR



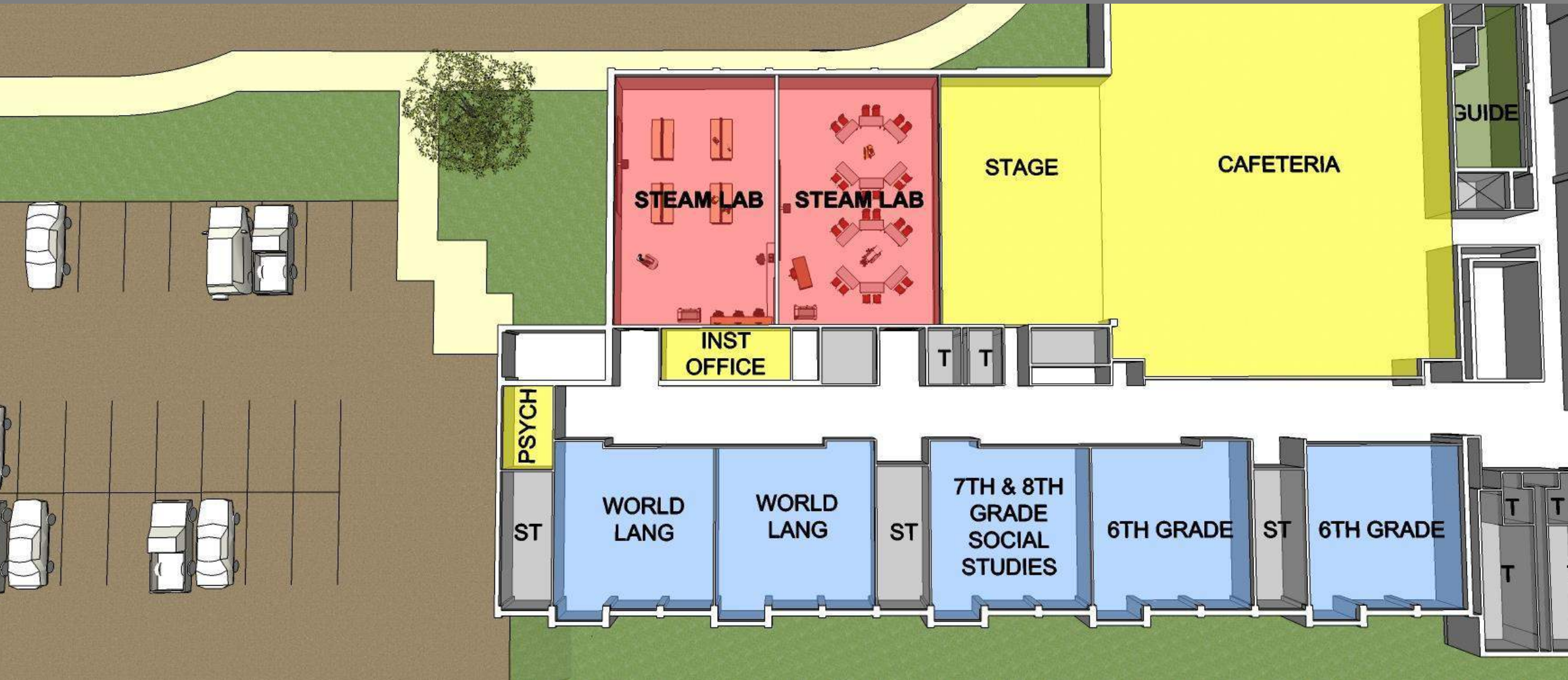
# MURRAY AVENUE SCHOOL – RENOVATION OPTION 1



EXISTING FLOOR PLAN – FIRST FLOOR



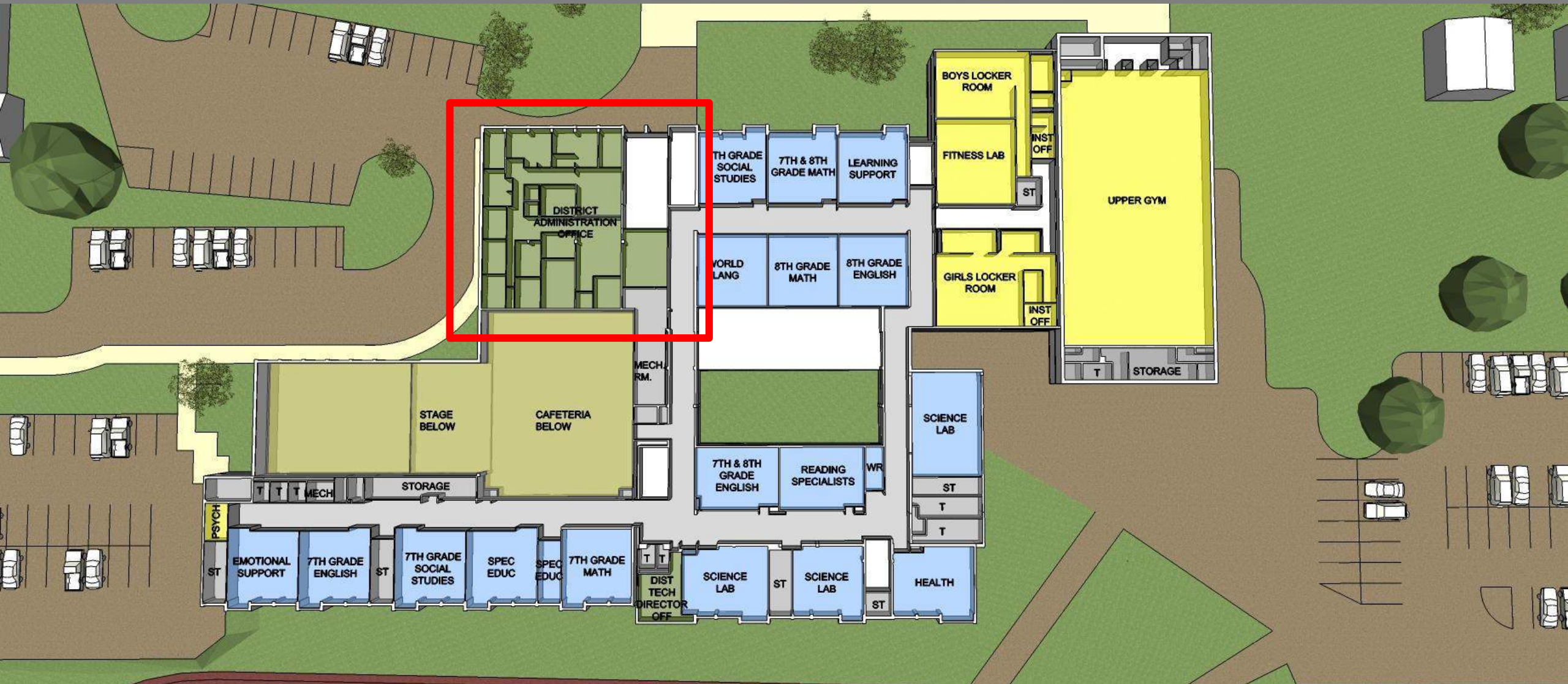
# MURRAY AVENUE SCHOOL – RENOVATION OPTION 1



PROPOSED FLOOR PLAN – FIRST FLOOR



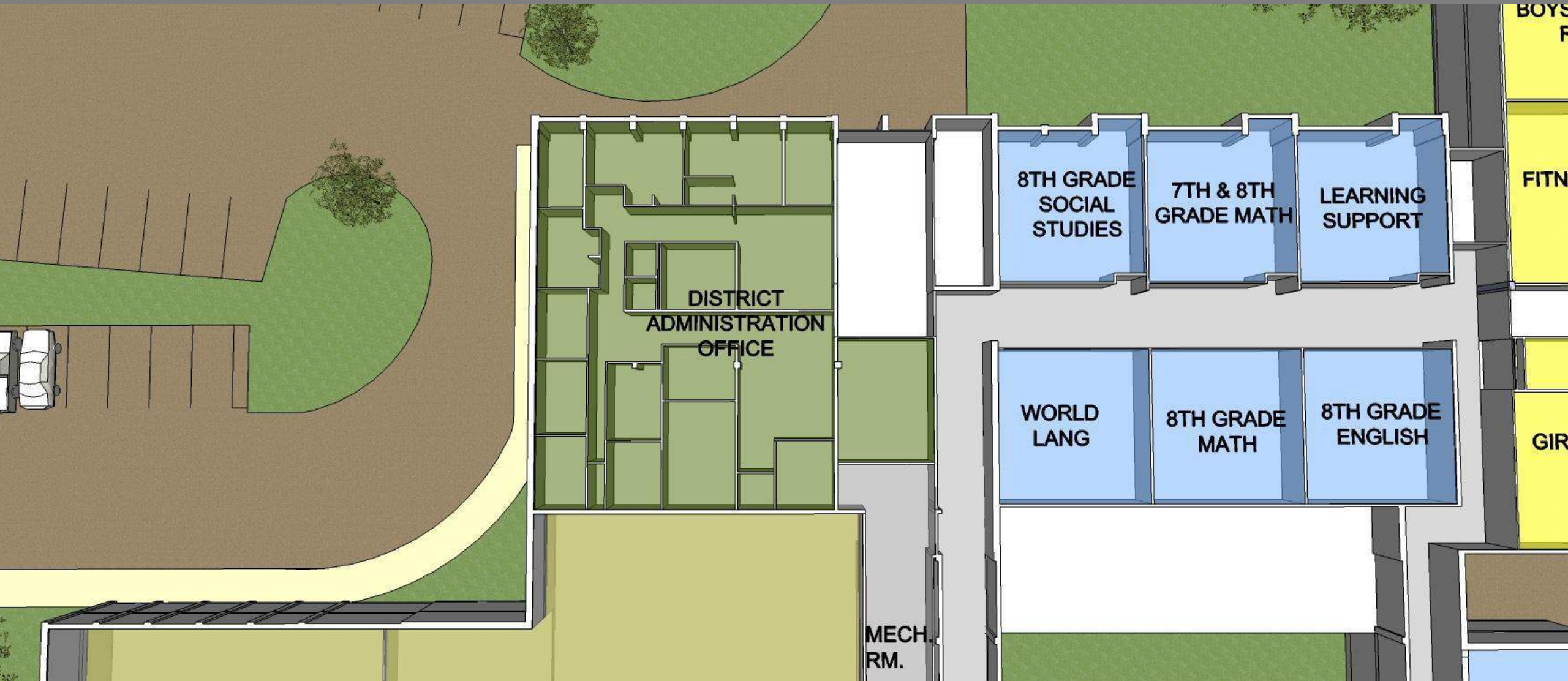
# MURRAY AVENUE SCHOOL – RENOVATION OPTION 2



EXISTING FLOOR PLAN – SECOND FLOOR

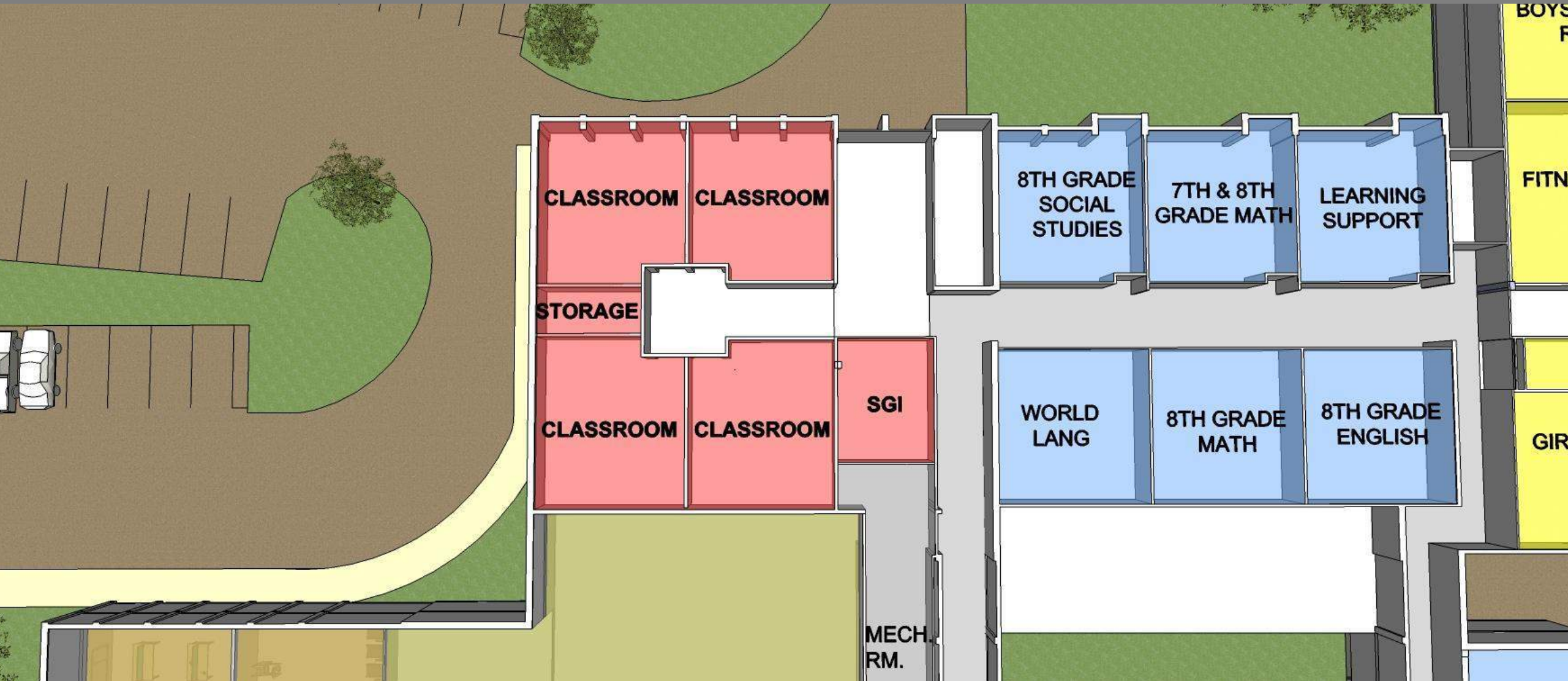


# MURRAY AVENUE SCHOOL – RENOVATION OPTION 2



EXISTING FLOOR PLAN – SECOND FLOOR

# MURRAY AVENUE SCHOOL – RENOVATION OPTION 2



PROPOSED FLOOR PLAN – SECOND FLOOR



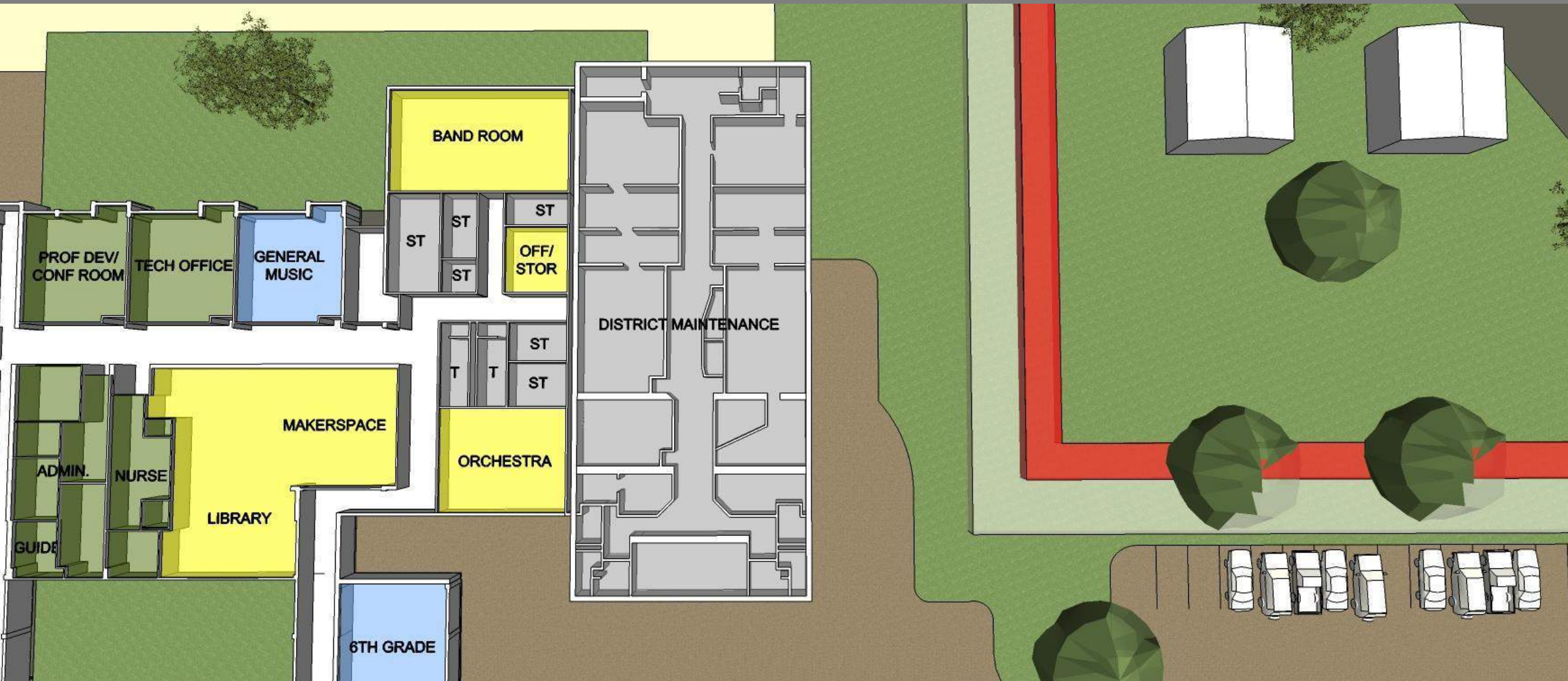
# MURRAY AVENUE SCHOOL – ADDITION OPTION 1



EXISTING FLOOR PLAN – FIRST FLOOR



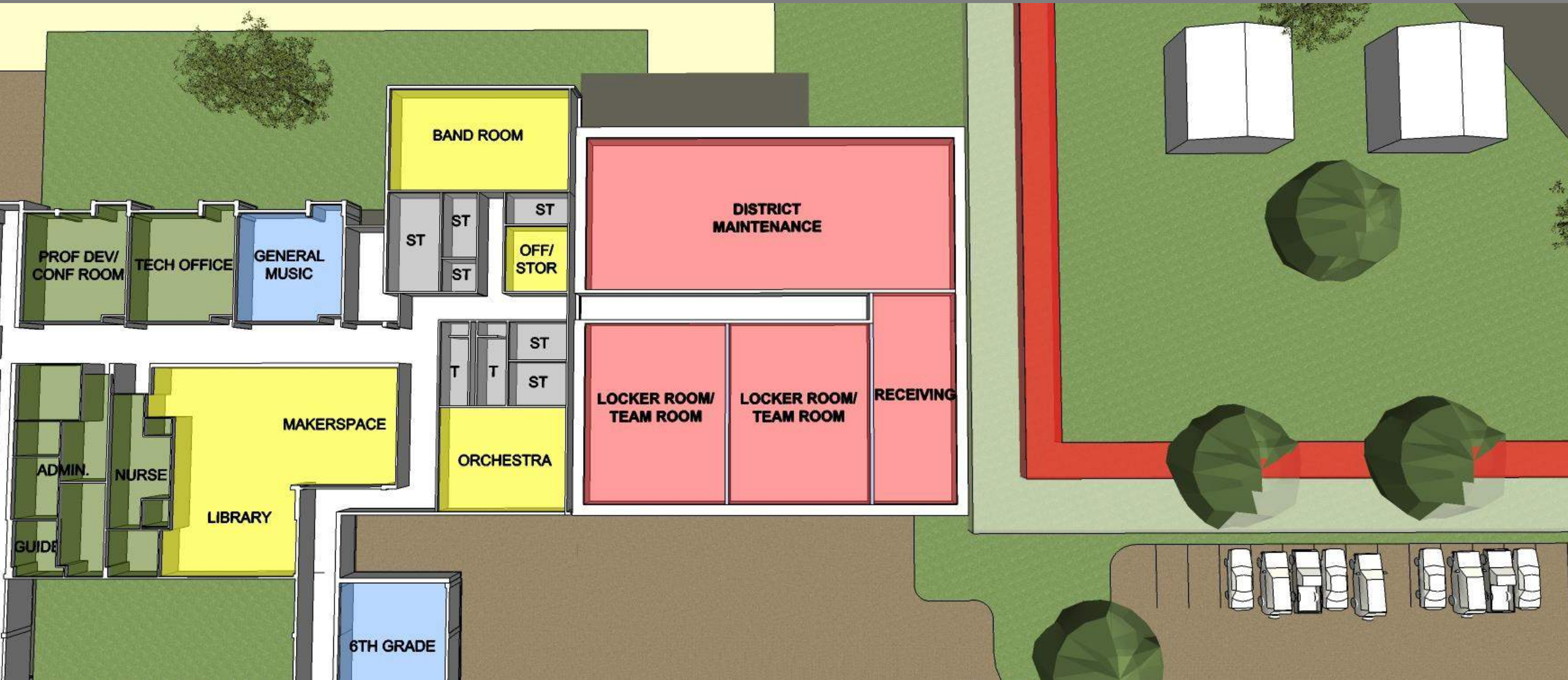
# MURRAY AVENUE SCHOOL – ADDITION OPTION 1



EXISTING FLOOR PLAN – FIRST FLOOR



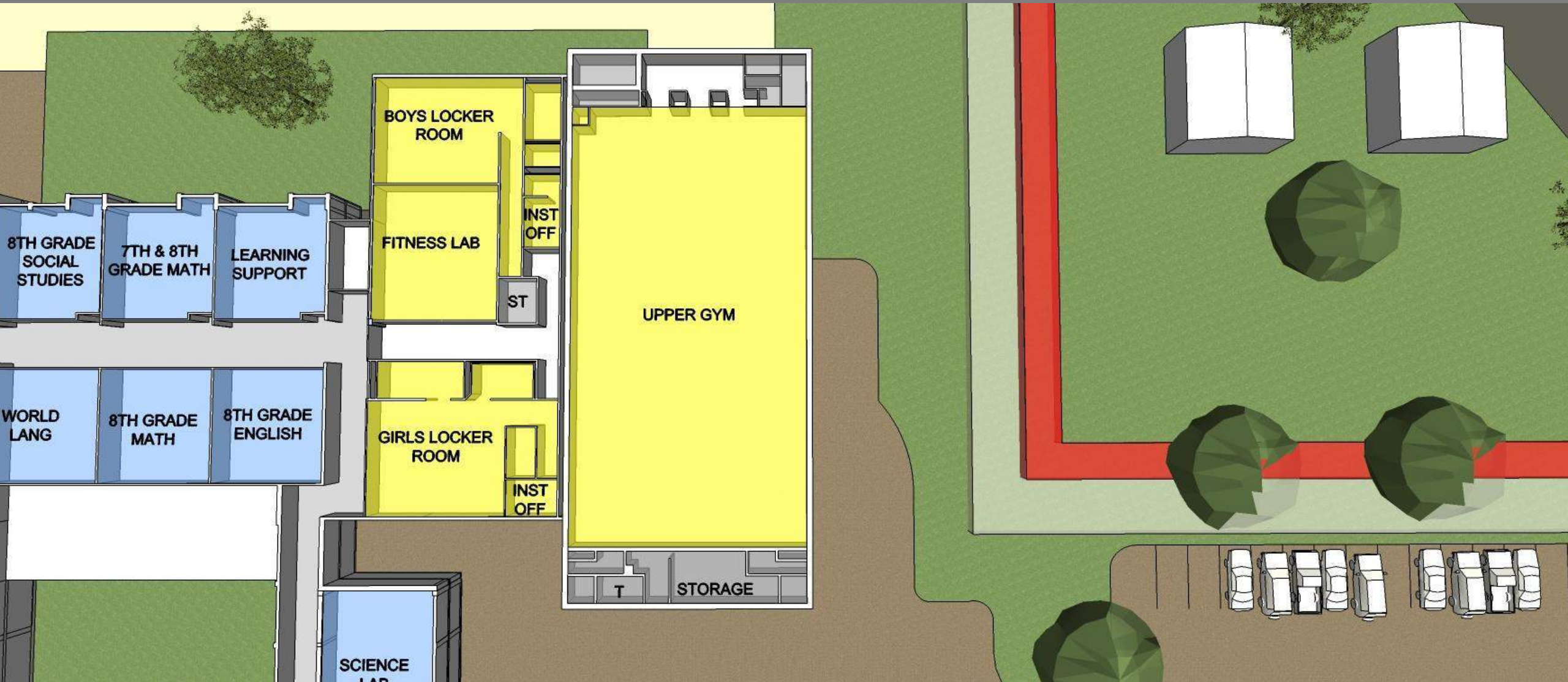
# MURRAY AVENUE SCHOOL – ADDITION OPTION 1



PROPOSED FLOOR PLAN – FIRST FLOOR



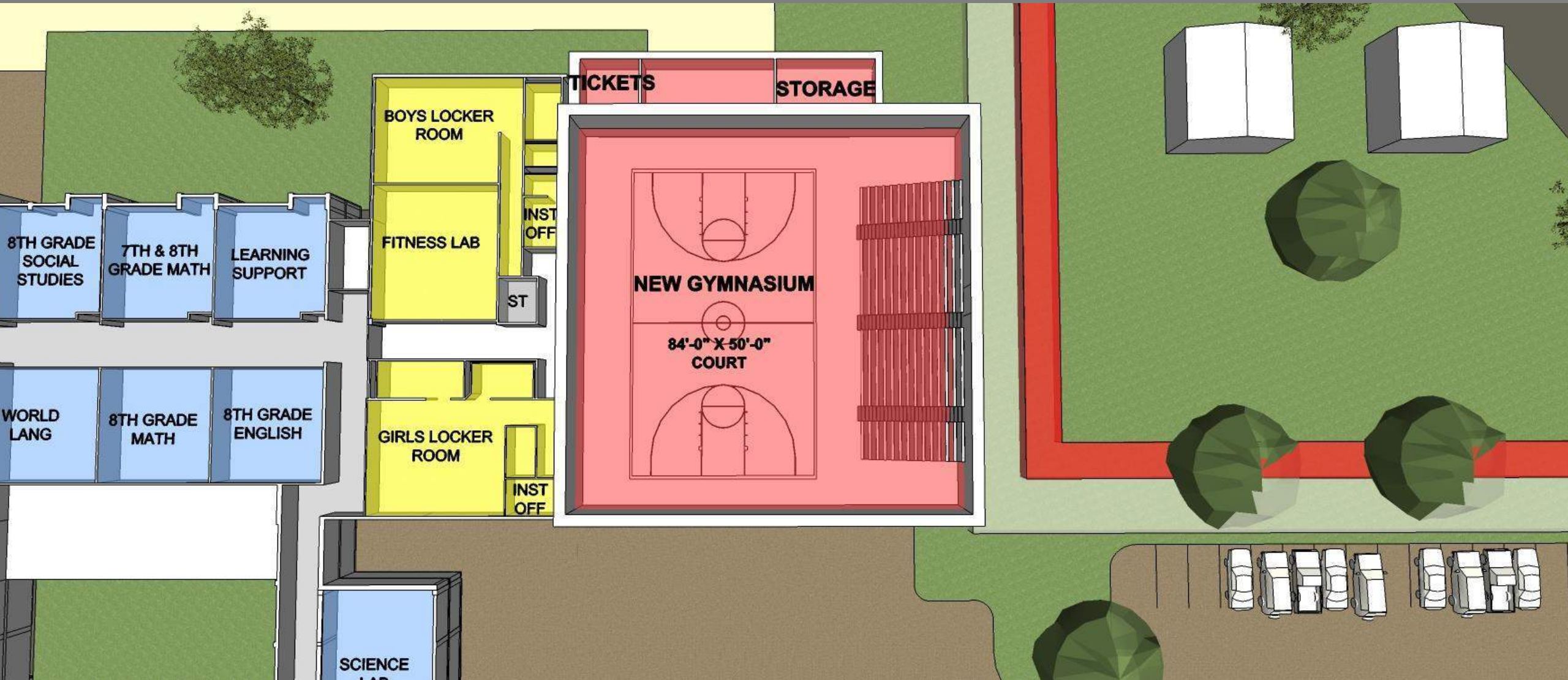
# MURRAY AVENUE SCHOOL – ADDITION OPTION 1



EXISTING FLOOR PLAN – SECOND FLOOR



# MURRAY AVENUE SCHOOL – ADDITION OPTION 1



PROPOSED FLOOR PLAN – SECOND FLOOR



# MURRAY AVENUE SCHOOL – ADDITION OPTION 2



EXISTING FLOOR PLAN – GROUND FLOOR



# MURRAY AVENUE SCHOOL – ADDITION OPTION 2



PROPOSED FLOOR PLAN – GROUND FLOOR



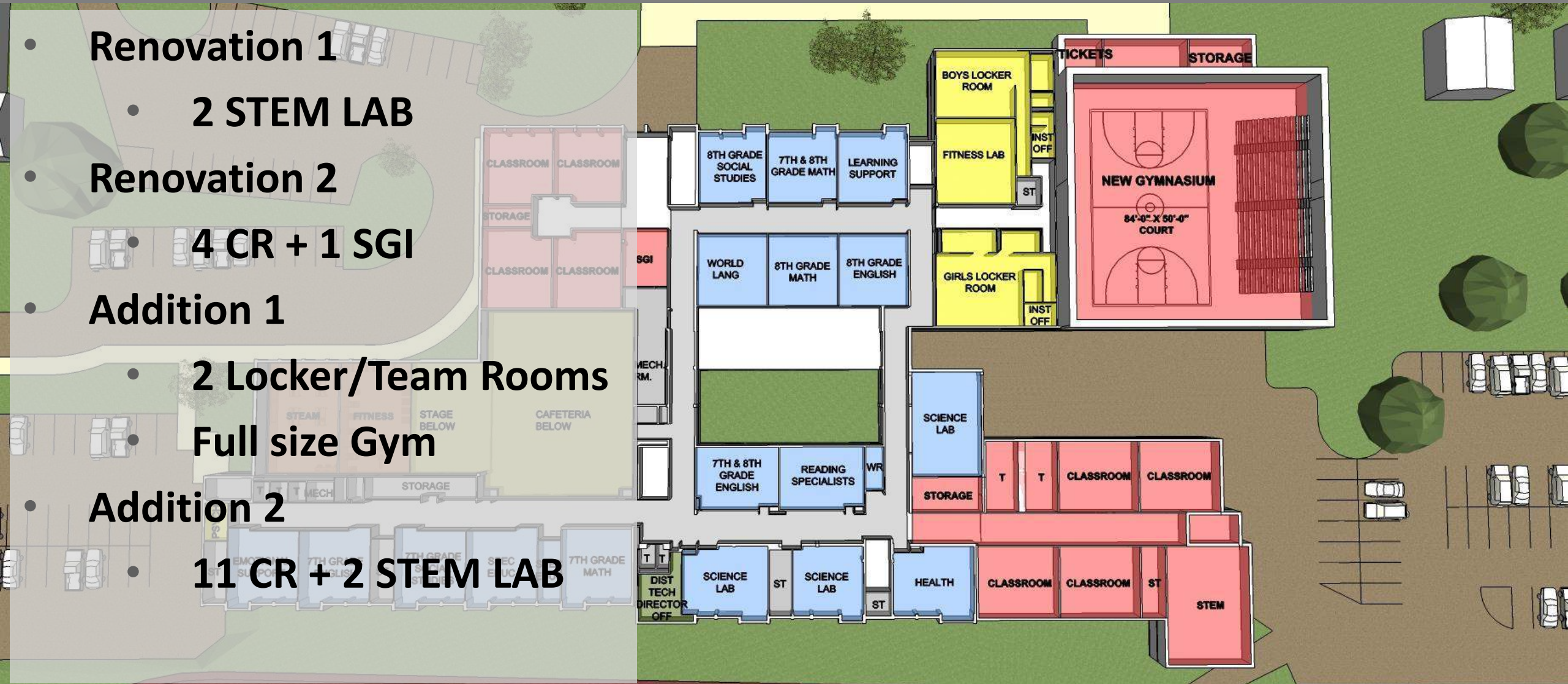
[illegible]

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# MURRAY AVENUE SCHOOL – ADDITION OPTION 2

- **Renovation 1**
  - **2 STEM LAB**
- **Renovation 2**
  - **4 CR + 1 SGI**
- **Addition 1**
  - **2 Locker/Team Rooms**
  - **Full size Gym**
- **Addition 2**
  - **11 CR + 2 STEM LAB**



PROPOSED FLOOR PLAN – SECOND FLOOR



# MURRAY AVENUE SCHOOL – NEW SCHOOL



kcb Architects



EXISTING SCHOOL SITE PLAN



# MURRAY AVENUE SCHOOL – NEW SCHOOL



CONSTRUCTION SAFETY ZONE



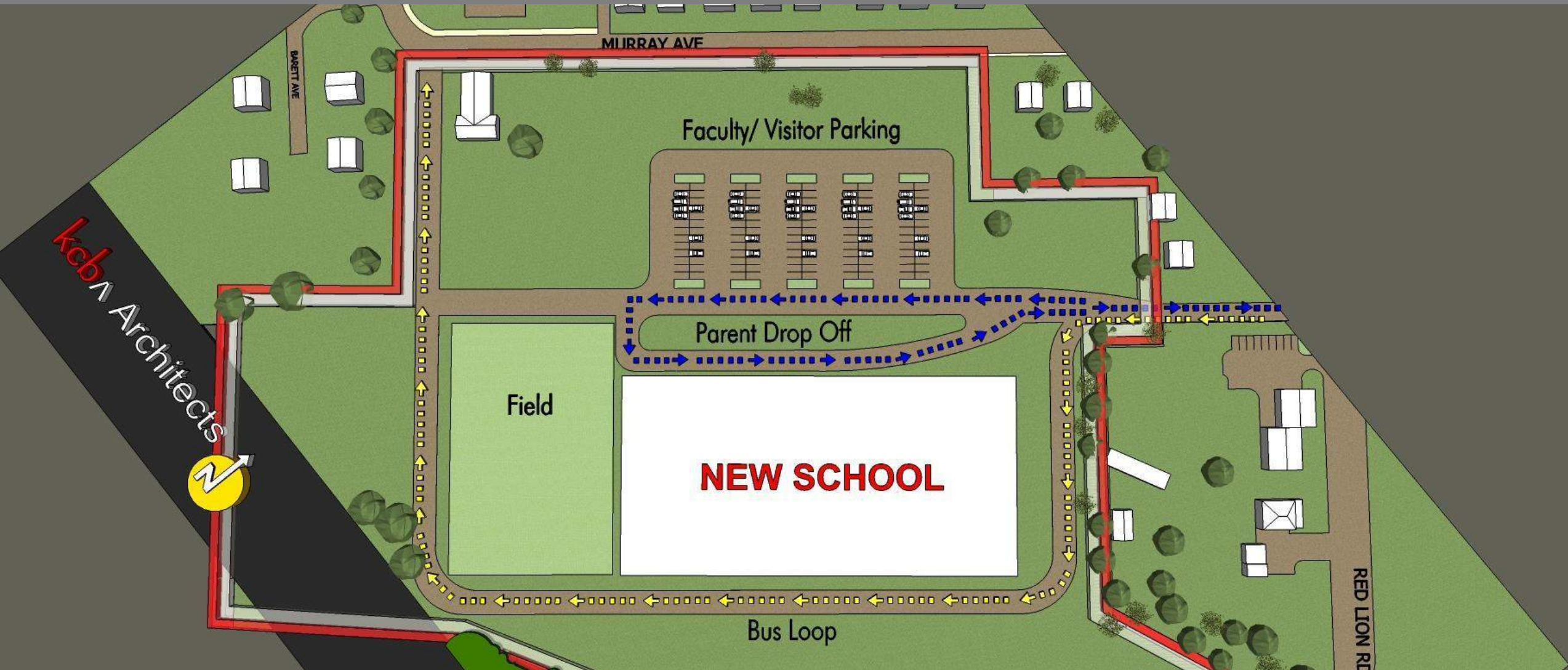
# MURRAY AVENUE SCHOOL – NEW SCHOOL



NEW SCHOOL CONSTRUCTION



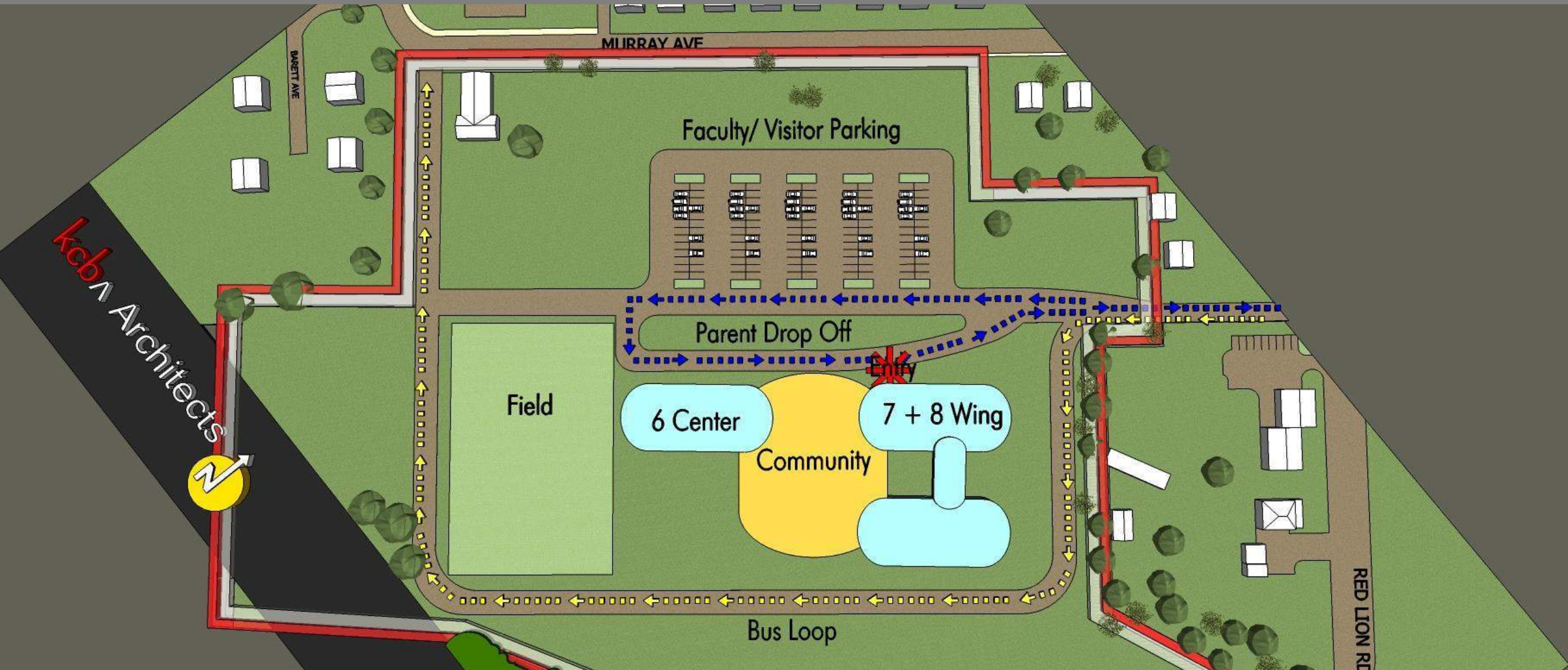
# MURRAY AVENUE SCHOOL – NEW SCHOOL



NEW SITE CIRCULATION



# MURRAY AVENUE SCHOOL – NEW SCHOOL OPT 1



PROPOSED NEW SCHOOL SITE PLAN



# MURRAY AVENUE SCHOOL – NEW SCHOOL OPT 2




## Summary:

1. Expansion of existing school is possible but challenging and limited educational potential.
2. Renovation of existing aux gym could provided need STEM space
3. Long term consideration for new middle school on existing stadium location

PROPOSED NEW SCHOOL SITE PLAN



A photograph of the Lincoln Financial Field stadium in Philadelphia, showing the exterior structure and the name 'Lincoln Financial Field' in red lettering. The stadium is surrounded by construction cranes and scaffolding, indicating ongoing development. The foreground shows a paved area with some greenery and a fence.

# NEW STADIUM AT LOWER MORELAND HIGH SCHOOL



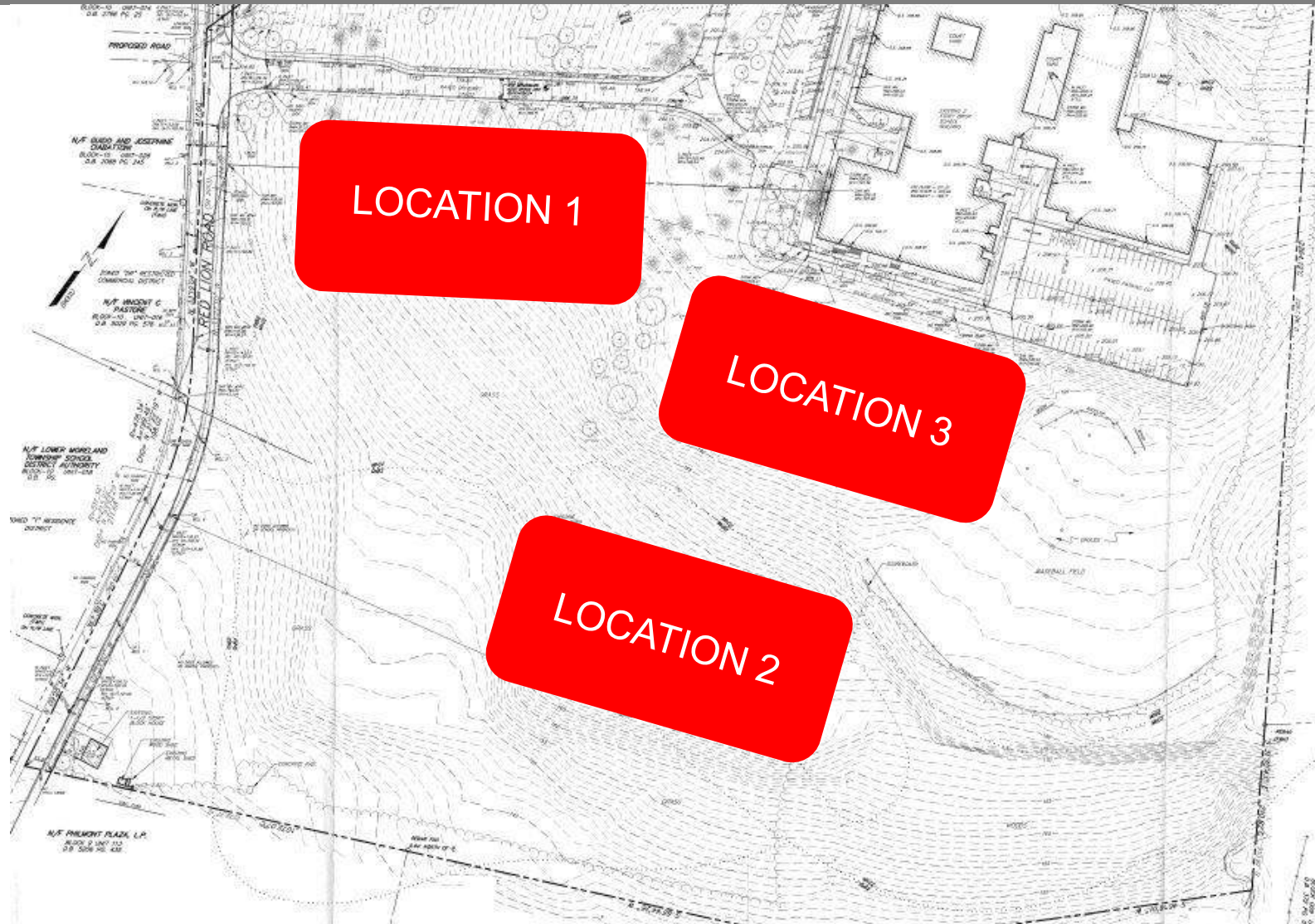
# NEW STADIUM AT LOWER MORELAND HIGH SCHOOL



EXISTING HIGH SCHOOL SITE



# NEW STADIUM AT LOWER MORELAND HIGH SCHOOL



EXISTING HIGH SCHOOL SITE



# NEW STADIUM AT LOWER MORELAND HIGH SCHOOL



PROPOSED STADIUM LOCATION



# NEW STADIUM AT LOWER MORELAND HIGH SCHOOL



PROPOSED STADIUM LOCATION



# NEW STADIUM AT LOWER MORELAND HIGH SCHOOL

New Stadium including Turf Field and 6 lane track			\$1,940,000
New Field House, Ticket Booths			\$969,150
Site Work for Stadium			\$950,000
Design/Bidding Contingency - 5%			\$121,945
<b>TOTAL CONSTRUCTION COST</b>			<b>\$3,994, 220</b>
Construction Contingency - 10%			\$279,595
Soft Costs - 15% (Fees, Permits, etc.)			\$519,249
<b>TOTAL PROJECT COST</b>			<b>\$4,793,064</b>

STADIUM TO INCLUDE FULL D ZONE AND THROWING EVENTS  
FIELD HOUSE TO INCLUDE CONCESSIONS, TOILETS, AND STORAGE

A photograph of a two-story brick school building with a long row of windows along the top. A banner hangs above the entrance, and a lion's head is mounted on the wall to the left. The text 'MURRAY AVENUE SCHOOL' and 'COST ESTIMATES' is overlaid in large, bold, grey letters.

# MURRAY AVENUE SCHOOL COST ESTIMATES

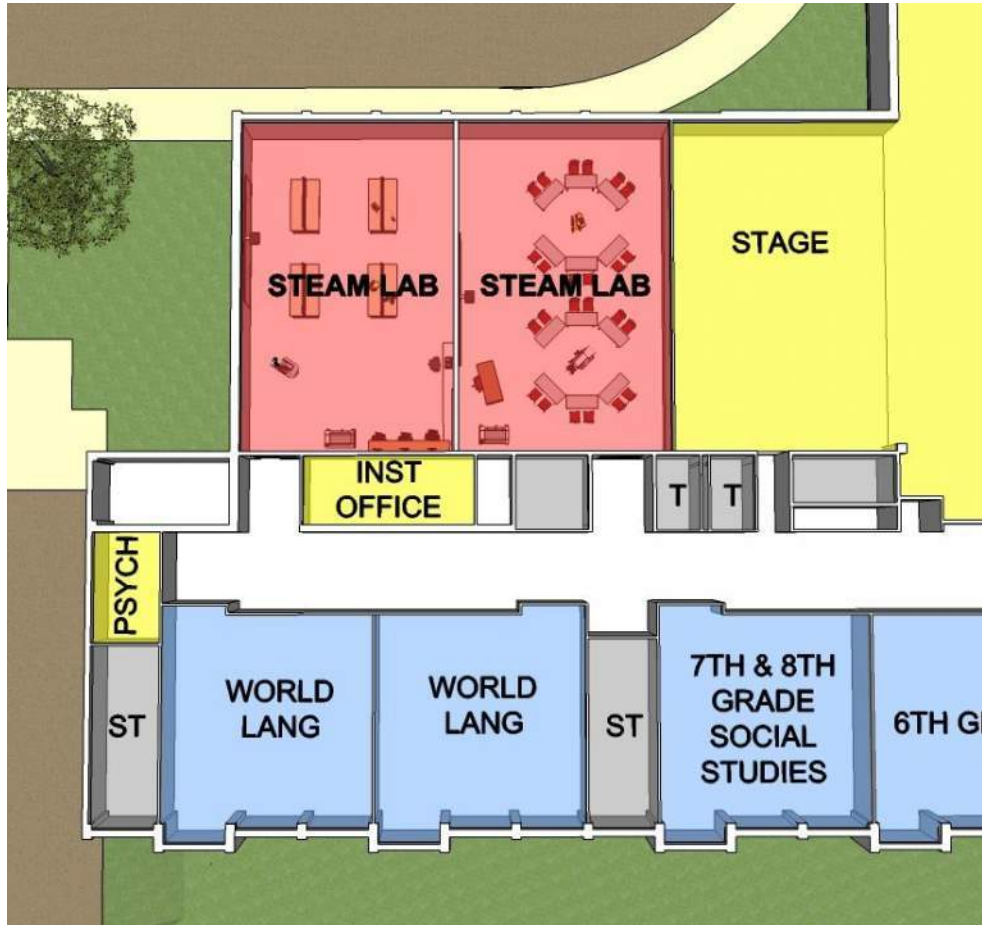
Welcome to  
Murray Avenue  
SCHOOL

When we work  
we share

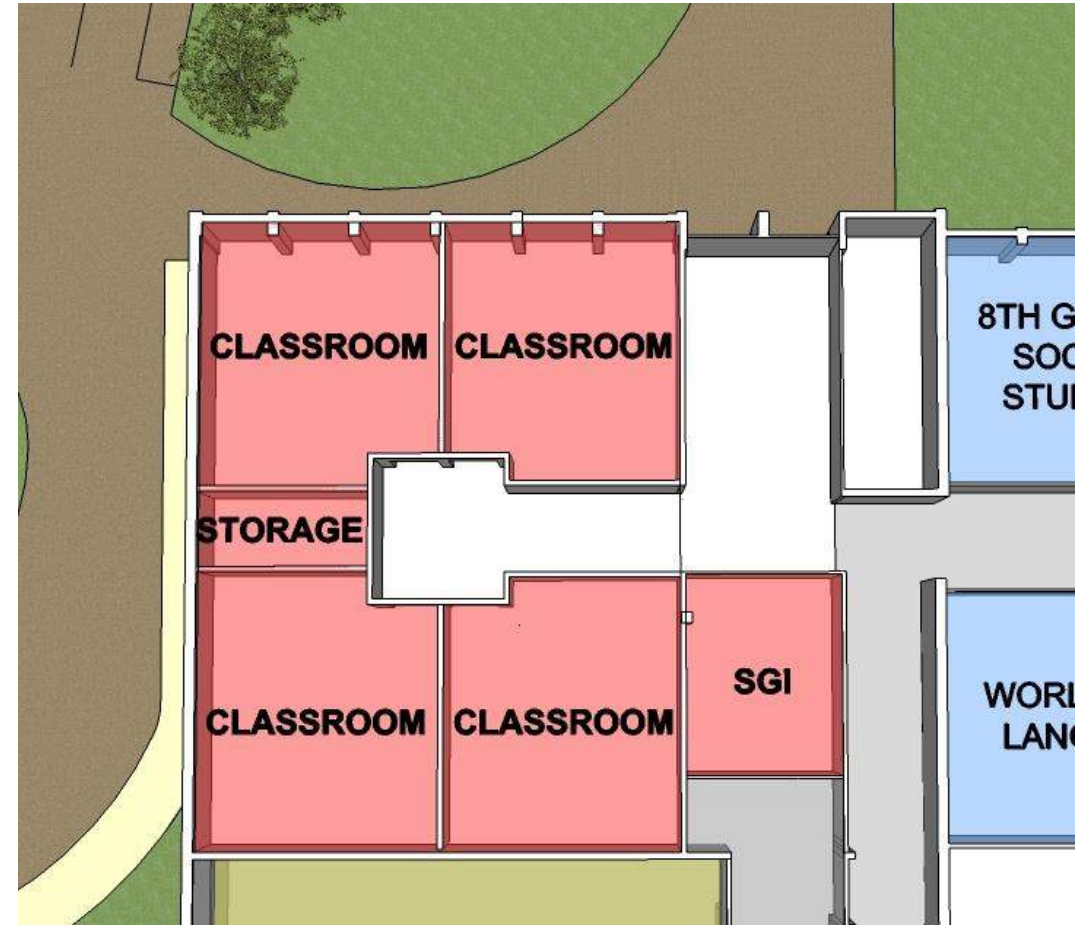




# MURRAY AVENUE SCHOOL – RENO OPT 1 + 2



OPTION 1 – AUXILIARY GYM RENOVATION



OPTION 2 – DAO RENOVATION

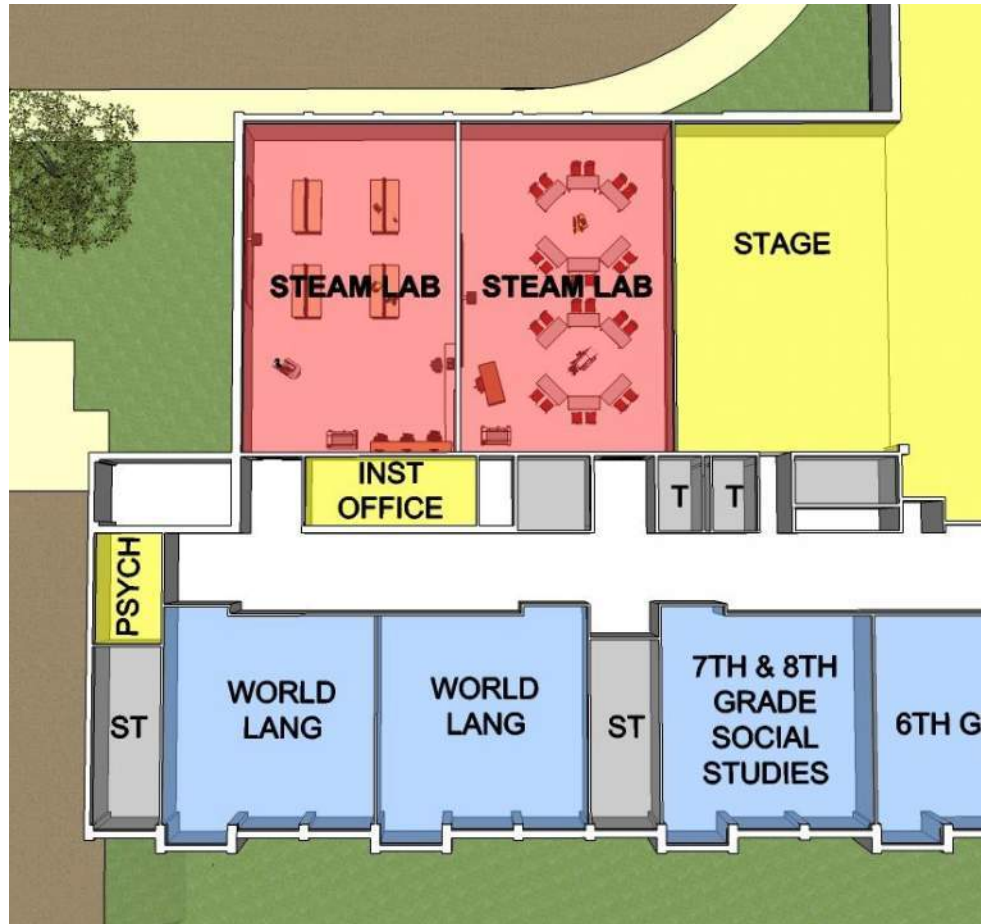
# MURRAY AVENUE SCHOOL – RENO OPT 1 + 2

Building Renovations			\$8,114,063
Building Systems Budget			\$9,089,421
Design/Bidding Contingency - 5%			\$860,174
<b>TOTAL CONSTRUCTION COST</b>			<b>\$18,063,658</b>
Construction Contingency - 10%			\$1,806,366
Soft Costs - 15% (Fees, Permits, etc.)			\$2,709,549
Budget: FF&E			<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$23,229,573</b>

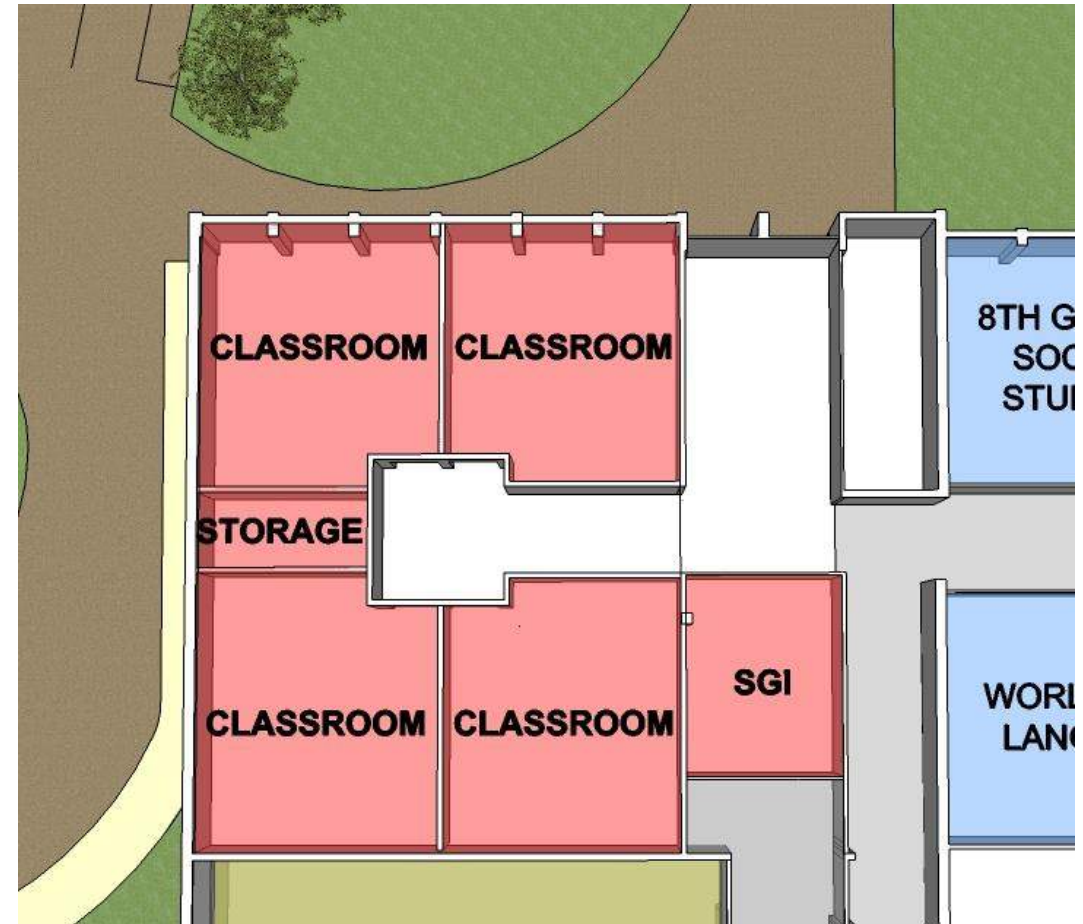
ALSO INCLUDES: ROOF REPLACEMENT, LIMITED BUILDING RENOVATIONS, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), ROOF REPLACEMENT + SECURITY CAMERAS



# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1



OPTION 1 – AUXILIARY GYM RENOVATION



OPTION 2 – DAO RENOVATION

# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1



ADDITION 1 – FIRST FLOOR

ADDITION 1 - SECOND FLOOR

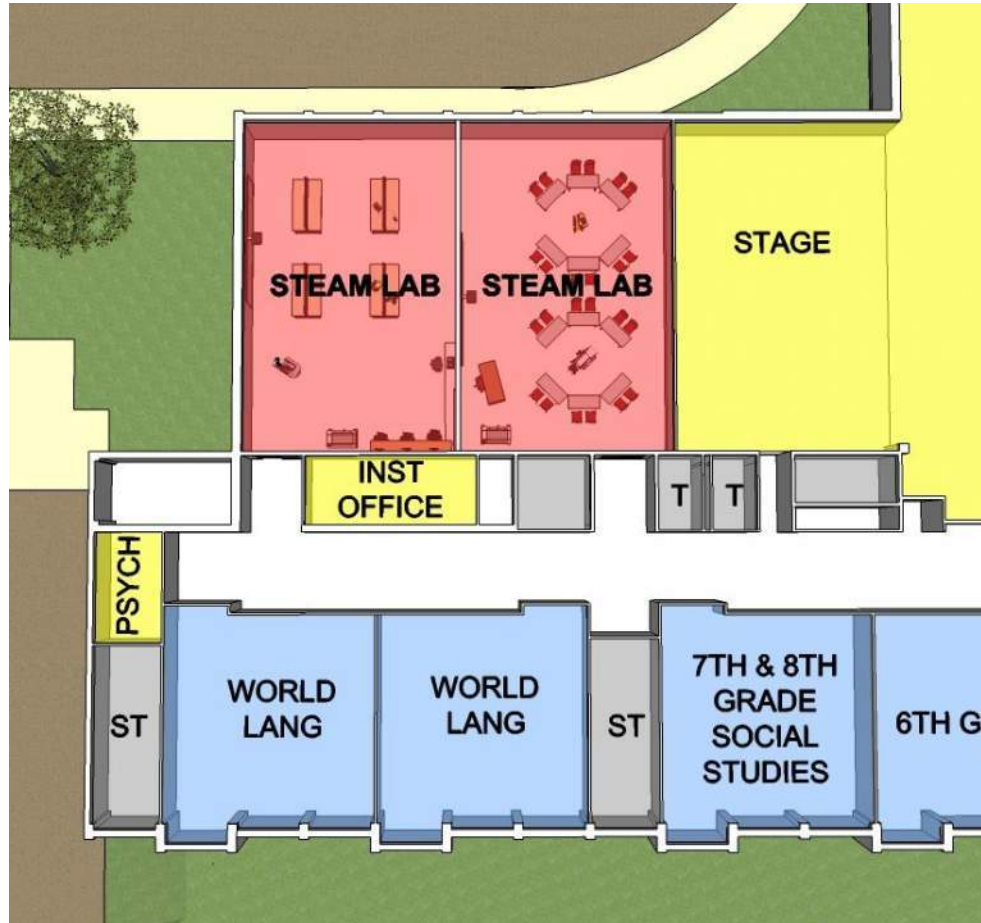


# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1

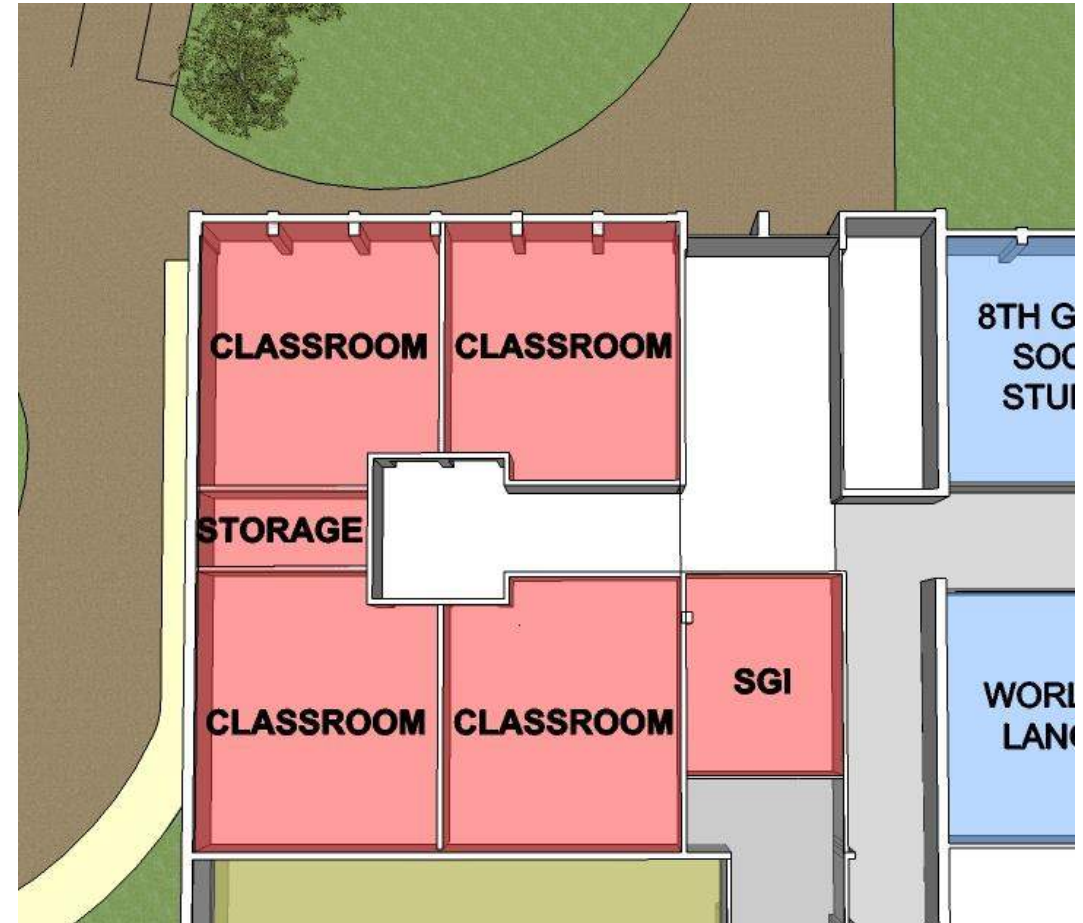
Building Renovations			\$8,114,063
Building Systems Budget			\$9,089,421
Proposed New Construction (New Gymnasium)			\$7,257,600
Design/Bidding Contingency - 5%			\$1,223,054
<b>TOTAL CONSTRUCTION COST</b>			<b>\$25,684,138</b>
Construction Contingency - 10%			\$2,568,414
Soft Costs - 15% (Fees, Permits, etc.)			\$3,852,621
Budget: FF&E			<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$32,755,173</b>

ALSO INCLUDES: ROOF REPLACEMENT, LIMITED BUILDING RENOVATIONS, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), ROOF REPLACEMENT + SECURITY CAMERAS

# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1 + 2



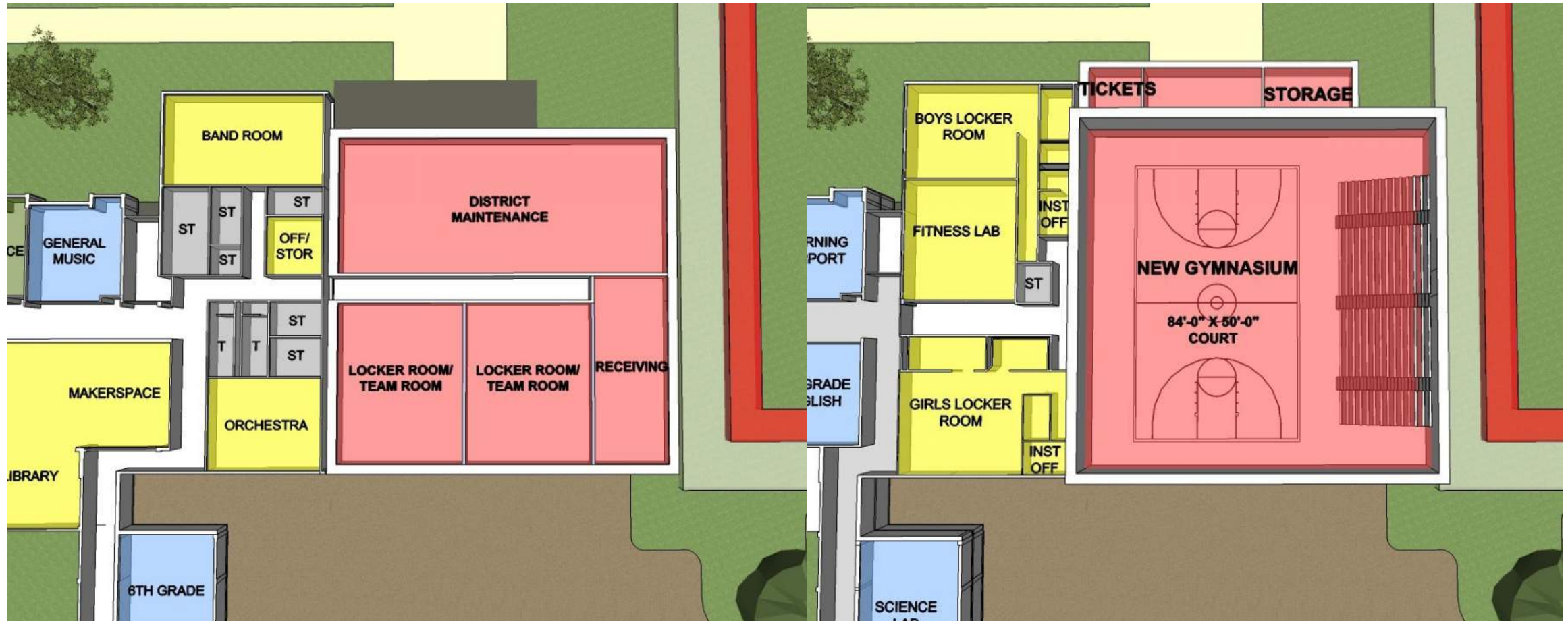
OPTION 1 – AUXILIARY GYM RENOVATION



OPTION 2 – DAO RENOVATION



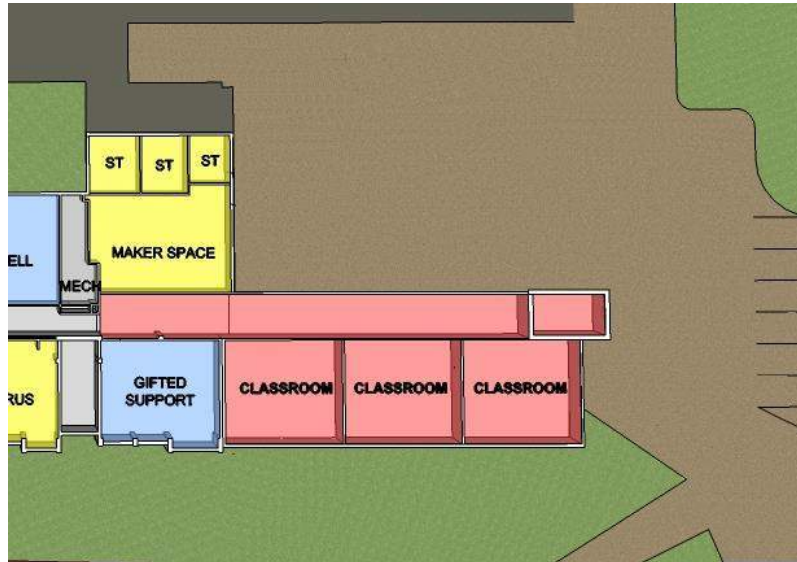
# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1 + 2



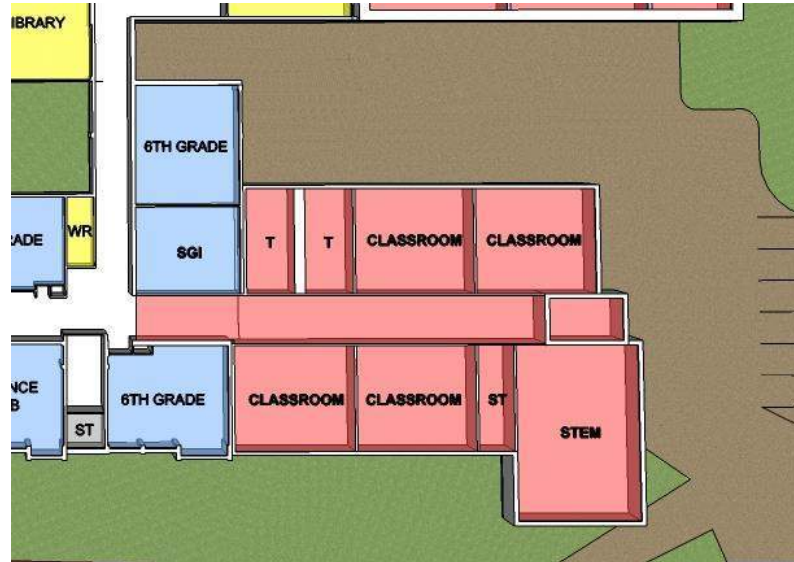
ADDITION 1 – FIRST FLOOR

ADDITION 1 - SECOND FLOOR

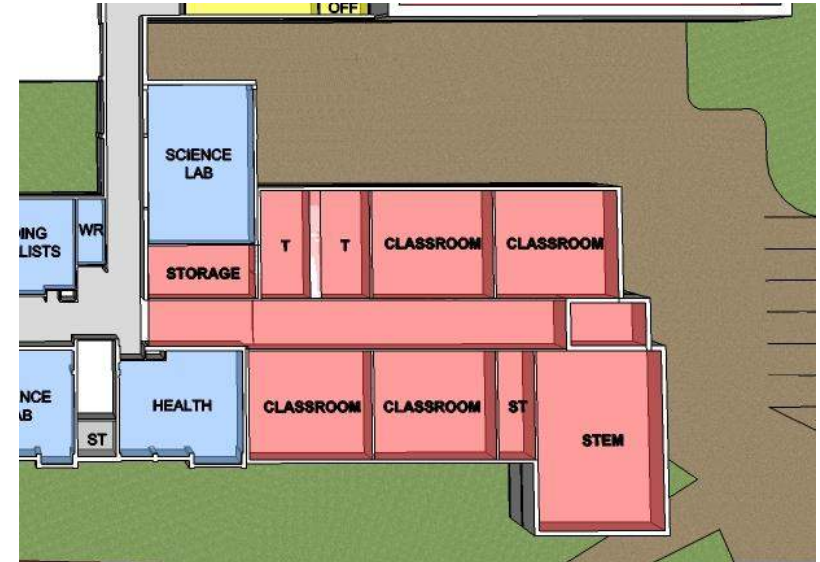
# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1 + 2



ADDITION 2 – GROUND FLOOR



ADDITION 2 – FIRST FLOOR



ADDITION 2 – SECOND FLOOR



# MURRAY AVENUE SCHOOL –RENO OPT 1 + 2 + ADD 1 + 2

Building Renovations			\$8,114,063
Building Systems Budget			\$9,089,421
Proposed New Construction (New Gymnasium + Classroom Addition)			\$14,306,554
Design/Bidding Contingency - 5%			\$1,575,501
<b>TOTAL CONSTRUCTION COST</b>			<b>\$33,085,529</b>
Construction Contingency - 10%			\$3,308,553
Soft Costs - 15% (Fees, Permits, etc.)			\$4,962,829
Budget: FF&E			<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$42,006,912</b>

**ALSO INCLUDES: ROOF REPLACEMENT, LIMITED BUILDING RENOVATIONS, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), ROOF REPLACEMENT + SECURITY CAMERAS**

# MURRAY AVENUE SCHOOL – NEW SCHOOL

## NEW MIDDLE SCHOOL (GRADES 6-8, STUDENT CAPACITY OF 750)

Proposed New Construction (Includes Site and Demo of Existing Building)			\$41,943,200
Design/Bidding Contingency – 3.5%			\$1,468,012
<b>TOTAL CONSTRUCTION COST</b>			<b>\$43,411,212</b>
Construction Contingency - 7%			\$3,038,785
Soft Costs - 13% (Fees, Permits, etc.)			\$5,643,458
Budget: FF&E			<u>\$750,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$52,843,454</b>



# MURRAY AVENUE SCHOOL – NEW SCHOOL

## NEW MIDDLE SCHOOL (GRADES 5-8, STUDENT CAPACITY OF 900)

Proposed New Construction (Includes Site and Demo of Existing Building)			\$50,108,000
Design/Bidding Contingency – 3.5%			\$1,753,780
<b>TOTAL CONSTRUCTION COST</b>			<b>\$51,861,780</b>
Construction Contingency - 7%			\$3,630,325
Soft Costs - 13% (Fees, Permits, etc.)			\$6,742,031
Budget: FF&E			<u>\$950,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$63,184,136</b>

The background image shows the exterior of Lower Moreland High School. The building is a multi-story structure with light-colored brick and large windows. A sign above the entrance reads "LOWER MORELAND HIGH SCHOOL". A silver pickup truck is parked on the street in front of the school. The scene is set on a clear day with some trees and a sidewalk visible.

# **LOWER MORELAND HIGH SCHOOL OPTIONS**



# LOWER MORELAND HIGH SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – EXISTING BUILDING



EXISTING FLOOR PLAN – SECOND FLOOR



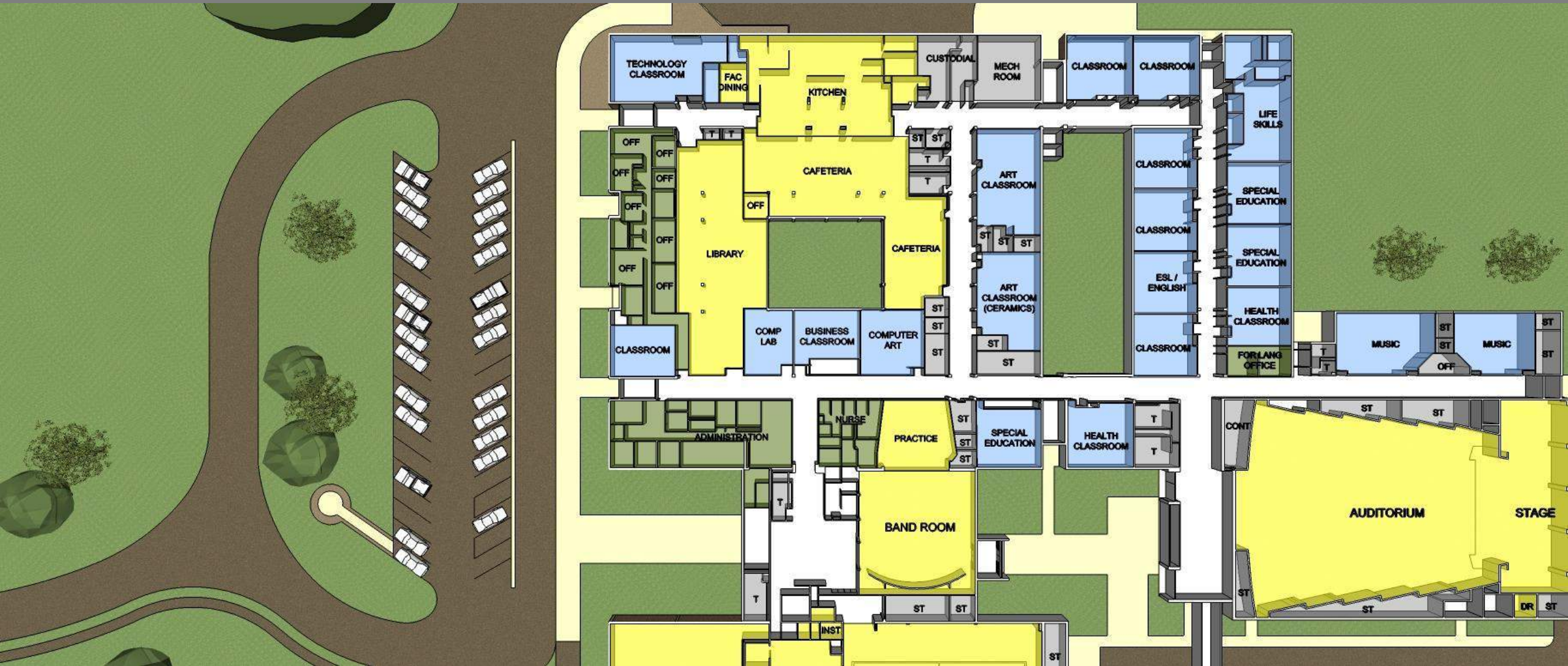
# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



EXISTING FLOOR PLAN – FIRST FLOOR



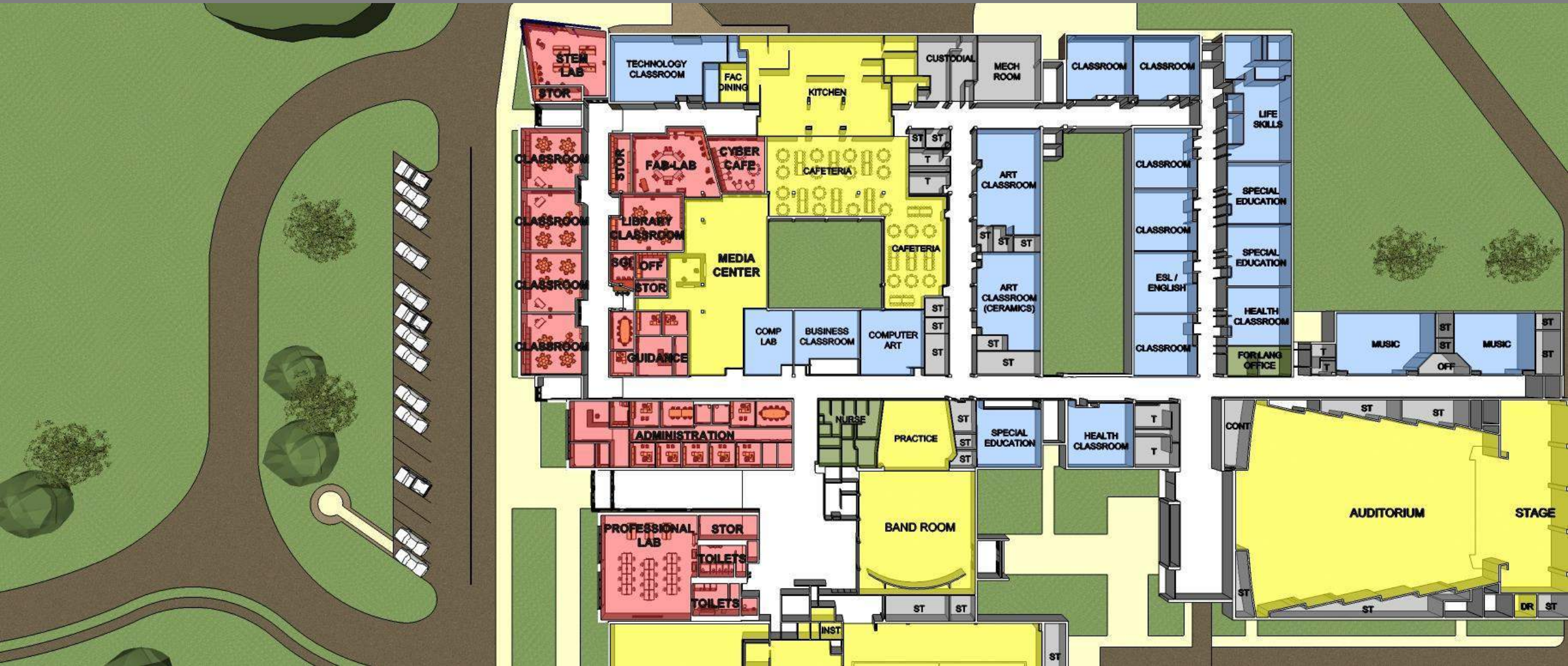
# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



EXISTING FLOOR PLAN – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FLOOR PLAN – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FLOOR PLAN – FIRST FLOOR – NEW ENTRY



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FLOOR PLAN – NEW FAB LAB / CYBER CAFE

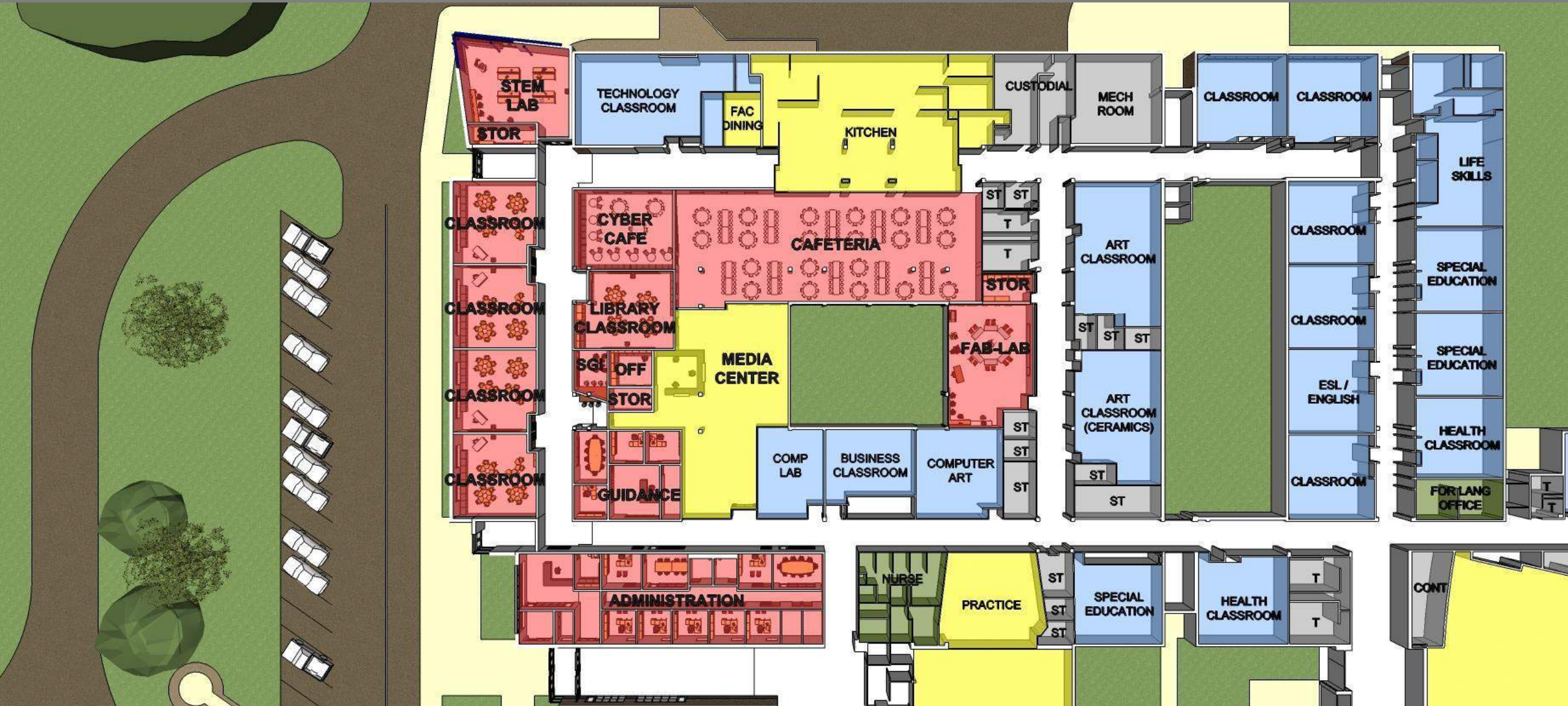


[illegible]

KCB Architects



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FLOOR PLAN – FIRST FLOOR – CAFETERIA RENOVATION



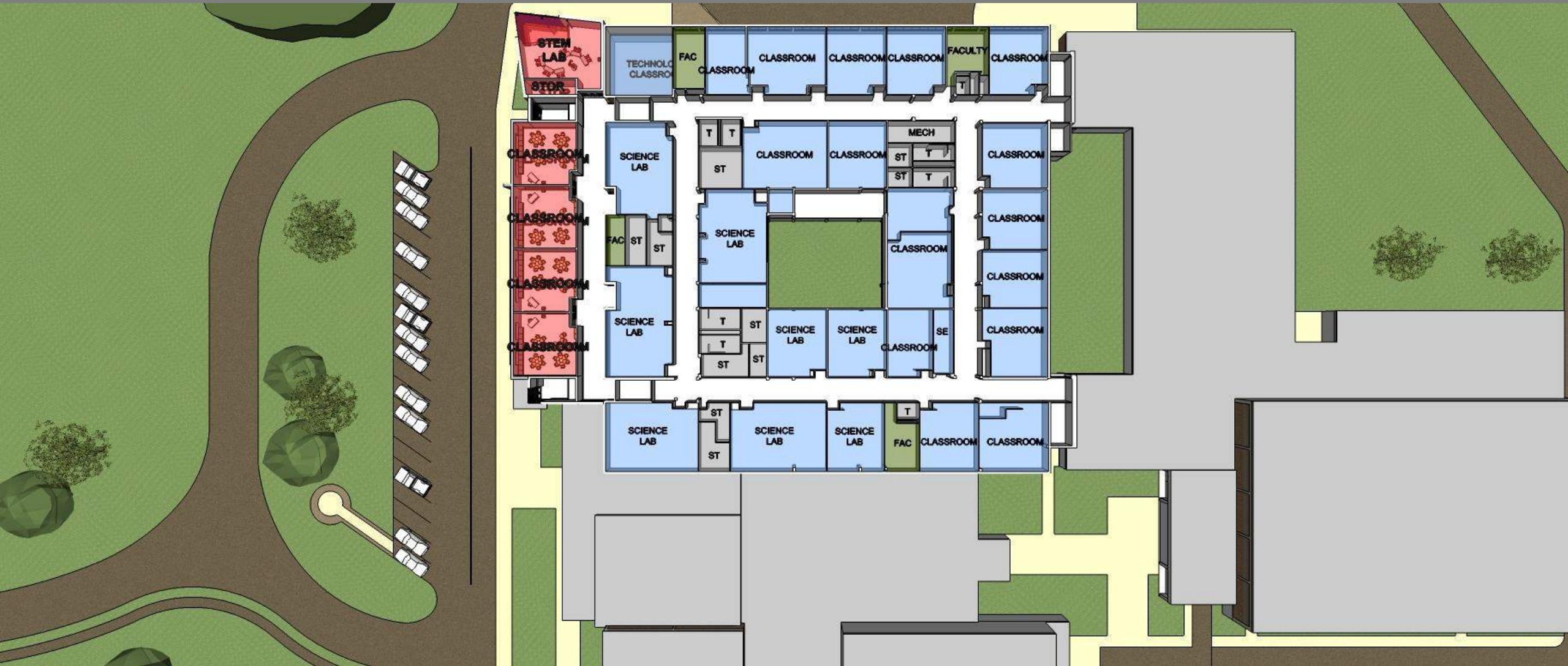
# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



EXISTING FLOOR PLAN – SECOND FLOOR



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FLOOR PLAN – SECOND FLOOR

# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



EXISTING FRONT ELEVATION



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FRONT ELEVATION

# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



EXISTING FRONT ELEVATION



# LOWER MORELAND HIGH SCHOOL – ADDITION / RENO OPT 1



PROPOSED FRONT ELEVATION



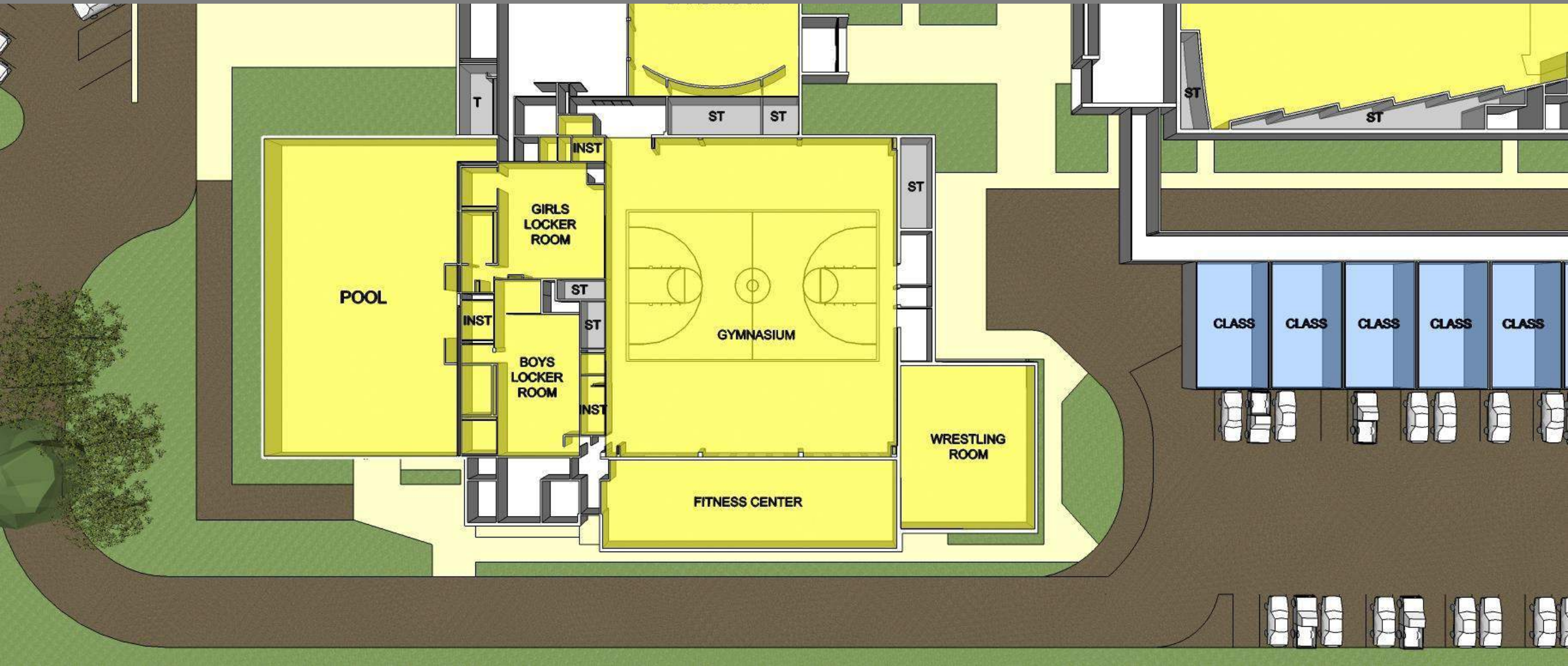
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



EXISTING FLOOR PLAN – FIRST FLOOR



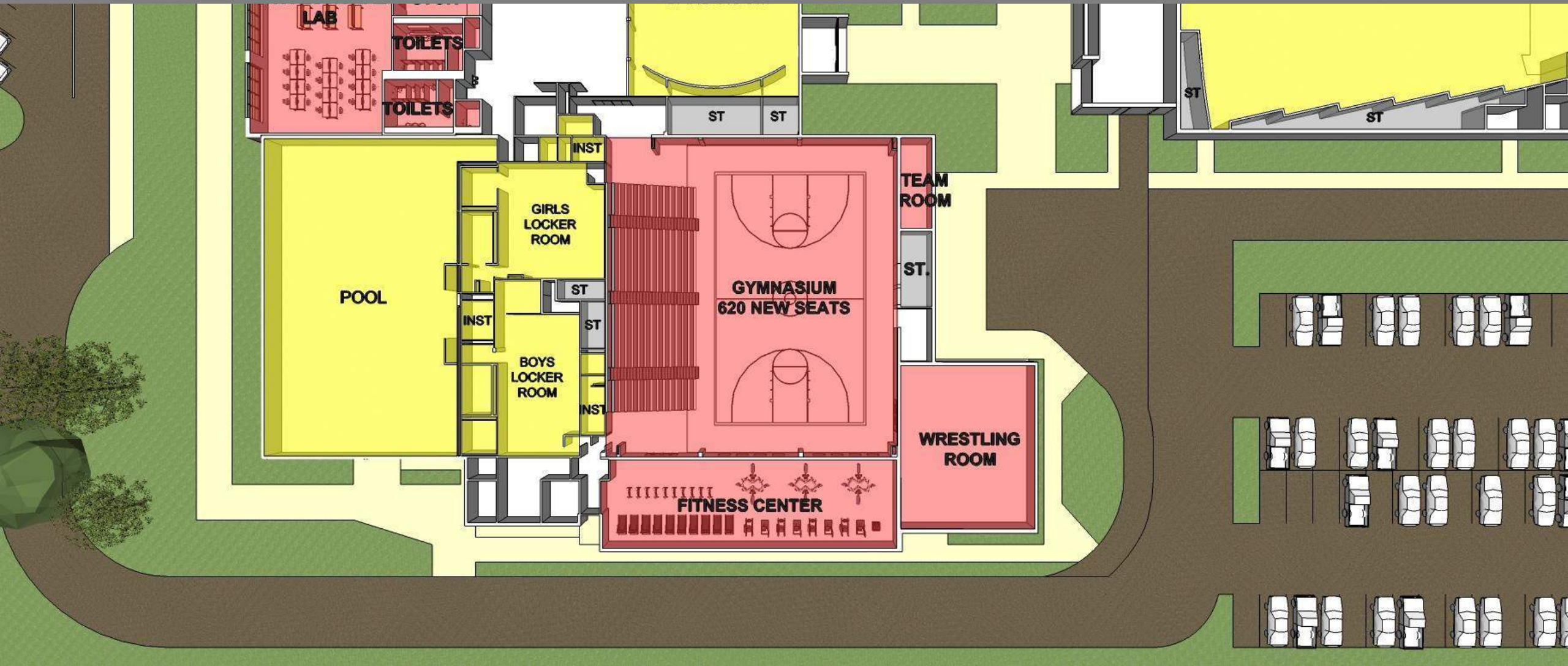
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



EXISTING FLOOR PLAN – FIRST FLOOR



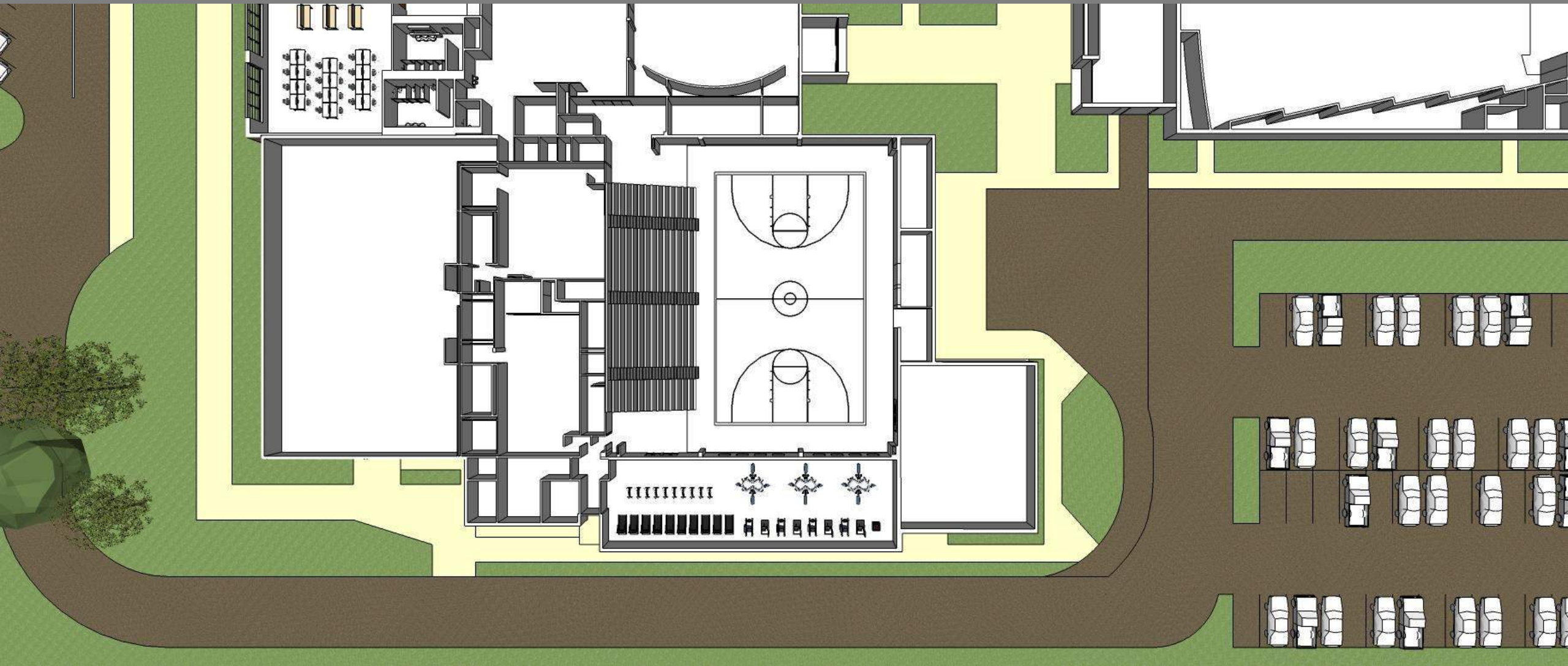
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



PROPOSED FLOOR PLAN – FIRST FLOOR

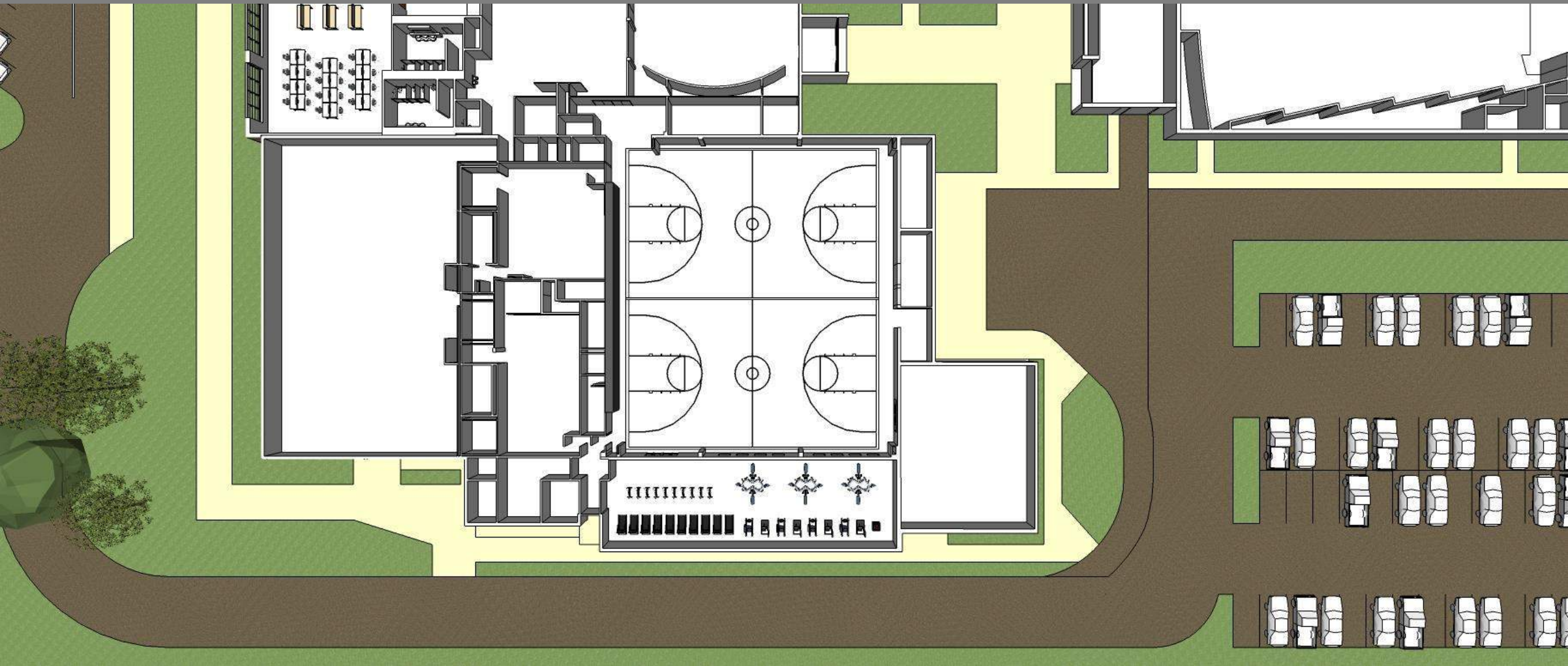


# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



PROPOSED FLOOR PLAN – FIRST FLOOR – MAIN COURT

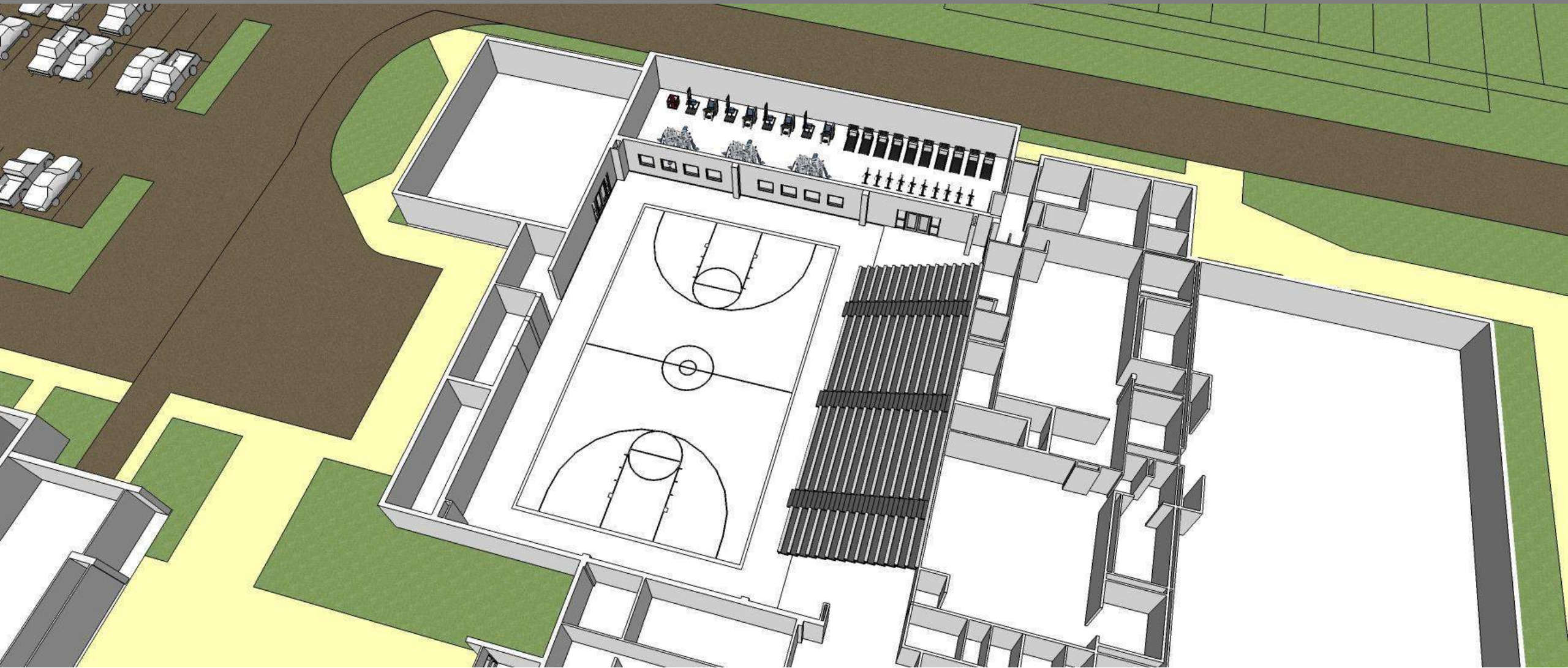
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



PROPOSED FLOOR PLAN – FIRST FLOOR – CROSS COURTS



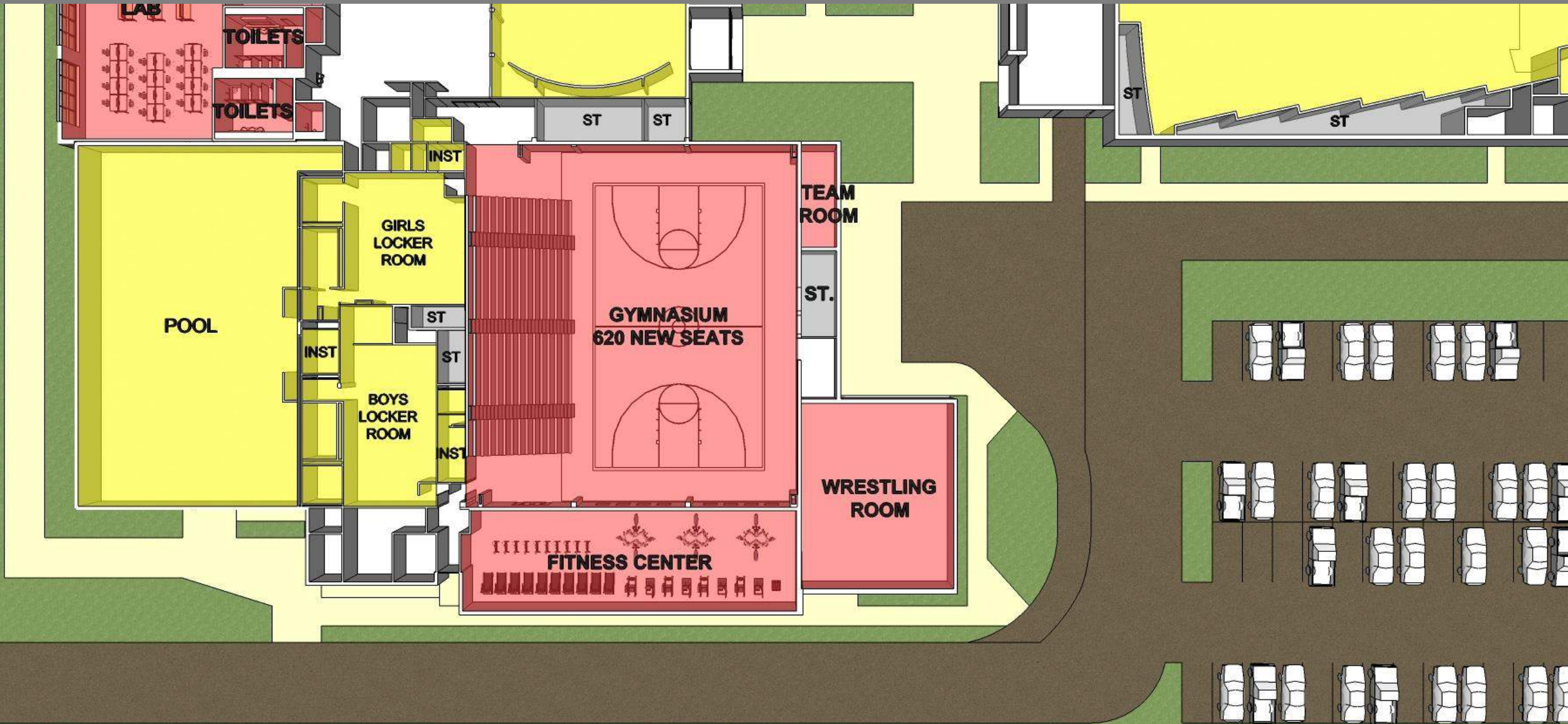
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



PROPOSED FLOOR PLAN – FIRST FLOOR – VISIBILITY



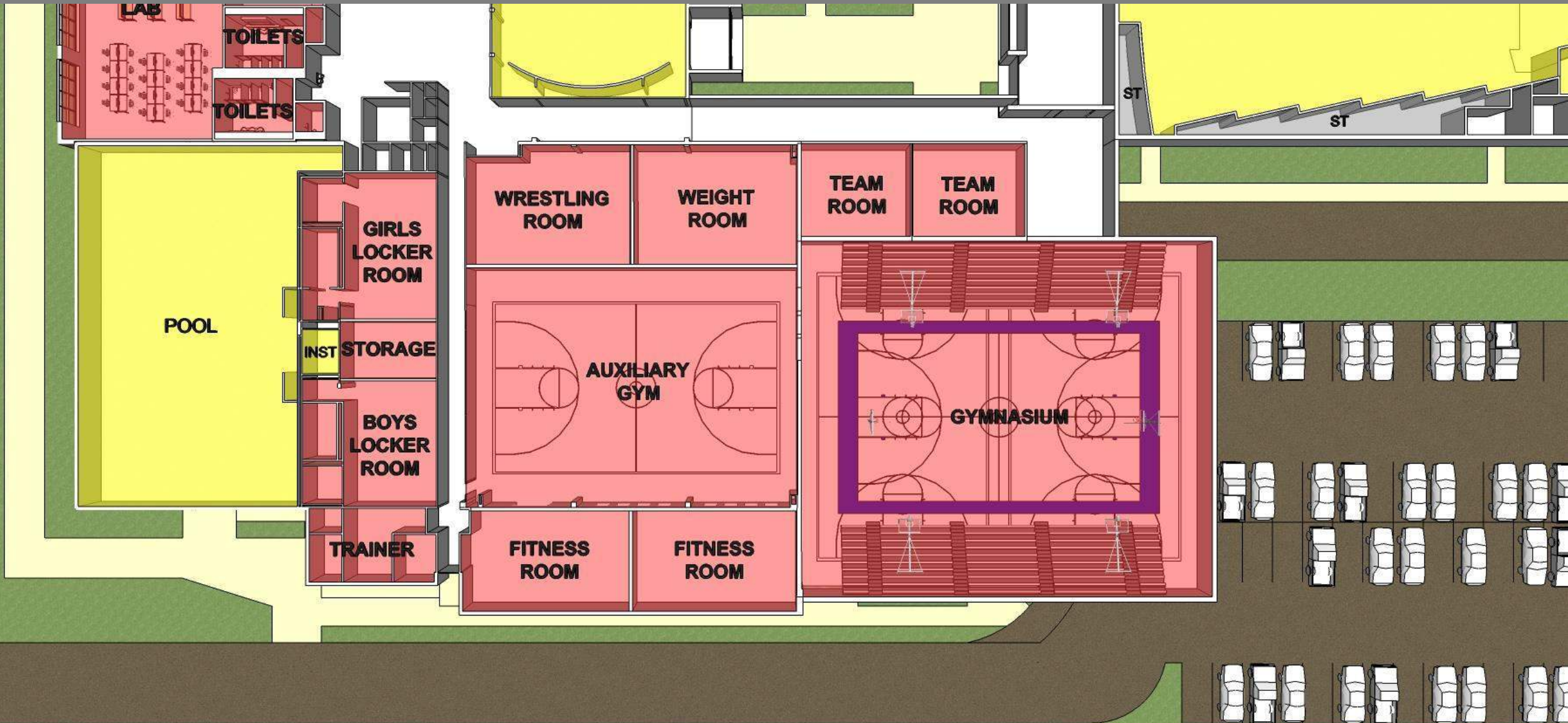
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



PROPOSED FLOOR PLAN – FIRST FLOOR – FUTURE ATHLETICS



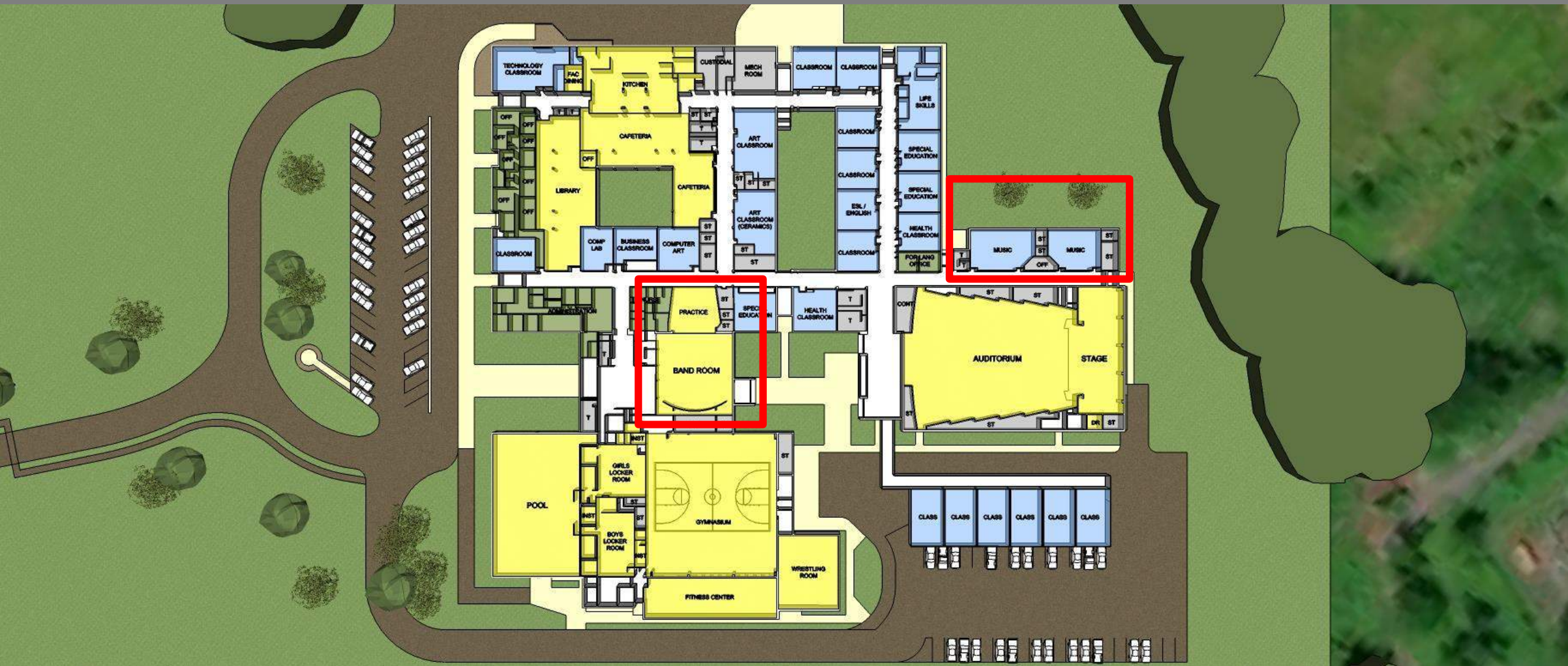
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 2



PROPOSED FLOOR PLAN – FIRST FLOOR – FUTURE ATHLETICS



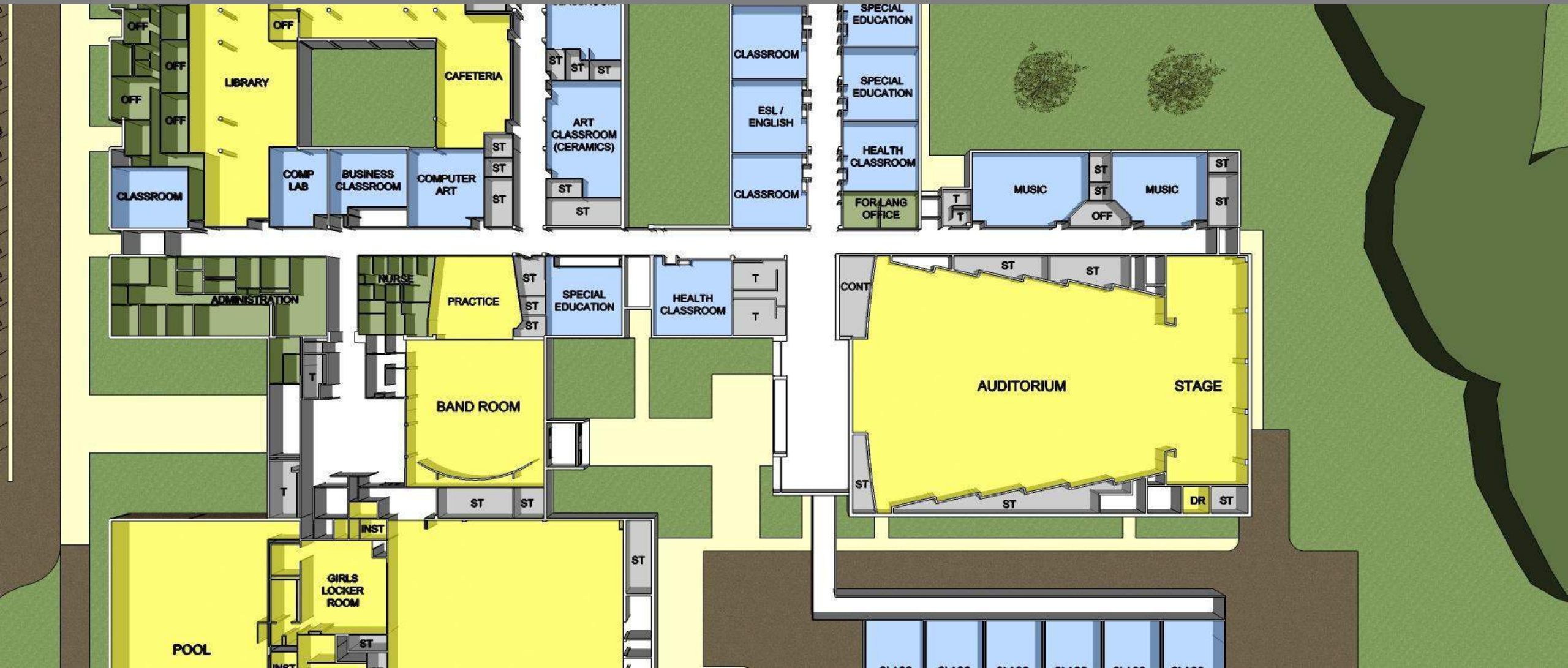
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3A



EXISTING FLOOR PLAN – FIRST FLOOR



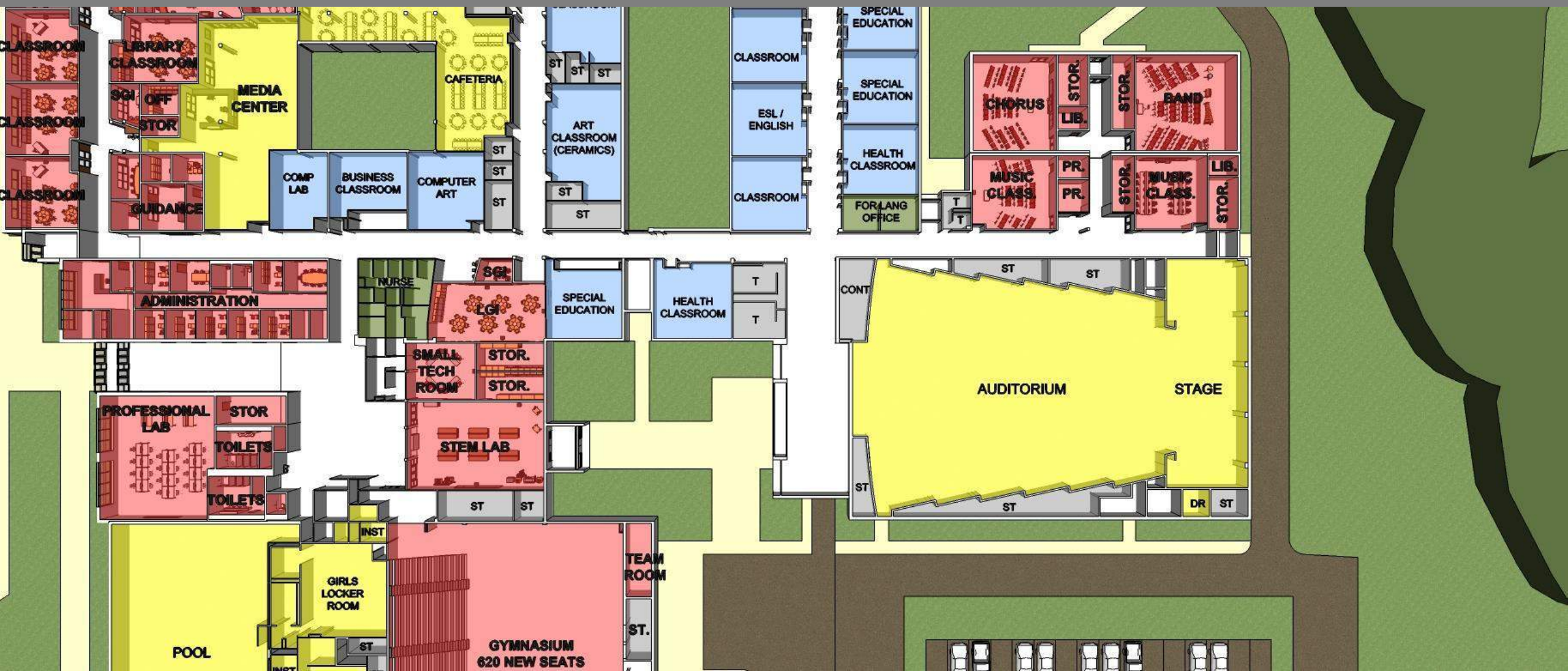
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3A



EXISTING FLOOR PLAN – FIRST FLOOR



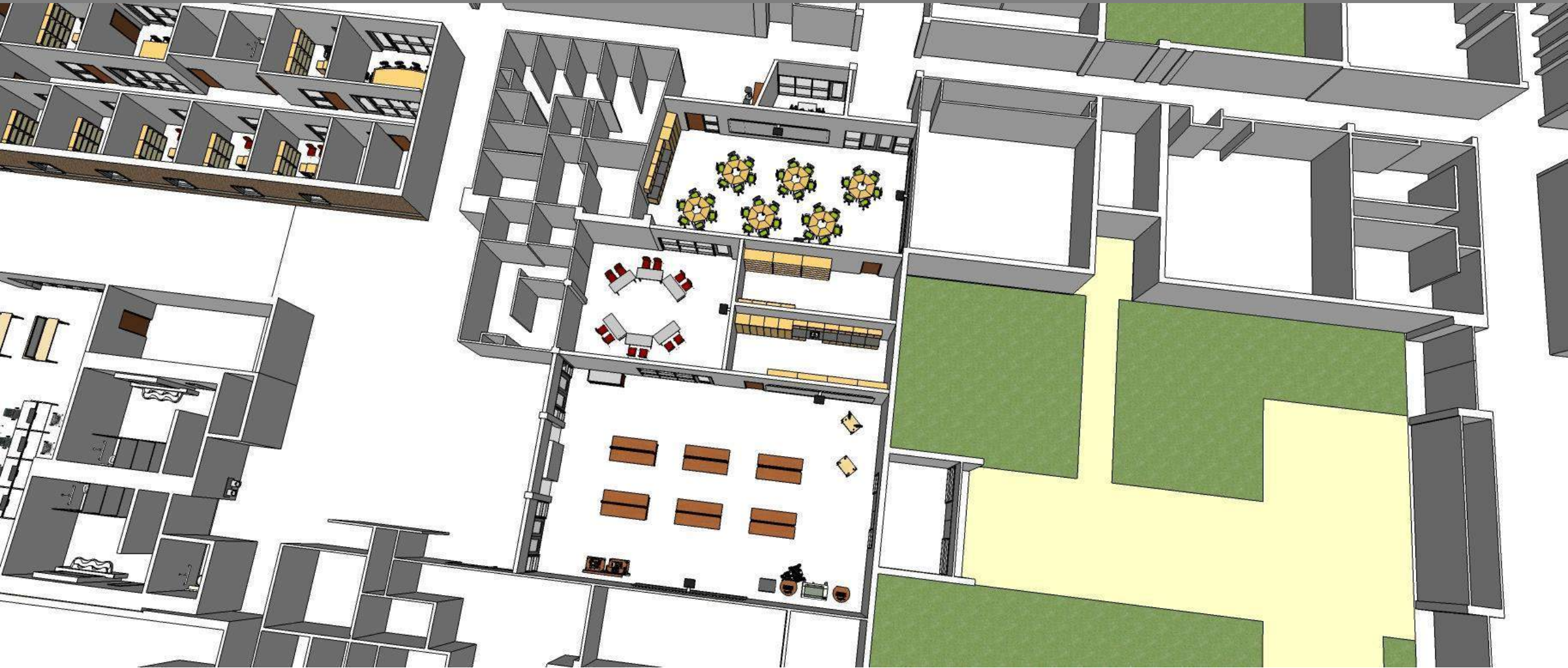
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3A



PROPOSED FLOOR PLAN – FIRST FLOOR



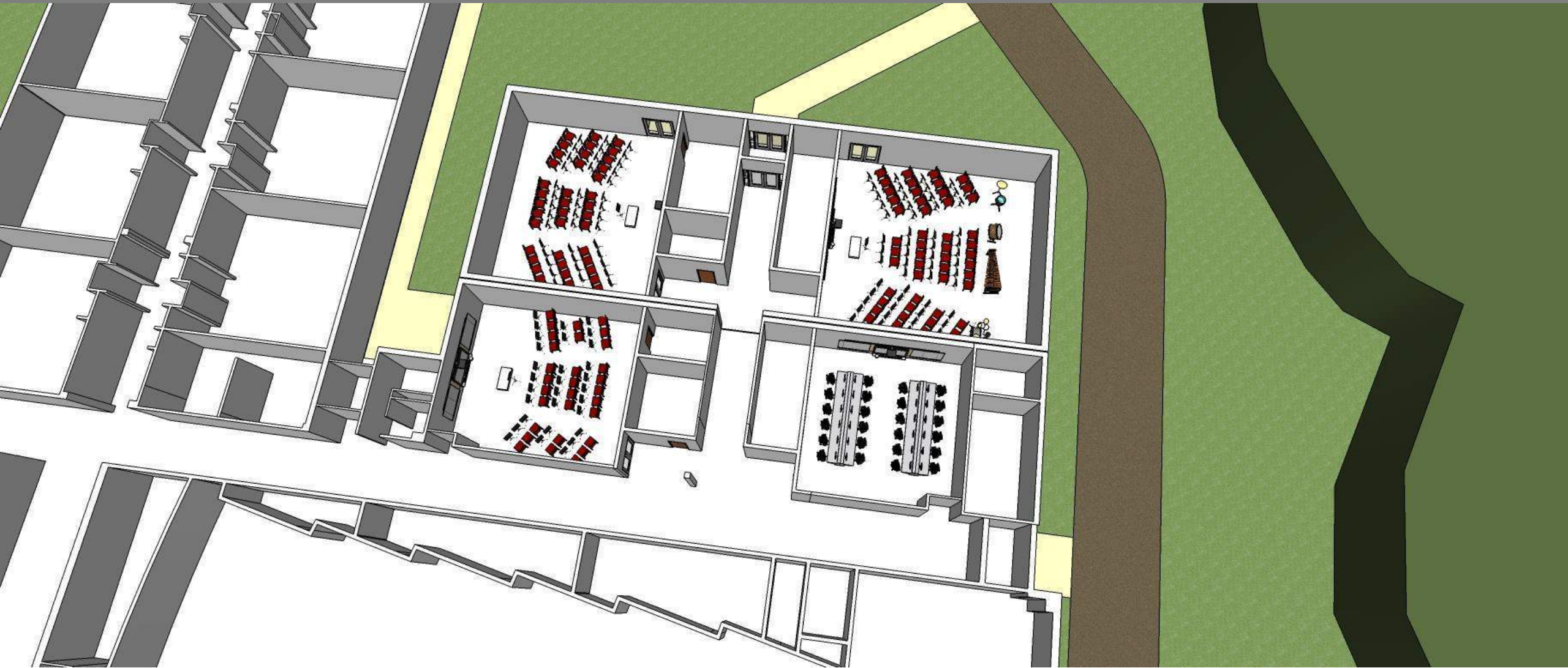
# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3A



PROPOSED FLOOR PLAN – FIRST FLOOR – STEM LAB



# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3A



PROPOSED FLOOR PLAN – FIRST FLOOR – MUSIC



# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3B



EXISTING FLOOR PLAN – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3B



EXISTING FLOOR PLAN – FIRST FLOOR



The floor plan shows a school building with the following rooms and areas:

- Top Left:** STEM LAB, STOR.
- Top Center:** TECHNOLOGY CLASSROOM, FAC DINING, KITCHEN, CUSTODIAL, MECH ROOM, CLASSROOM, CLASSROOM.
- Top Right:** LIFE SKILLS, SPECIAL EDUCATION, SPECIAL EDUCATION, HEALTH CLASSROOM, FORLANG OFFICE.
- Middle Left:** CLASSROOM, CLASSROOM, CLASSROOM, CLASSROOM, LIBRARY CLASSROOM, SGI OFF, STOR, GUIDANCE, ADMINISTRATION.
- Middle Center:** CYBER CAFE, CAFETERIA, MEDIA CENTER, COMP LAB, BUSINESS CLASSROOM, ART, ST., ST., NURSE, SGI, LGI, SMALL TECH, STOR.
- Middle Right:** ST., ST., ART, ART (CERAMICS), ST., KILN, CLASSROOM, CLASSROOM, CLASSROOM, ESL / ENGLISH, CLASSROOM.
- Bottom Left:** CHORUS, STOR., LIB., MUSIC CLASS., PR., PR., STOR., MUSIC CLASS., LIB., STOR.
- Bottom Center:** SPECIAL EDUCATION, HEALTH CLASSROOM.
- Bottom Right:** CONT, ST, ST.

# PROPOSED FLOOR PLAN – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – RENOVATION OPT 3B

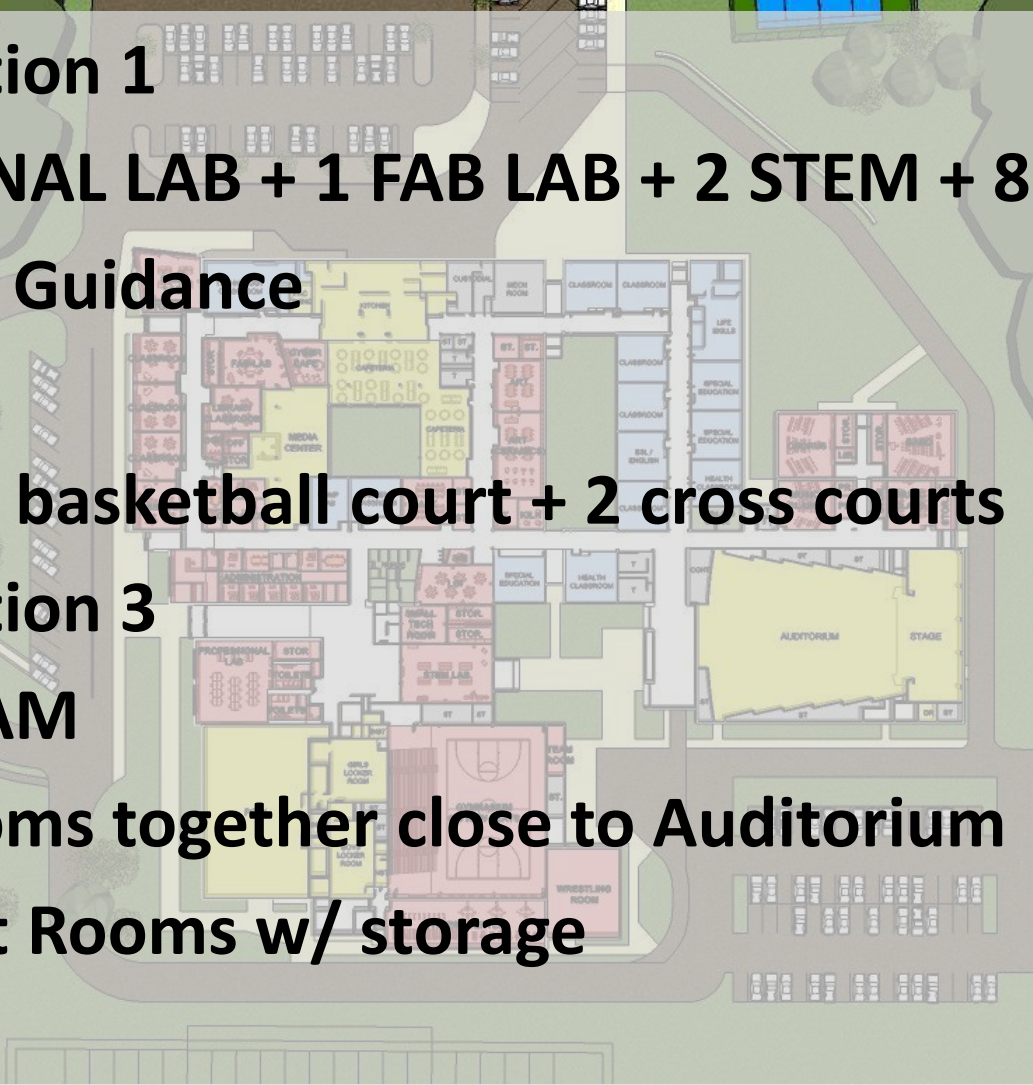


PROPOSED FLOOR PLAN – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – ALL OPTIONS

- **Addition / Renovation 1**
  - **1 PROFESSIONAL LAB + 1 FAB LAB + 2 STEM + 8 CLASSROOMS**
  - **New Admin / Guidance**
- **Renovation 2**
  - **Full size main basketball court + 2 cross courts**
- **Renovation / Addition 3**
  - **1 LGI + 1 STEAM**
  - **All Music Rooms together close to Auditorium**
  - **Organized Art Rooms w/ storage**



**PROPOSED FLOOR PLAN – FIRST FLOOR**



The background image shows the exterior of Lower Moreland High School. The building is a multi-story structure with light-colored brick and large windows. A sign above the entrance reads "LOWER MORELAND HIGH SCHOOL". A silver pickup truck is parked on the street in front of the school. The scene is set on a clear day with some trees and a sidewalk visible.

# **LOWER MORELAND HIGH SCHOOL COST ESTIMATES**



# LOWER MORELAND HIGH SCHOOL – BASIC RENOVATIONS

Building Renovations			\$7,597,760
Building Systems Budget			\$10,501,760
Design/Bidding Contingency - 5%			\$904,976
<b>TOTAL CONSTRUCTION COST</b>			<b>\$19,004,496</b>
Construction Contingency - 10%			\$1,900,450
Soft Costs - 15% (Fees, Permits, etc.)			\$2,850,674
Budget: FF&E			<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$24,405,620</b>

INCLUDES LIMITED RENOVATIONS TO THE BUILDING, ROOF REPLACEMENT, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), AND SECURITY CAMERAS

# LOWER MORELAND HIGH SCHOOL – OPTION 1



OPTION 1 – FIRST FLOOR



OPTION 1 – SECOND FLOOR



# LOWER MORELAND HIGH SCHOOL – OPTION 1

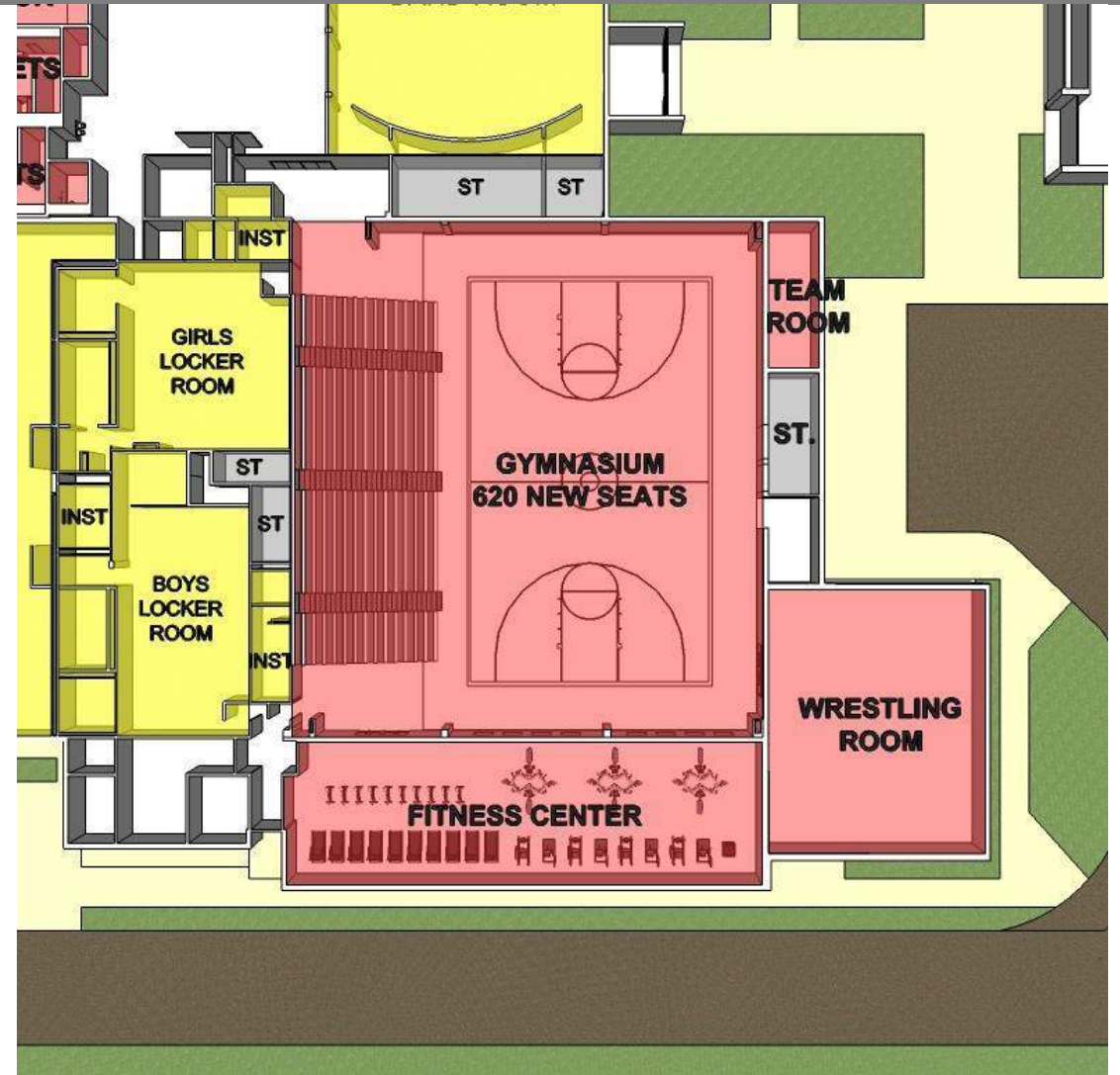
Building Renovations			\$8,090,560
Building Systems Budget			\$10,501,760
New Construction (Includes Classroom + New Entry Addition)			\$6,450,192
Design/Bidding Contingency - 5%			\$1,252,126
<b>TOTAL CONSTRUCTION COST</b>			<b>\$26,294,638</b>
Construction Contingency - 10%			\$2,629,464
Soft Costs - 15% (Fees, Permits, etc.)			\$3,944,196
Budget: FF&E			<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$33,518,297</b>

**ALSO INCLUDES: LIMITED RENOVATIONS TO THE BUILDING, ROOF REPLACEMENT, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), AND SECURITY CAMERAS**

# LOWER MORELAND HIGH SCHOOL – OPTION 1 + 2



OPTION 1 – FIRST FLOOR



OPTION 2 – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – OPTION 1 + 2

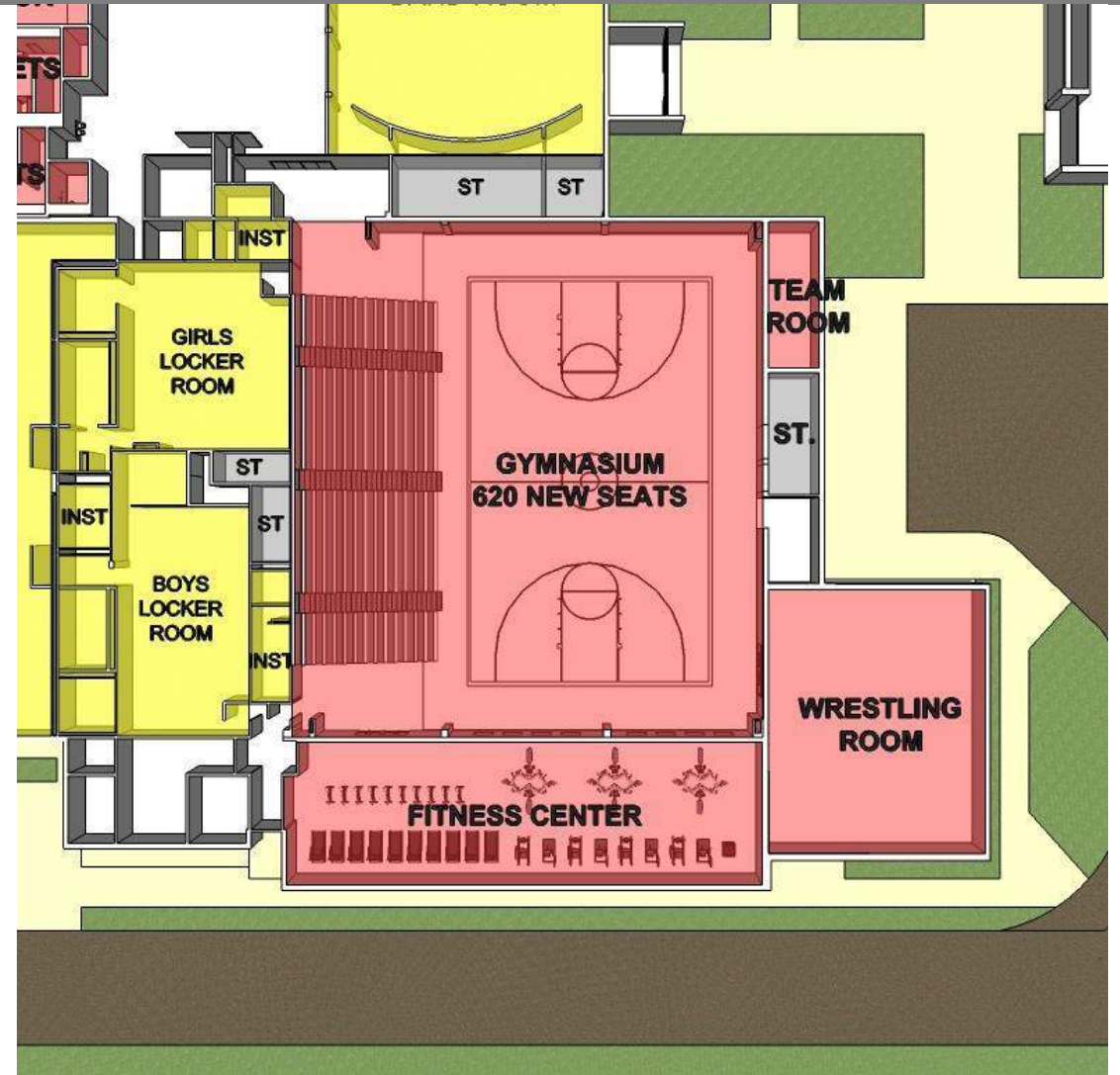
Building Renovations (includes Gymnasium Renovation)			\$8,735,160
Building Systems Budget			\$10,501,760
New Construction (Includes Classroom + New Entry Addition)			\$6,450,192
Design/Bidding Contingency - 5%			\$1,284,356
<b>TOTAL CONSTRUCTION COST</b>			<b>\$26,971,468</b>
Construction Contingency - 10%			\$2,697,147
Soft Costs - 15% (Fees, Permits, etc.)			\$4,045,720
Budget: FF&E			<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>			<b>\$34,364,335</b>

**ALSO INCLUDES: LIMITED RENOVATIONS TO THE BUILDING, ROOF REPLACEMENT, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), AND SECURITY CAMERAS**

# LOWER MORELAND HIGH SCHOOL – OPTION 1 + 2 + 3



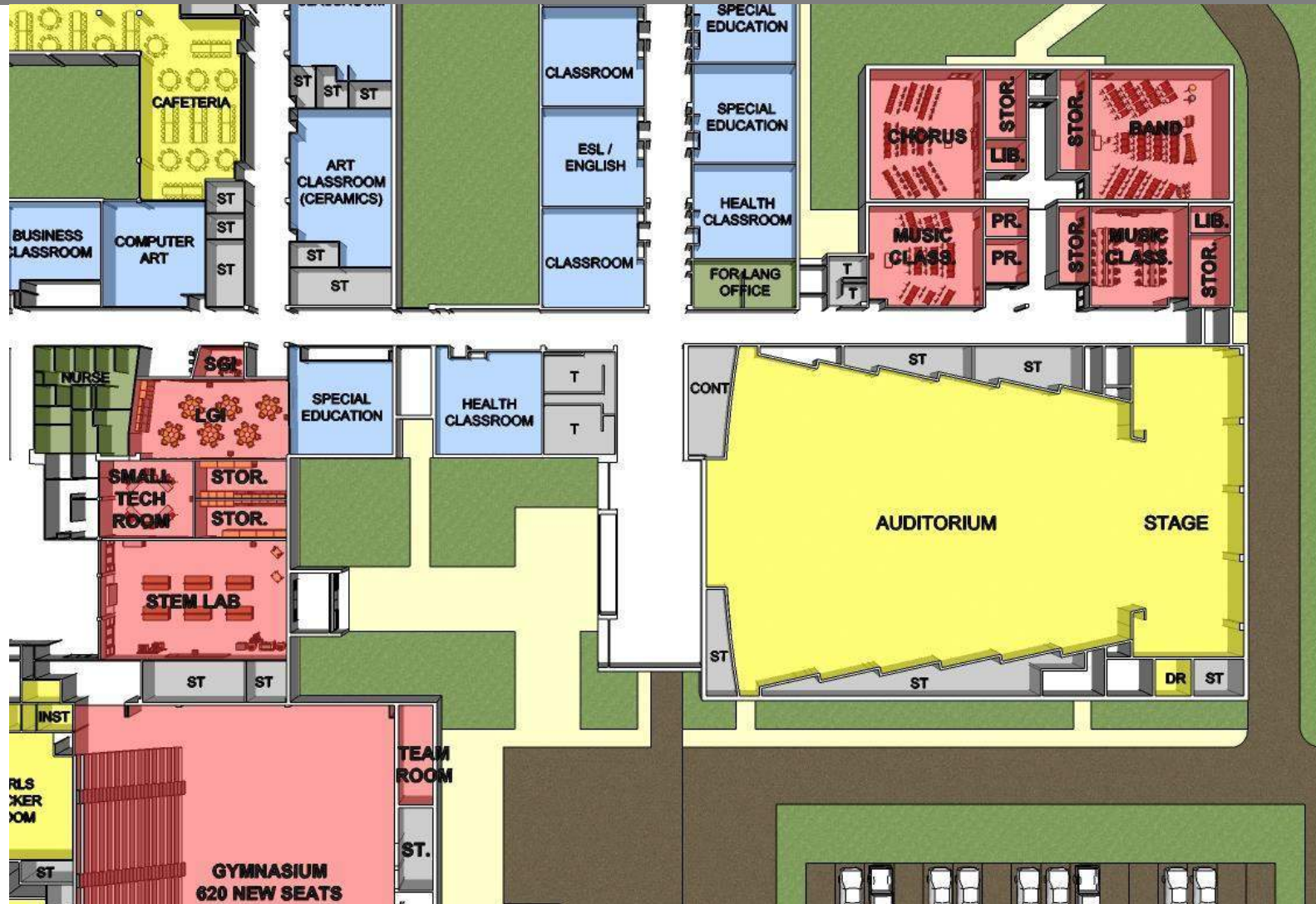
OPTION 1 – FIRST FLOOR



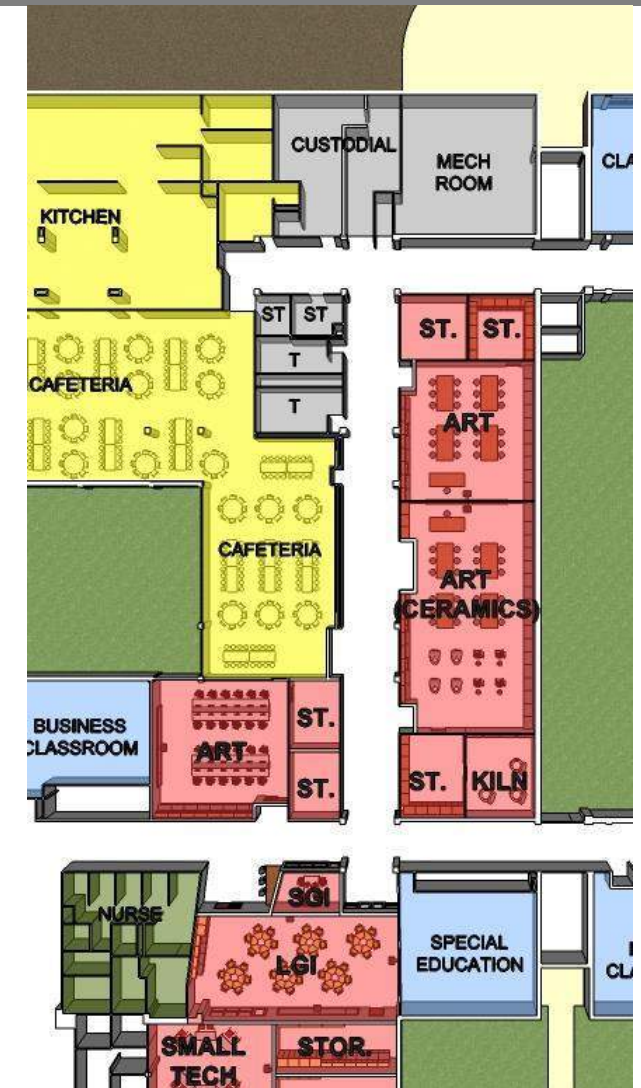
OPTION 2 – FIRST FLOOR



# LOWER MORELAND HIGH SCHOOL – OPTION 1 + 2 + 3



OPTION 3A – STEM + MUSIC



OPTION 3B – ART

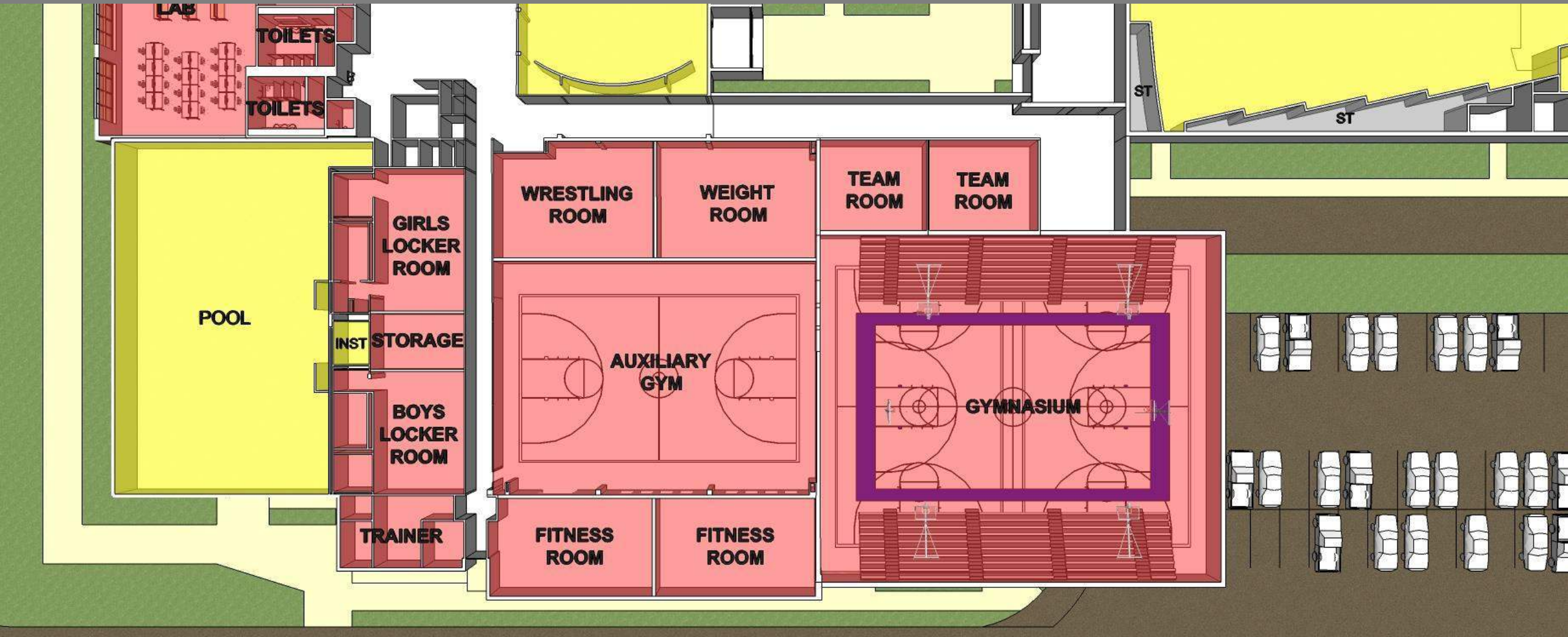
# LOWER MORELAND HIGH SCHOOL – OPTION 1 + 2 + 3

Building Renovations (Includes Gymnasium, STEM, Music, Art Renovation)		\$9,279,560
Building Systems Budget		\$10,501,760
New Construction (Includes Classroom + New Entry Addition, Music Addition)		\$7,820,064
Design/Bidding Contingency - 5%		\$1,380,069
<b>TOTAL CONSTRUCTION COST</b>		<b>\$28,981,453</b>
Construction Contingency - 10%		\$2,898,145
Soft Costs - 15% (Fees, Permits, etc.)		\$4,347,218
Budget: FF&E		<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>		<b>\$36,876,817</b>

**ALSO INCLUDES: LIMITED RENOVATIONS TO THE BUILDING, ROOF REPLACEMENT, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), AND SECURITY CAMERAS**



# LOWER MORELAND HIGH SCHOOL – ALL OPTIONS + NEW GYMNASIUM ADDITION




ALL OPTIONS + NEW GYM ADDITION

# LOWER MORELAND HIGH SCHOOL – ALL OPTIONS + NEW GYMNASIUM ADDITION

Building Renovations (Includes Athletic Area / Locker Rooms / Trainer Area, STEM, Music, Art Renovation)		\$9,375,160
Building Systems Budget		\$10,501,760
New Construction (Includes Classroom + New Entry Addition, Music Addition, New Gymnasium Addition)		\$12,315,564
Design/Bidding Contingency - 5%		\$1,609,624
<b>TOTAL CONSTRUCTION COST</b>		<b>\$33,802,108</b>
Construction Contingency - 10%		\$3,380,211
Soft Costs - 15% (Fees, Permits, etc.)		\$5,070,316
Budget: FF&E		<u>\$650,000</u>
<b>TOTAL PROJECT COST</b>		<b>\$42,902,635</b>

**ALSO INCLUDES: LIMITED RENOVATIONS TO THE BUILDING, ROOF REPLACEMENT, BUILDING SYSTEMS (INCLUDING SPRINKLER SYSTEM), AND SECURITY CAMERAS**

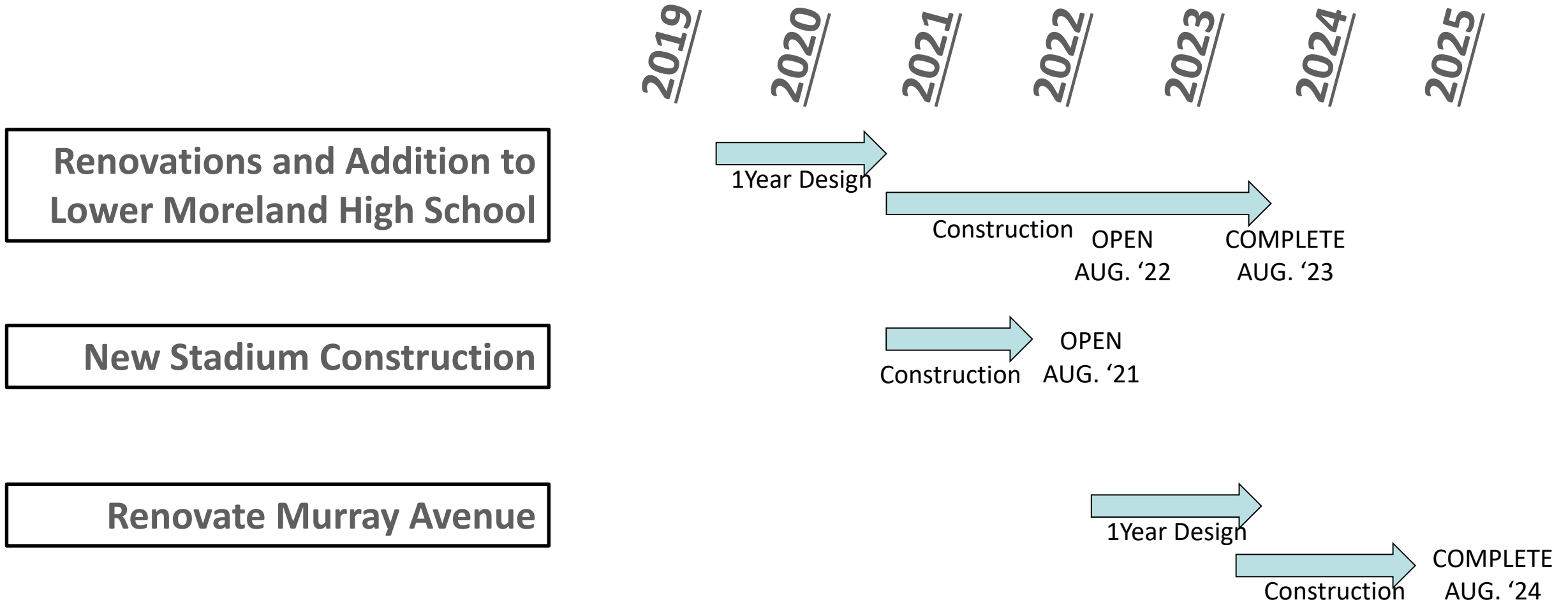




# POTENTIAL MASTER PLAN OF BUILDING IMPROVEMENTS

Down in the big construction site,  
the tough trucks work with all their might

# Potential Master Plan of Building Improvements





# Potential Master Plan of Building Improvements

Project	Cost	Comments
High School Renovate + Addition	\$34,364,335	STEM Addition and Renovations
Renovate Murray Ave School	\$24,781,758	Upgrade building systems and renovation of various spaces
<b><u>TOTAL</u></b>	<b><u>\$64,033,927</u></b>	Potentially over 5 years

# Potential Master Plan of Building Improvements

Project	Cost	Comments
High School Renovate + Addition	\$34,364,335	STEM Addition and Renovations
Renovate Murray Ave School	\$24,781,758	Upgrade building systems and renovation of various spaces
Stadium at the High School	\$4,793,064	Turf field and track
<b><u>TOTAL</u></b>	<b><u>\$73,939,157</u></b>	Potentially over 5 years
Pine Road library renovation	\$1,000,000	Modernization of existing space



# Potential Master Plan of Building Improvements

Project	Cost	Comments
High School Renovate + Addition	\$34,364,335	STEM Addition and Renovations
Build New Murray Ave School Grades 6-8 (750 students)	\$52,843,454	New construction on existing field site
Stadium at the High School	\$4,793,064	Turf field and track
<b><u>TOTAL</u></b>	<b><u>\$92,000,853</u></b>	Potentially over 5 years

PINE ROAD ELEMENTARY

# DISCUSSION



RESPONSIBILITY

KINDNESS

HONESTY

RESPECT

GROWS GREAT KIDS!

