

# Pleasant Valley School District

## High School Renovations and Additions

November 13, 2023, Schematic Design Update



D'HUY Engineering, Inc.  
Est. 1976

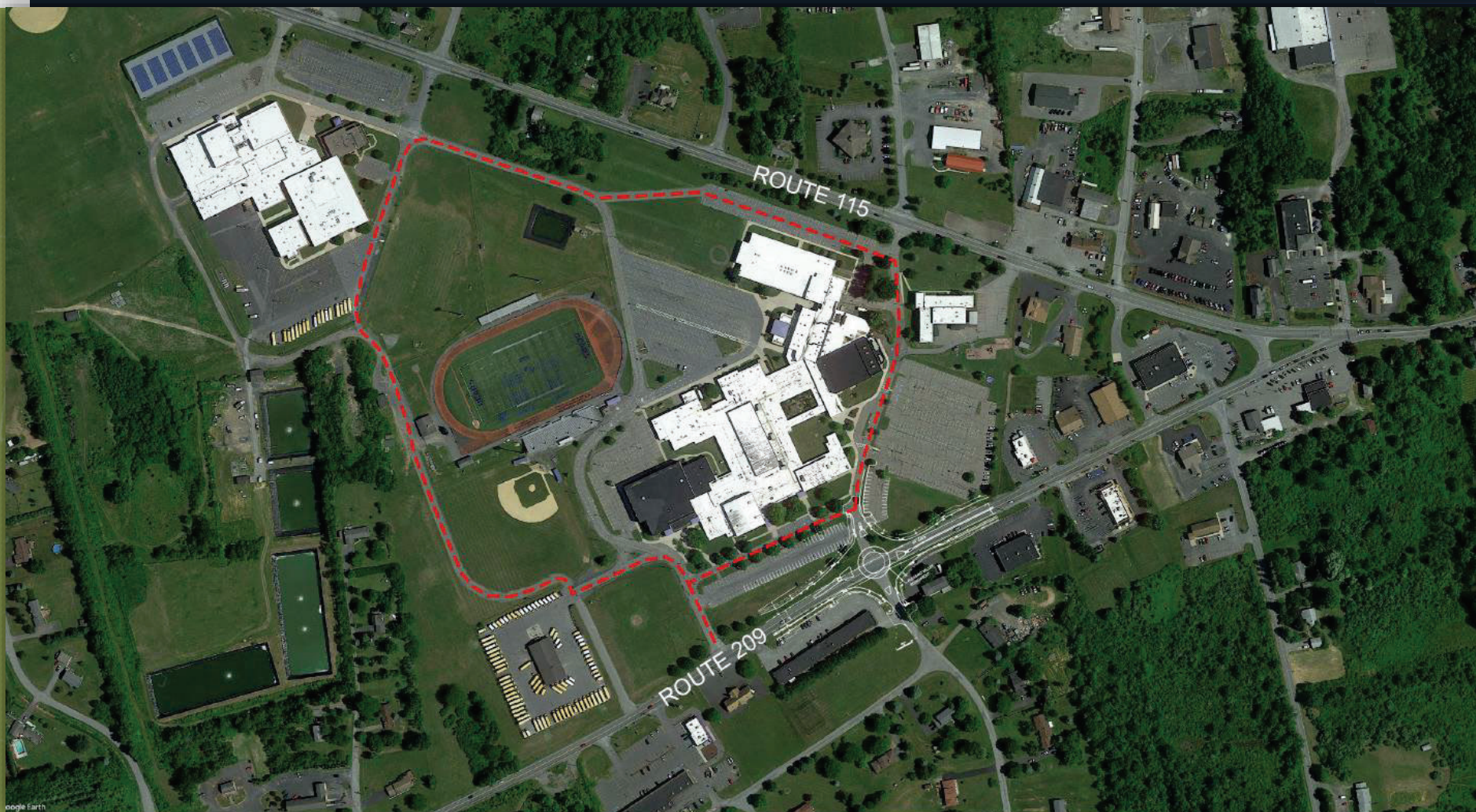






# Pleasant Valley High School

2







# Committee – HS Reno/Efficiency Suggestions

February 28, 2023

3

- ❑ The Planning Committee recommends the following:
  - ❑ Use JC Mills for phasing and at the end of the project demolish portion +/- 34,600 SF of the building (+/-17,000 SF). **Current plan has demolition noted as an alternate at project end.**
  - ❑ Expand the Cafeteria and Kitchen for program.
  - ❑ Expand Mechanical Room to serve the entire building.
  - ❑ Create new interior corridor spine “PV Way” connecting the front and back of the building for circulation, safety, and educational efficiency.
  - ❑ Create new front entrance and STEAM Classroom area.
  - ❑ Provide additional locker and weight room space.



# Capital Improvement Process Update

## 2023 Meetings:

- 1/5/23 Meeting - PVSD Planning Committee members met with DEI to review power point presentation scheduled for January Operations meeting Board update.
- 1/10/23 Meeting - District Planning Meeting update and discuss HS Plan of Action.
- 1/19/23 Meeting - PVSD Planning Committee members met with DEI to review Operation Committee meeting comments on student capacity and update building program schedule.
- 2/2/23 Meeting - PVSD Planning Committee members met with DEI to finalize student capacity requirements for distribution to the Board and review Committee list of HS Renovation & Efficiency suggestions.
- 2/28/23 Meeting - PVSD Planning Committee members met with DEI to review block concept plans based on the Committee's list of Renovation & Efficiency suggestions.
- 3/28/23 Meeting - PVSD Planning Committee members met with DEI to review updates to the concept block plans as directed by the Committee and reviewed initial concept budget in preparation for upcoming April Operations Committee meeting update.
- 4/11/23 Meeting - Present CIP (HS and Priorities at other facilities) at District Board Meeting
- 4/12/23 Meeting - Scheduled to Review Operations Committee presentation comments





# Capital Improvement Process Update

- The Pre-Design Phase of the H.S. Renovation/Addition is proceeding as directed by the Board.
- Public tours were completed on May 8, 2023. A video will be available on the District website for those who couldn't attend.
- Survey work is in progress. Work includes Land Survey, 3D Building Scanning to document the existing conditions, and an Environmental Assessment to document all materials that need to be remediated.
- The Committee reviewed an RFP that will be issued to select a Design Team for the proposed High School Project.
- Recommendations from the Committee for the Design Team selection will be provided for Board approval at the second board meeting in August.
- Mike Simonetta will provide financing information and update.
- The above steps are keeping this project on the timeline approved by the Board.



# Committee – HS Reno/Efficiency Suggestions

February 2, 2023 **REVISED – September 2023**

- ❑ The Planning Committee recommends the following:
  - ❑ Utilize JC Mills space for phasing needs.
  - ❑ Improve and repair site infrastructure and utilities.
  - ❑ Add internal road extensions to create loop road around the campus.
  - ❑ Integrate and upgrades for a centralized new MEP and fire protection infrastructure.
  - ❑ Design high school based upon the following student numbers:

Enrollment	± 1200 Students	(± 1,300 Students)
Classrooms	1325 Students	(4 classroom alternate: 1,425 Students)
Core Spaces	1425 Students	
  - ❑ Cohesive unified building exterior with main entry focal point.
  - ❑ Design high school expansion based upon the following:

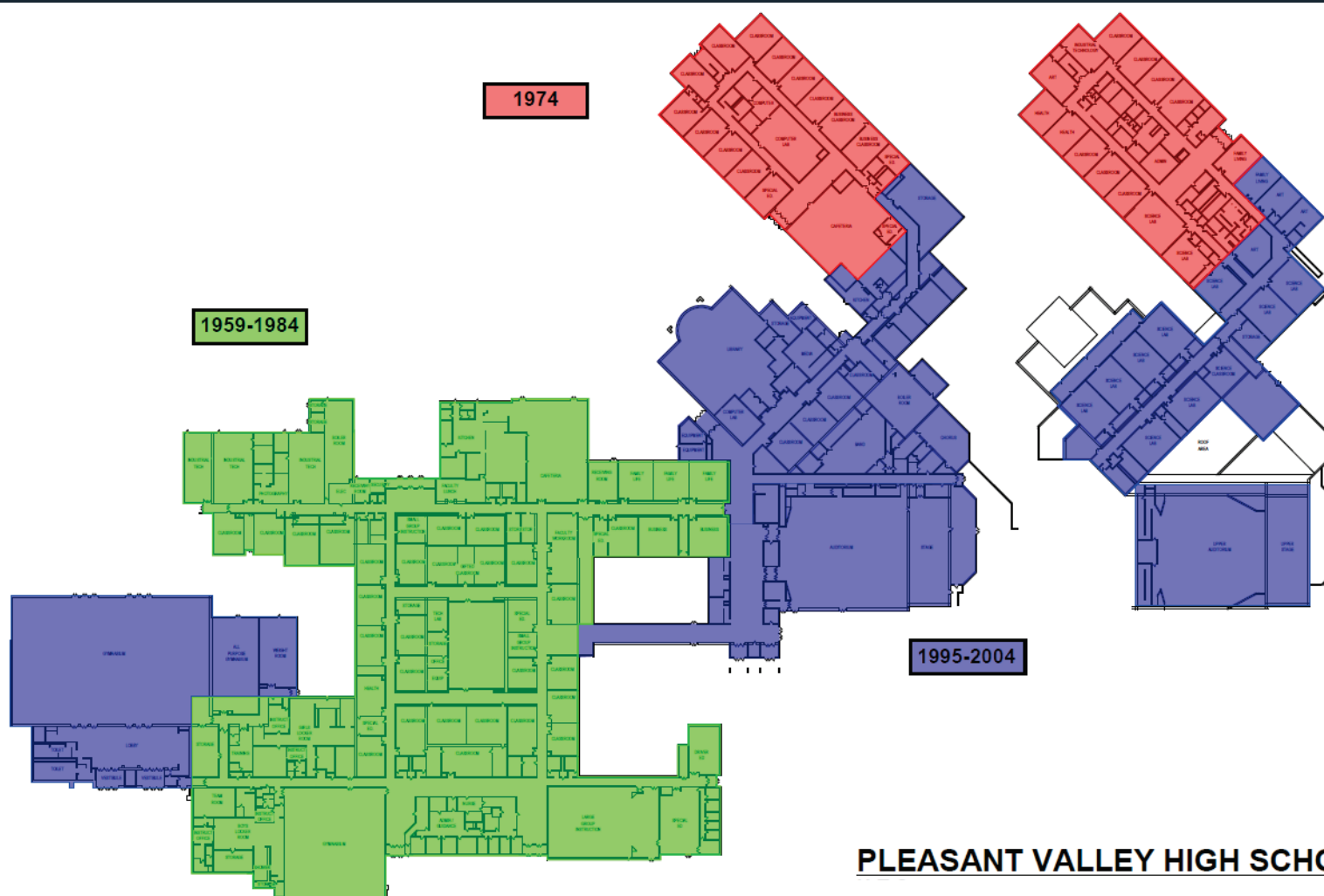
Cafeteria	1425 Students (400 seats needed per lunch period)
Weight Room	3000 sf
Team Rooms	3500 sf
  - ❑ Repurpose or replace old auditorium and incorporate into new main entrance.
  - ❑ Relocate IT and Bears Academy to a location with exterior access.
  - ❑ Reconfigure high school floor plans with considerations for departmental adjacencies.





# Existing High School Floor Plan

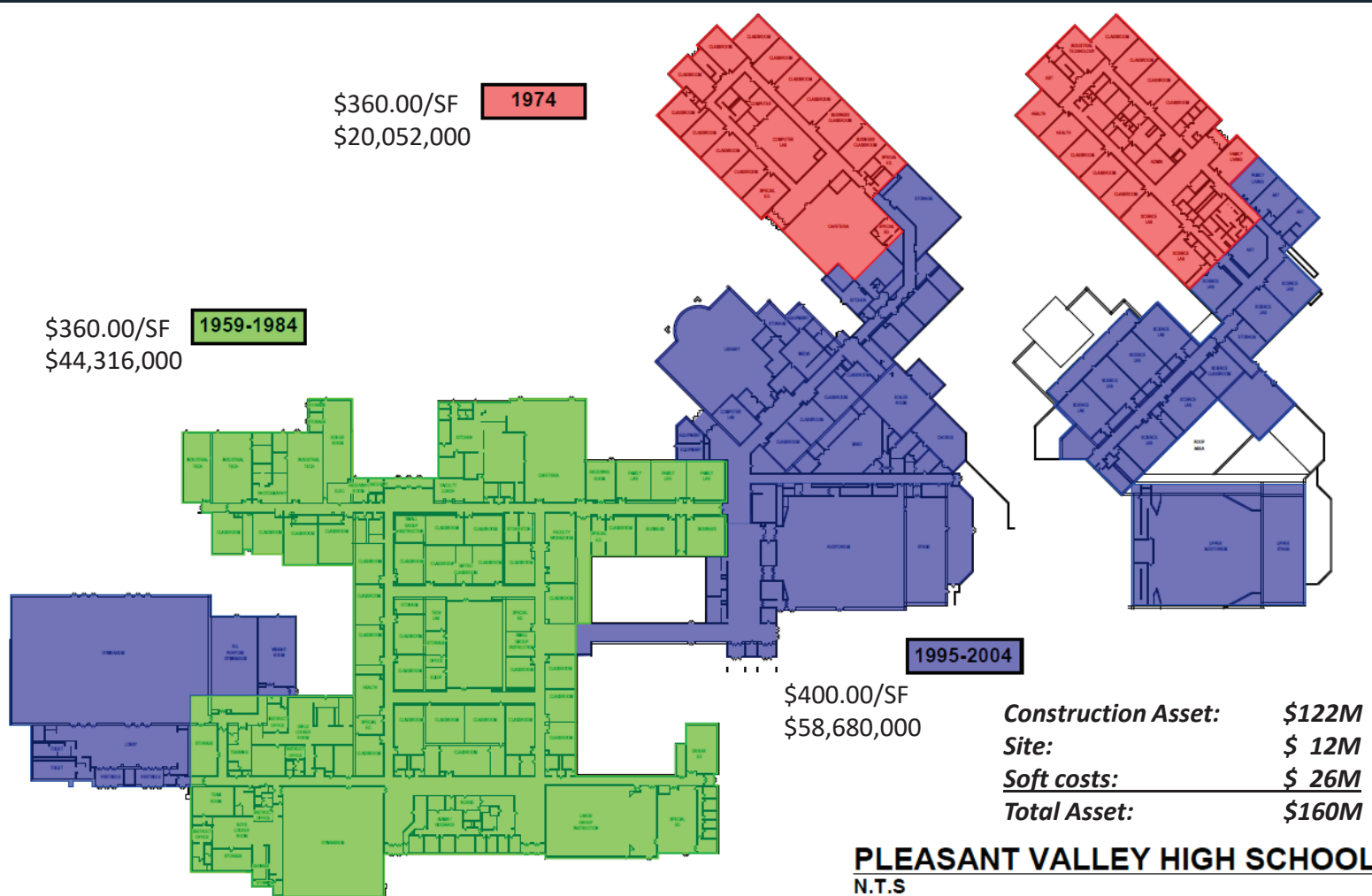
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**PLEASANT VALLEY HIGH SCHOOL**



# High School Floor Plan – New Construction Costs

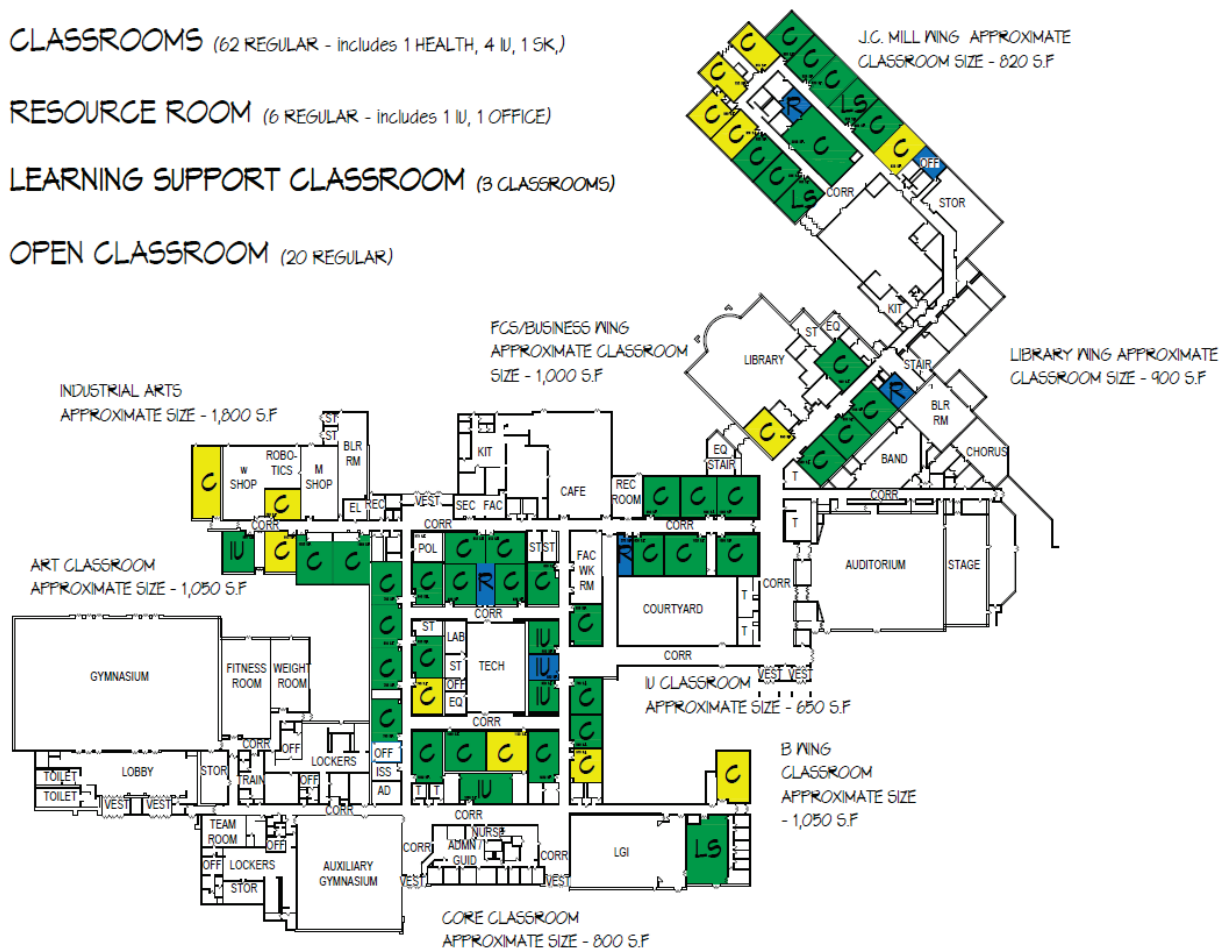






# Existing First Floor Classroom Plan

- C** CLASSROOMS (62 REGULAR - Includes 1 HEALTH, 4 IV, 1 SK.)
- R** RESOURCE ROOM (6 REGULAR - Includes 1 IV, 1 OFFICE)
- LS** LEARNING SUPPORT CLASSROOM (3 CLASSROOMS)
- C** OPEN CLASSROOM (20 REGULAR)



FIRST FLOOR PLAN

D'HUY  
Engineering,  
Inc.

CONSULTING ENGINEERS:  
Project Management  
Professional Engineering  
Structural Design & Analysis  
Process Engineering



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PLEASANT VALLEY SCHOOL DISTRICT

PLEASANT VALLEY HIGH SCHOOL  
1671 ROUTE 209  
BROOKDALE, PA. 15012

FIRST FLOOR PLAN

Rev #	Rev Date
1	11/2/2022
2	NOTED
3	PROJECT NO
4	Appd. XXXX

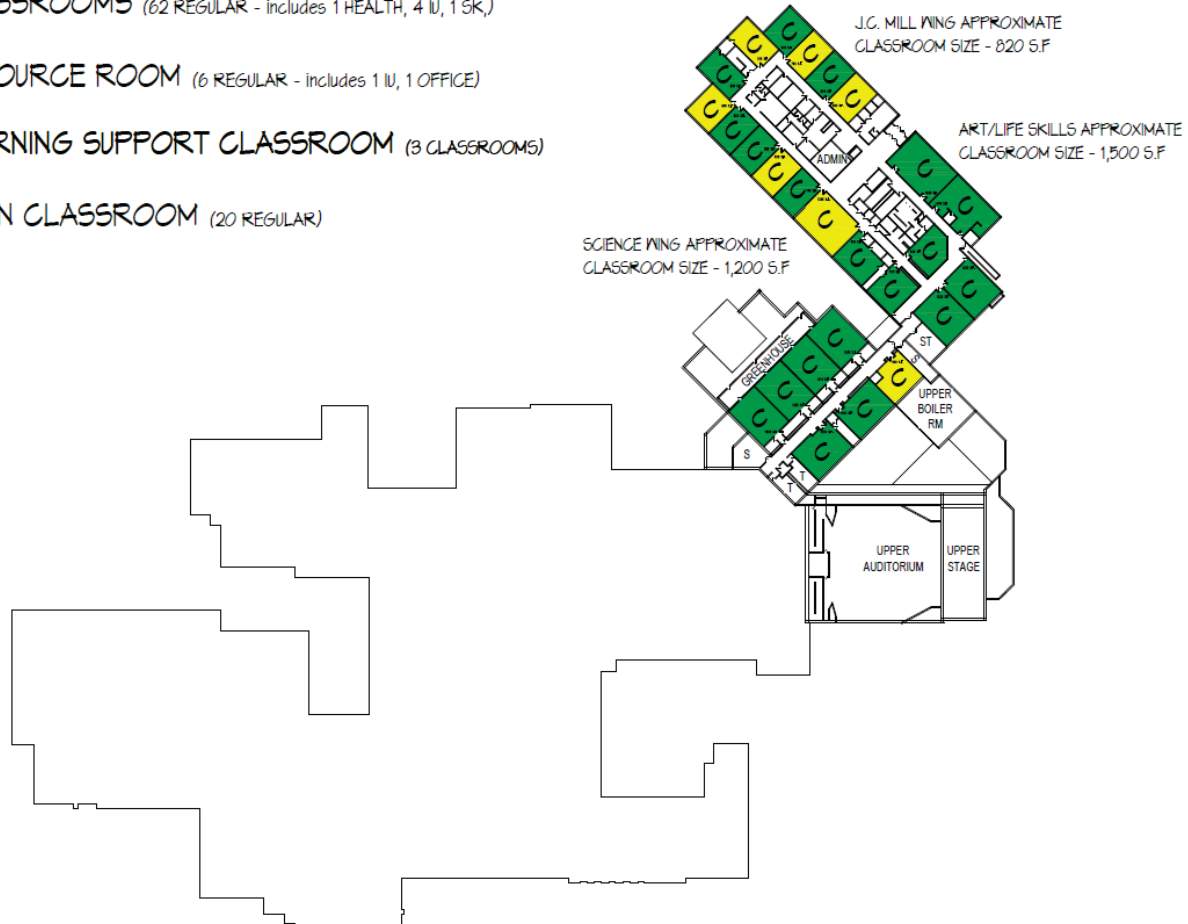
Sheet Title:  
EXISTING FIRST  
FLOOR PLAN

Sheet No.  
HS-FL01



# Existing Second Floor Classroom Plan

- C** CLASSROOMS (62 REGULAR - includes 1 HEALTH, 4 IV, 1 SK.)
- R** RESOURCE ROOM (6 REGULAR - includes 1 IV, 1 OFFICE)
- LS** LEARNING SUPPORT CLASSROOM (3 CLASSROOMS)
- C** OPEN CLASSROOM (20 REGULAR)



SECOND FLOOR PLAN

D'HUY  
Engineering,  
Inc.

CONSULTING ENGINEER:  
Project Management  
Facilities Engineering  
Structural Design & Analysis  
Forensic Engineering



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PLEASANT VALLEY SCHOOL DISTRICT

PLEASANT VALLEY HIGH SCHOOL  
1671 ROUTE 209  
BRODHEADSVILLE, PA 18322  
SECOND FLOOR PLAN

Rev #	Rev Date
1	11/2/2022
2	NOTED
3	PROJECT NO
Drawn: KCH	Appd: JOC

Sheet Title:

EXISTING SECOND  
FLOOR PLAN

Sheet No.

HS-FL02

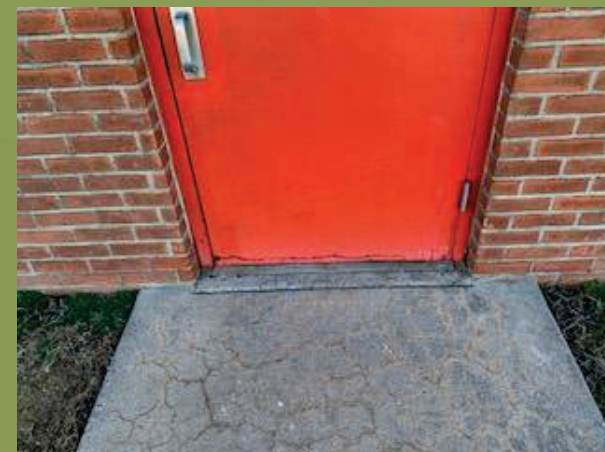




# Existing Conditions – Site Infrastructure

## Site & Exterior Conditions at High School

- ☐ Paving failing in parking lots and entrance roads causing cracks and potholes.
- ☐ Connect the existing site with internal drives to minimize the need to travel On Routes 115 and 209
- ☐ Repair stormwater systems.
- ☐ Upgrade site utilities, onsite water, and septic.
- ☐ Improve traffic flow and parking.
- ☐ Exterior sealants at control, & expansion joints require replacement.
- ☐ Exterior glazing is original single pane in most areas & requires replacement.
- ☐ Entrance Doors are rusting out at the bottom and concrete needs repair.





# Existing Conditions – Mechanical Infrastructure

## Mechanical: Equipment & Controls at High School

- ☐ Mechanical, Electrical and Plumbing equipment is aging beyond repair and cannot get parts to repair.
- ☐ Chiller system fails often and is constantly under repair. Parts are becoming harder to get for this system.
- ☐ Systems are not efficient thus using extra electricity and fuel to meet our needs.
- ☐ Part of the building still uses coal as a fuel source & parts for the coal boilers are not obtainable.
- ☐ HVAC systems are not integrated, and many are beyond their useful life.
- ☐ Multiple electric systems to serve the High School.
- ☐ Electrical switch gear is so old we cannot get replacement parts resulting in the use of parts from spare units.







# Existing Conditions – Building Infrastructure

## Building: Code Concerns at High School

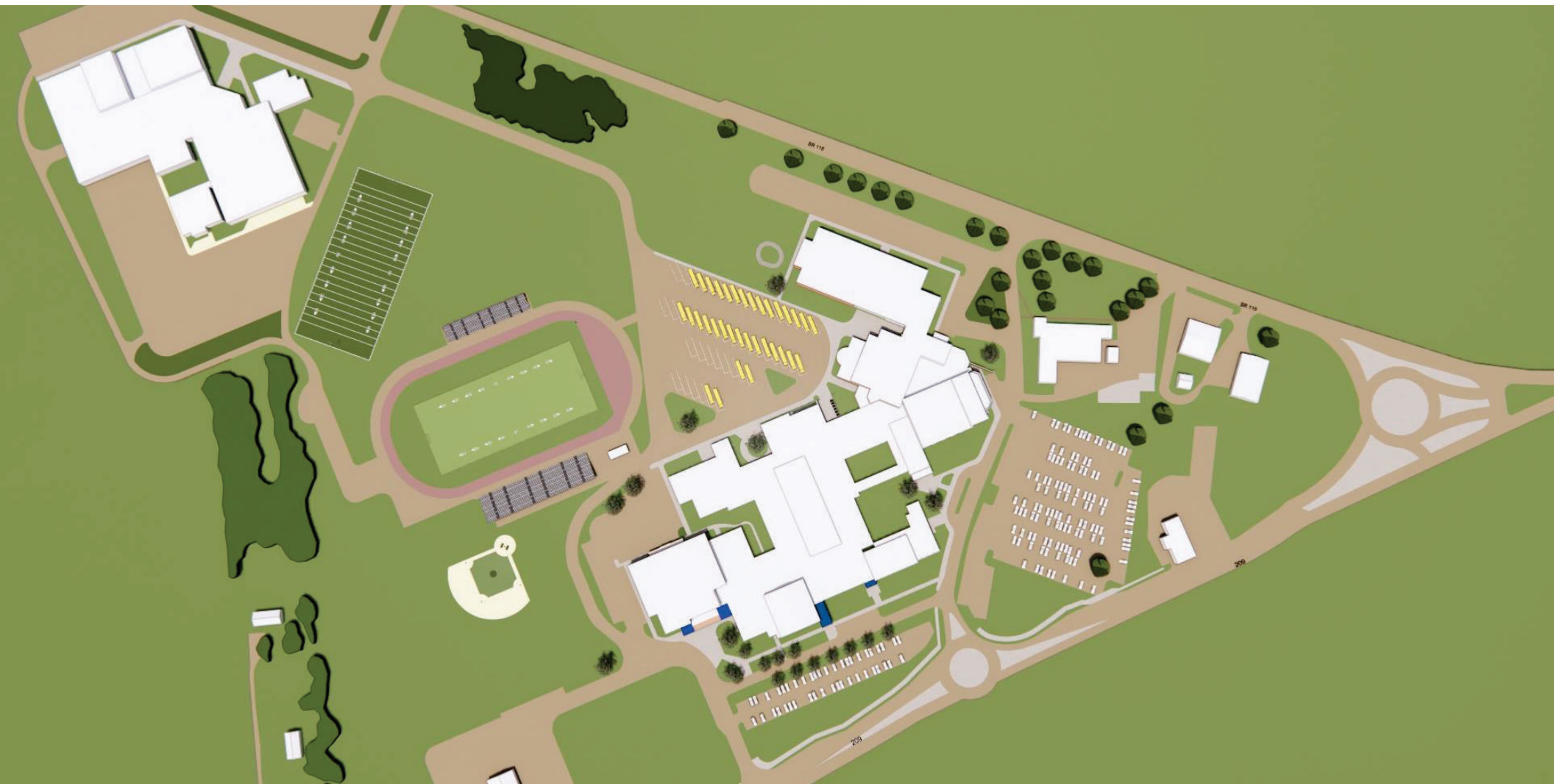
- ☐ Railing on stairs do not meet today's code standards and as a result is a safety concern.
- ☐ Doors are delaminating, with altered hinges, and doors levers require upgrades to meet ADA standards.
- ☐ Toilet facilities require upgrades to meet current ADA code.
- ☐ Older areas have Vinyl Asbestos Tile (VAT) which should be removed to due age to guard against cracking.
- ☐ Lockers are too small for HS students as a result they get jammed and bent causing a lot of maintenance and repair.
- ☐ Ceiling grids are rusting in older areas of the school and require replacement.
- ☐ Glazing seals are failing at the insulating glass in cafeteria windows.



# DESIGN UPDATE

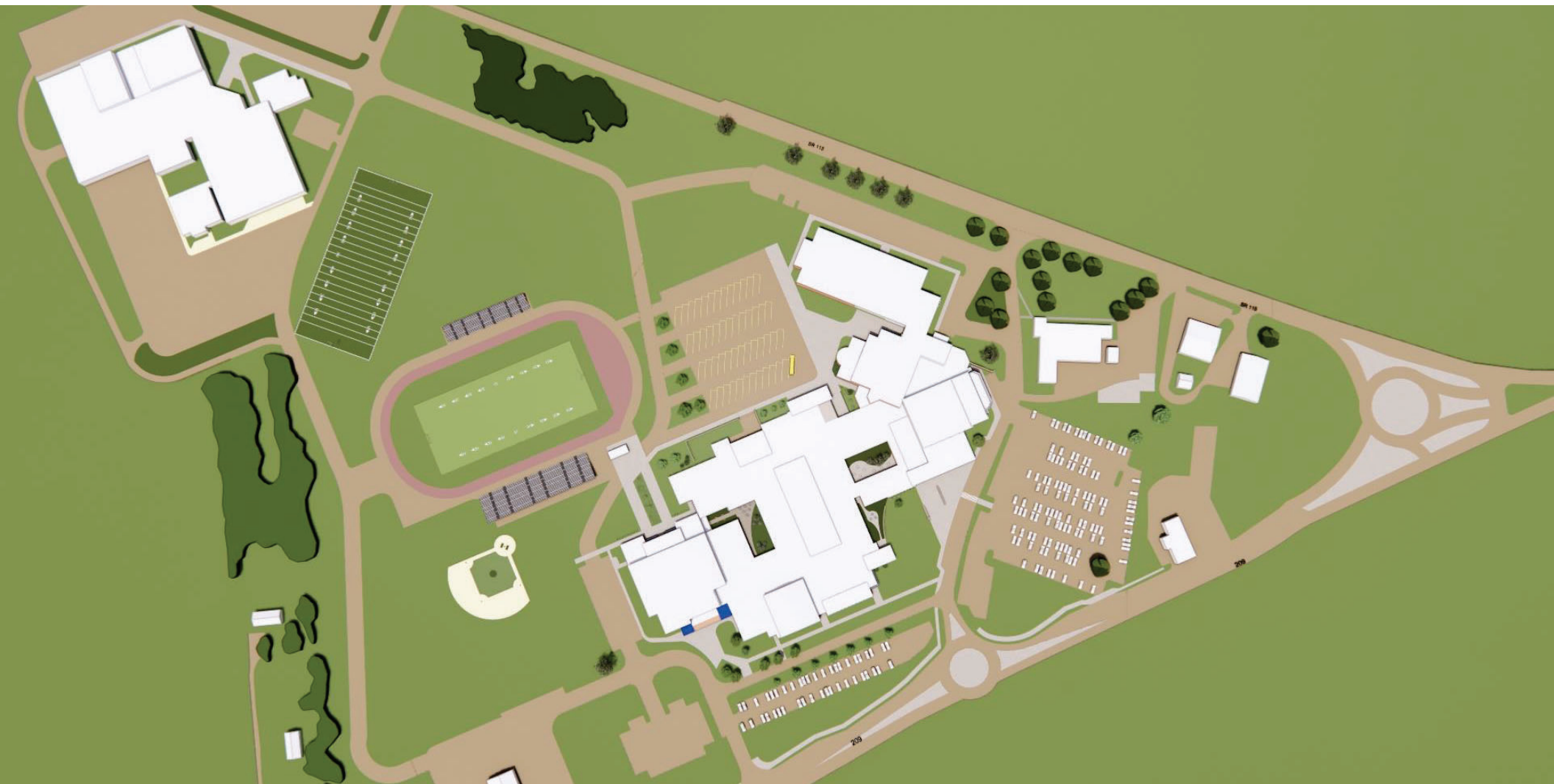
PLEASANT VALLEY HIGH SCHOOL





Pleasant Valley High School – EXISTING SITE PLAN  
Proposed Additions & Renovations

November 13, 2023



Pleasant Valley High School – PROPOSED SITE PLAN  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – EXISTING FIRST FLOOR  
Proposed Additions & Renovations

November 13, 2023

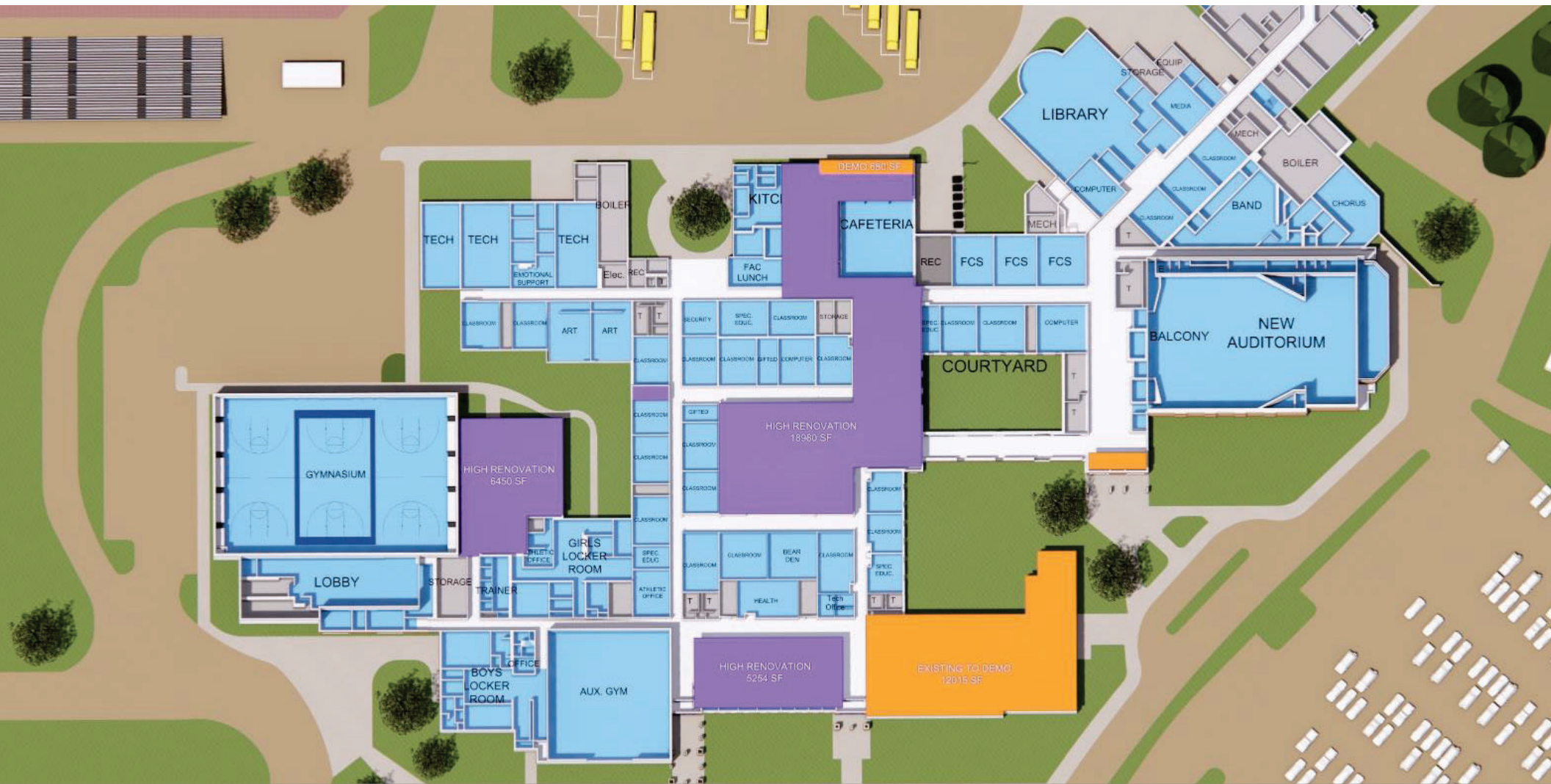




**Pleasant Valley High School – DEMO FIRST FLOOR**  
**Proposed Additions & Renovations**

November 13, 2023

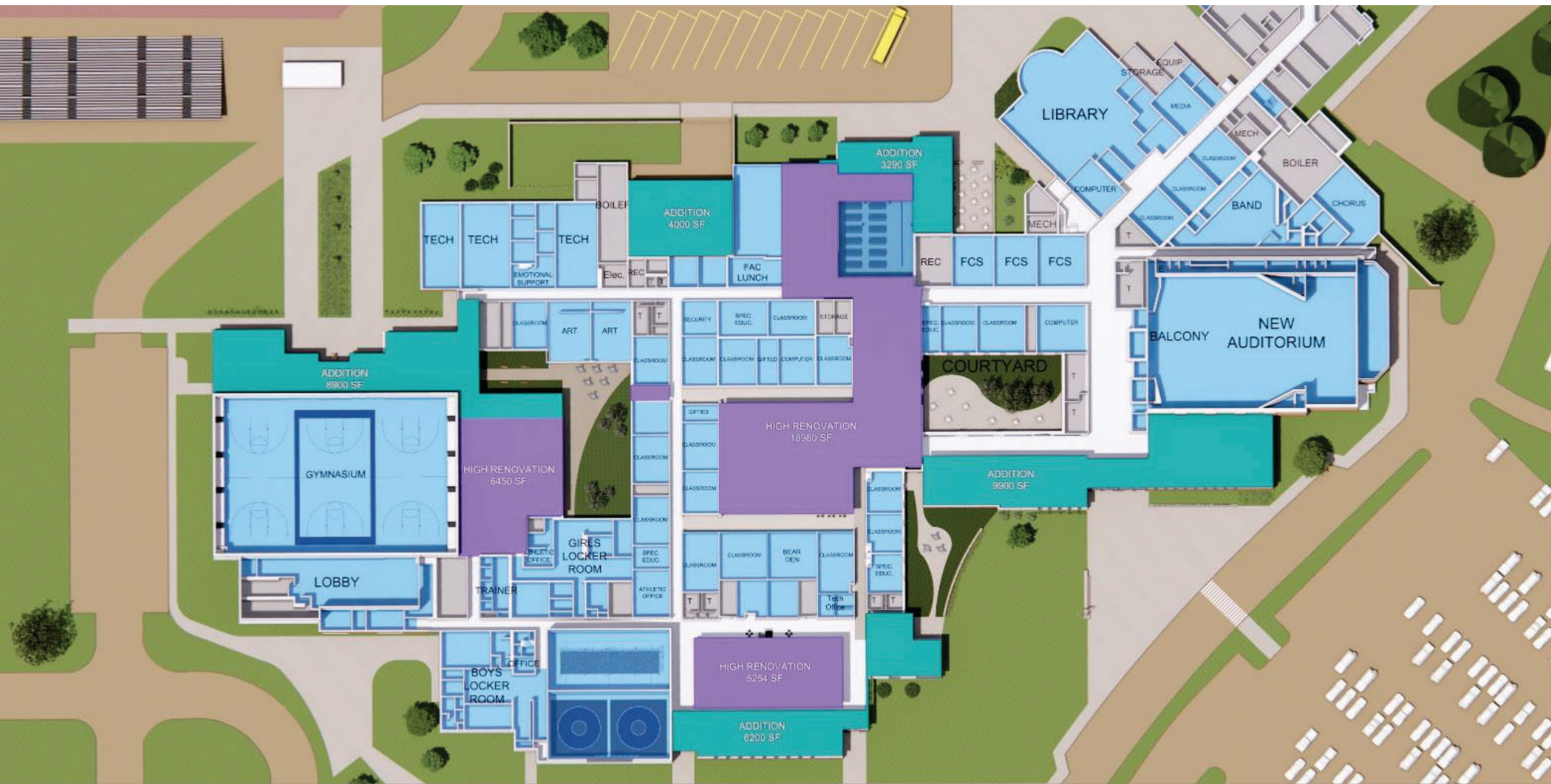




Pleasant Valley High School – DEMO & RENO FIRST FLOOR  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – RENO & ADDITION FIRST FLOOR  
Proposed Additions & Renovations

November 13, 2023









Pleasant Valley High School – PROPOSED FIRST FLOOR  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – PROPOSED FIRST FLOOR  
 Proposed Additions & Renovations

November 13, 2023

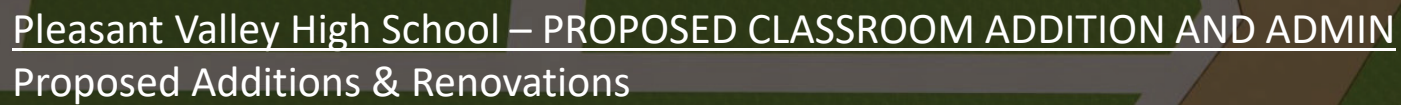






Pleasant Valley High School – EXISTING ADMIN AND LGI  
Proposed Additions & Renovations

November 13, 2023



KCB Architects





Pleasant Valley High School – EXISTING AUDITORIUM ENTRANCE VIEW  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – PROPOSED MAIN ENTRANCE  
Proposed Additions & Renovations

November 13, 2023



Pleasant Valley High School – PROPOSED MAIN ENTRANCE  
Proposed Additions & Renovations

November 13, 2023

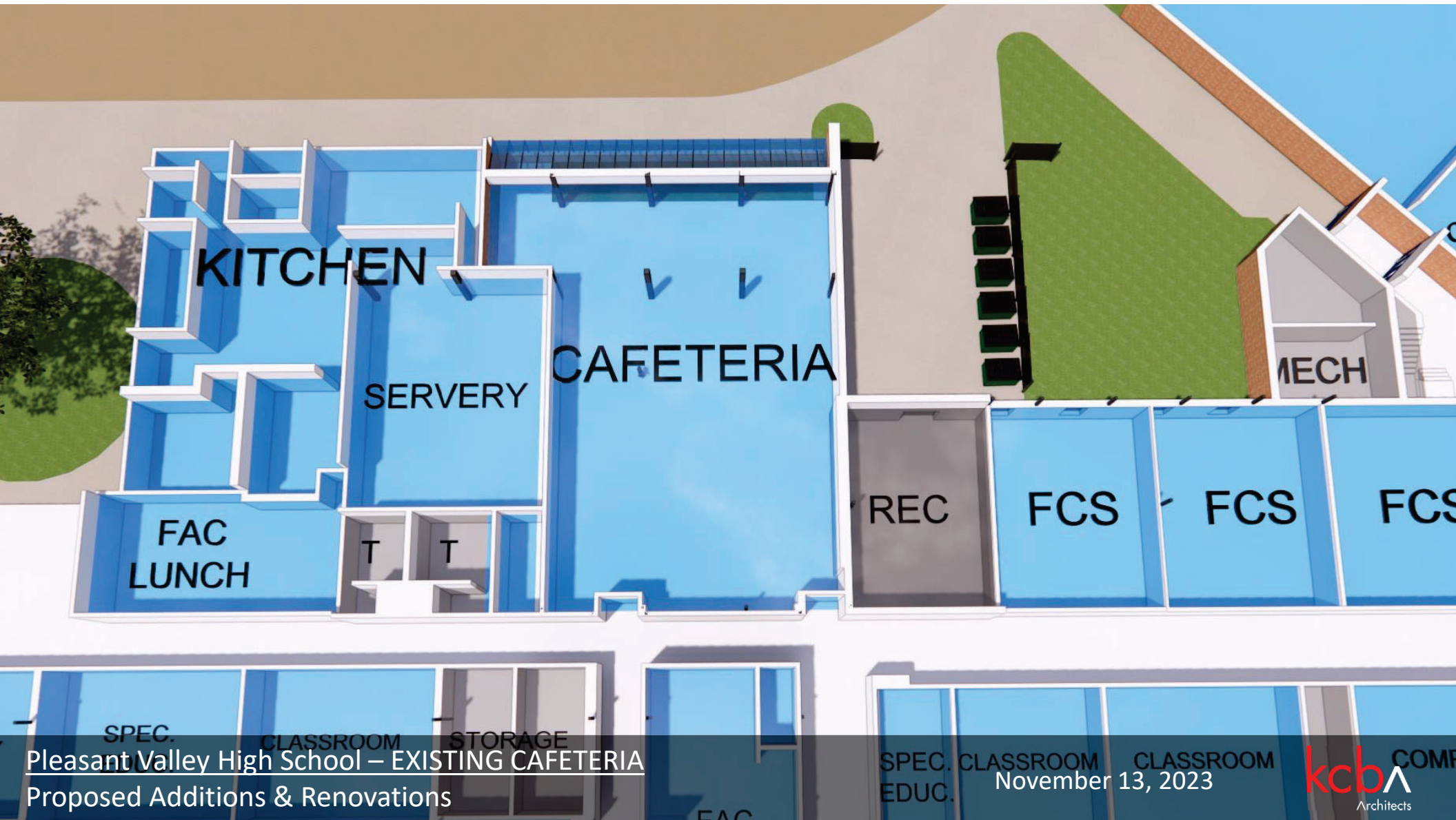




Pleasant Valley High School – PROPOSED MAIN ENTRANCE  
Proposed Additions & Renovations

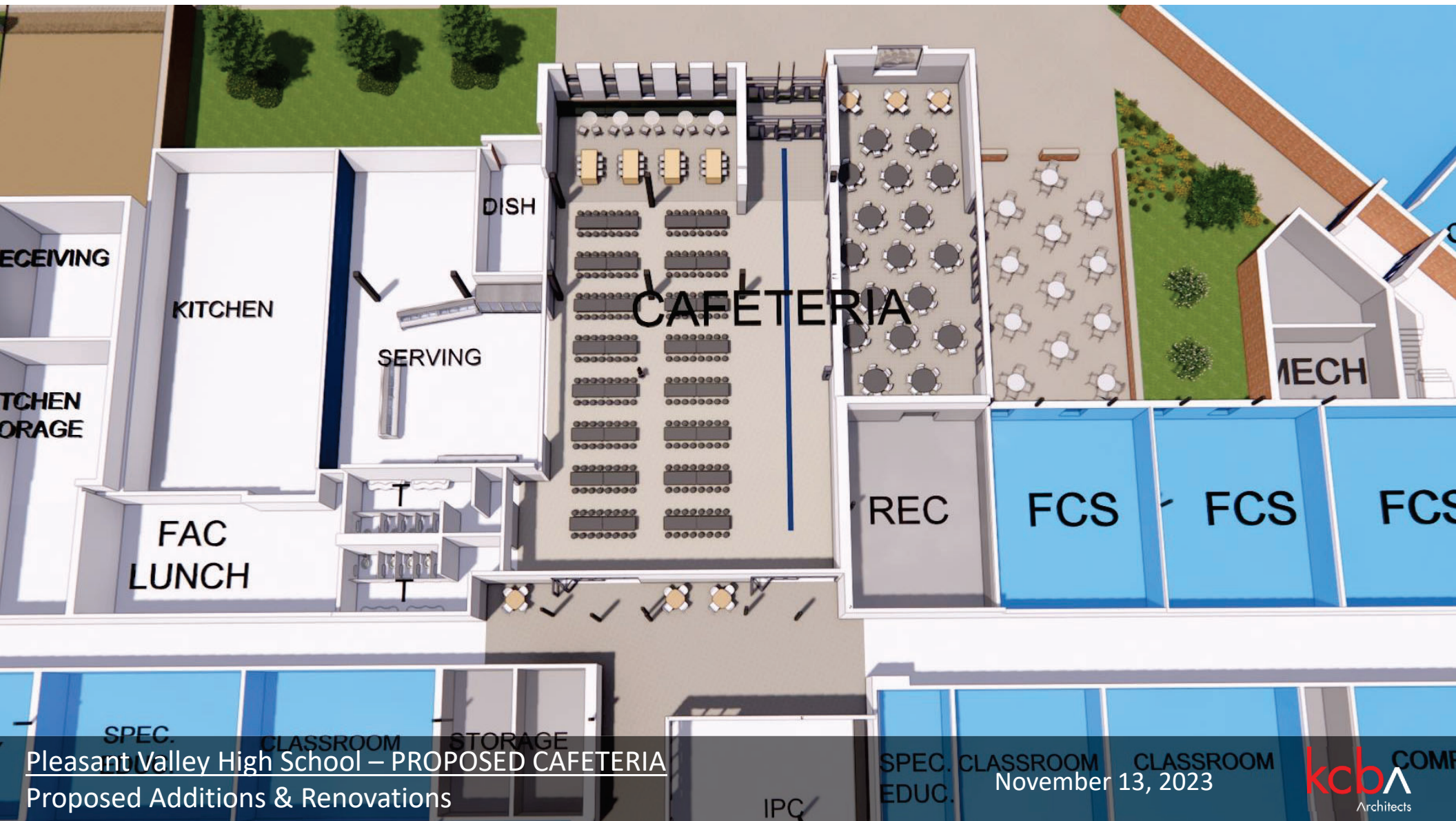
November 13, 2023





Pleasant Valley High School – EXISTING CAFETERIA  
Proposed Additions & Renovations

SPEC. CLASSROOM CLASSROOM  
EDUC. November 13, 2023



Pleasant Valley High School – PROPOSED CAFETERIA  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – EXISTING CAFETERIA  
Proposed Additions & Renovations

November 13, 2023

**kcb**  
Architects



Pleasant Valley High School – PROPOSED CAFETERIA  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – PROPOSED CAFETERIA  
Proposed Additions & Renovations

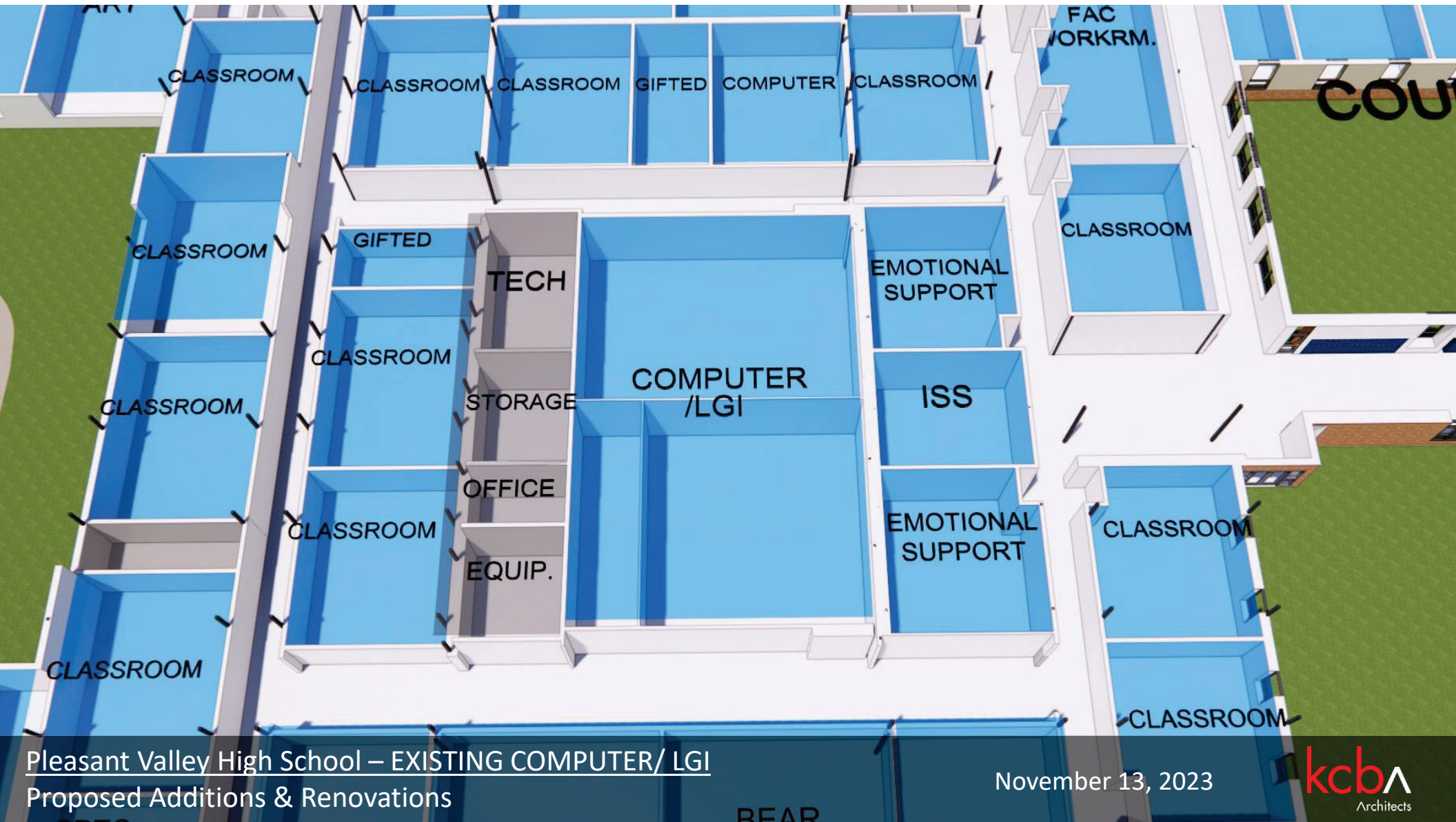
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Pleasant Valley High School – PROPOSED CAFETERIA  
Proposed Additions & Renovations

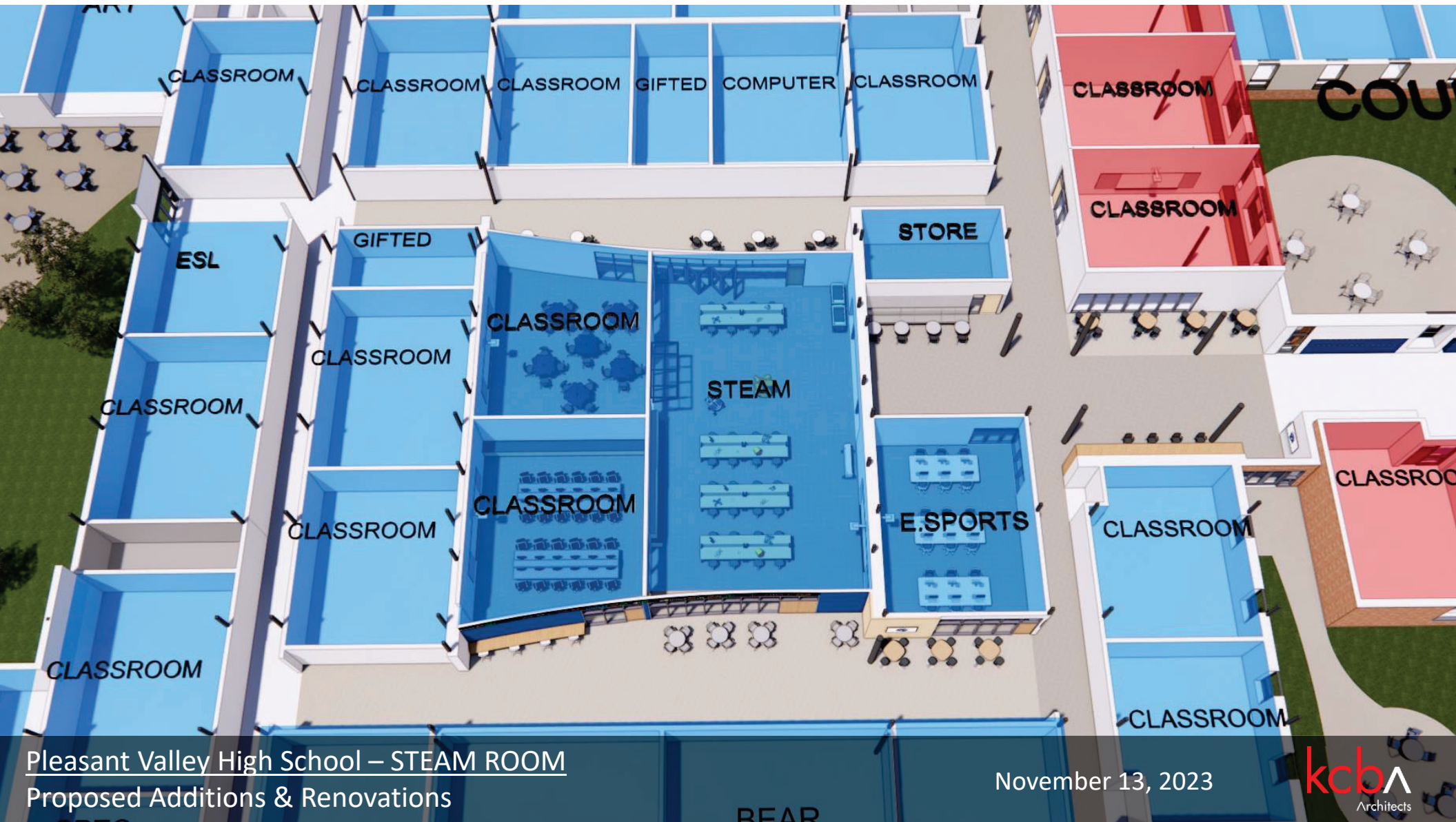
November 13, 2023





Pleasant Valley High School – EXISTING COMPUTER/ LGI  
Proposed Additions & Renovations

November 13, 2023



Pleasant Valley High School – STEAM ROOM  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – STEAM ROOM  
Proposed Additions & Renovations

November 13, 2023







Pleasant Valley High School – STEAM ROOM  
Proposed Additions & Renovations

November 13, 2023





Pleasant Valley High School – STEAM ROOM ENTRANCE  
Proposed Additions & Renovations

November 13, 2023













Pleasant Valley High School – EXISTING REAR GYM  
Proposed Additions & Renovations

November 13, 2023

**kcb**   
Architects

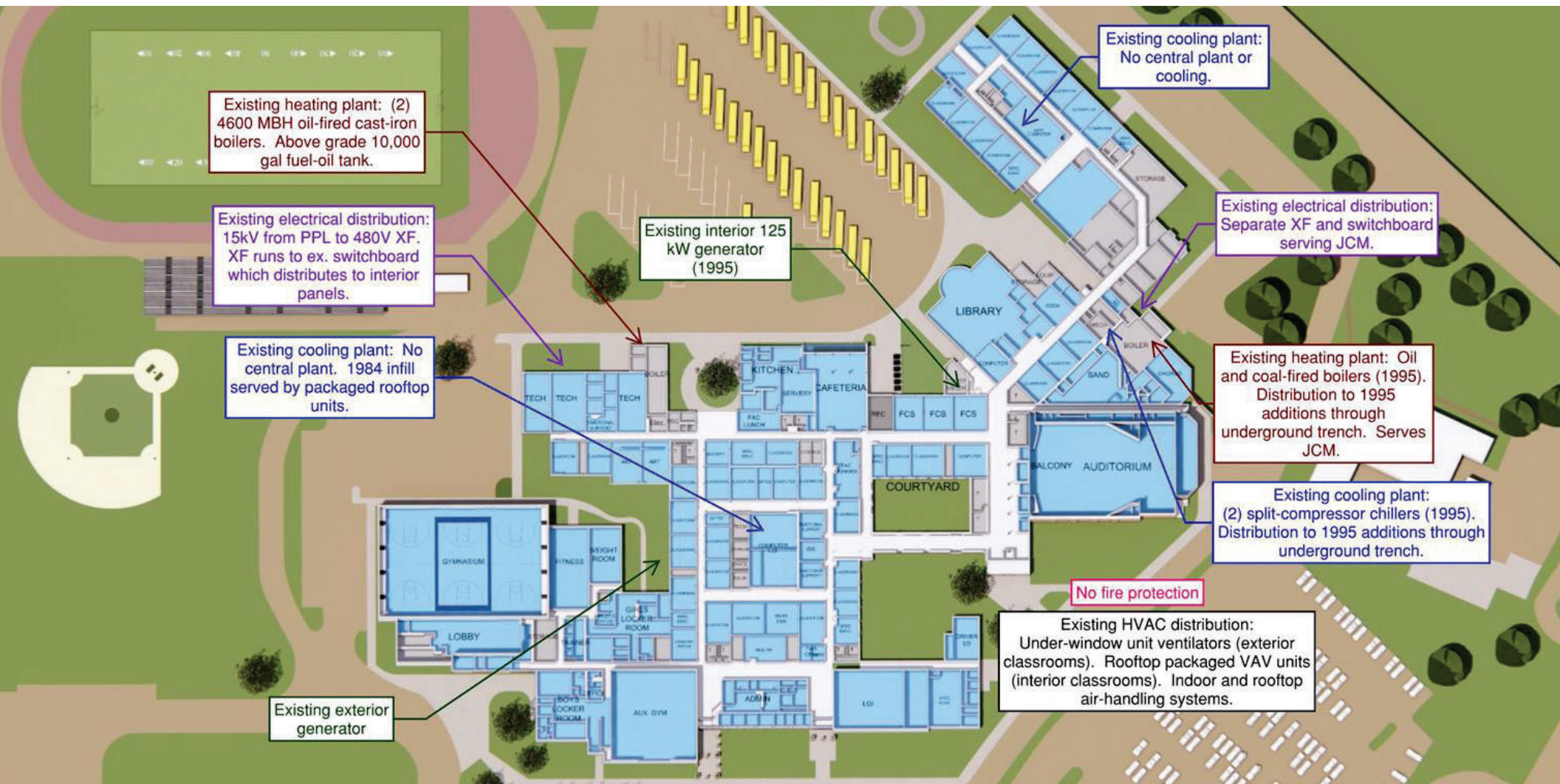




Pleasant Valley High School – PROPOSED TEAM ROOMS (ALTERNATES)  
Proposed Additions & Renovations

November 13, 2023





## Pleasant Valley High School – EXISTING MEP CONCEPTS

### Proposed Additions & Renovations

November 13, 2023



New heating plant: (3) 5000 MBH oil-fired cast-iron boilers. (1) 3000 MBH propane condensing boiler (first stage). (4) 1000 gallon propane tanks (below grade) and one above grade 12,000 gal fuel-oil tank.

New electrical distribution: 15kV from PPL to new exterior primary gear. New gear serves two exterior transformers. 4000A transformer (local) to serve majority of High School. Trench with (2) 5" conduits to additional transformer (by JCM) is required.

New exterior 250 kW diesel generator.

New cooling: No current plan to extend cooling throughout JCM.

New cooling plant: (2) 350 ton air-cooled chillers on grade. Distribution throughout High School. Can be designed to include capacity for JCM.

New exterior 200 kW diesel generator.

New electrical distribution: New 3000A transformer fed from new primary gear. Serves local area of High School and will back-feed JCM switchboard.

Heating plant extension: New remote pumping station for hot water through bridge and backfeeding JCM.

Complete fire protection coverage in High School.

New HVAC distribution: Vertical unit ventilators (exterior classrooms). Rooftop packaged VAV units (interior classrooms). Indoor and rooftop air-handling and energy recovery systems.

## Pleasant Valley High School – NEW MEP CONCEPTS

### Proposed Additions & Renovations

November 13, 2023



# Concept High School Budget

Budget under review based on the Schematic Design Updates

- Review Inflationary Impacts
- Review Potential Alternates
- Review Phasing Impacts on Budget
- Fuel Source Impacts





## Next Steps Revised 11/13/23

- ✓ Present update of CIP and potential HS layout efficiency improvements to Board November 14, 2022
- ✓ Establish committee to review HS planning November 14, 2022
- ✓ Establish committee meeting dates to review planning and space usage at HS November 2022-December 2022
- ✓ Meet to discuss HS Plan of Action at District Planning Committee Meeting January 2023
- ✓ Continue to revisit monthly updates & Discussion of Financing for CIP, HS and Priorities at other facilities at District Planning Committee Meeting February 2023-May 2023
- ✓ Present CIP (HS and Priorities at other facilities) at District Board Meeting April 11, 2023
- ✓ Approval for Updated Site Survey April 13, 2023
- ✓ Proposals for Existing Building Scan received and under review May 4, 2023
- ✓ Board direction to proceed with Design of HS Option TBD June 2023
- ✓ Selection of Design Team and Design Phase July 2023-September 2023
- ✓ Design Phase September 2023 – September 2024
- ❑ Bidding October 2024-Nov 2024
- ❑ Preliminary Construction Timeline January 2025-July 2027 \*

(\*to be adjusted based on Phasing)



DISCUSSION