

McLean Architects

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Capital Projects for Upper St. Clair School District

Presentation to the
Upper St. Clair School Board

November 14, 2016



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Projects for Consideration:

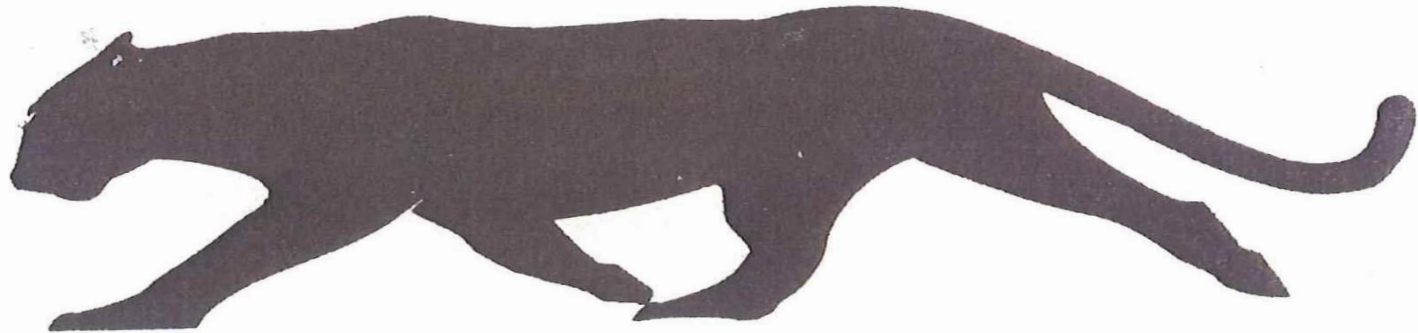
- **Community Center with Administrative Offices & Structural/ADA Improvements**
- **High School Swimming Pool**
- **Boyce Field Completion
Restroom / Concessions Building
with Announcer Booth**



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Studies

Feasibility Study



Upper St. Clair School District

Final Report — September 12, 2006

History of Studies for the Projects

- **Feasibility Study - 2006**

The District-wide feasibility study included detailed analysis and costs for deficiencies at the Athletic Complex and recommended corrections in excess of \$1M. Priorities at the middle schools at that time left the athletic complex unaddressed. To date, only the track & turf have been addressed.



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History of Studies for the Projects:

- In 2010 and 2011, projects determined necessary by the Feasibility Study were revisited and ranked in order of priority by a committee with representation by the School District, the Township Athletic Board, and individuals .
- This process was again undertaken by a committee in 2015/2016. Along with the original needs and projects, administrative offices were added to the priorities.
- The architects and engineers have updated physical assessments and costs for each committee review.
- Community needs at the athletic complex, the pool, completion of the plans for Boyce field, and the administrative offices have proven most critical.

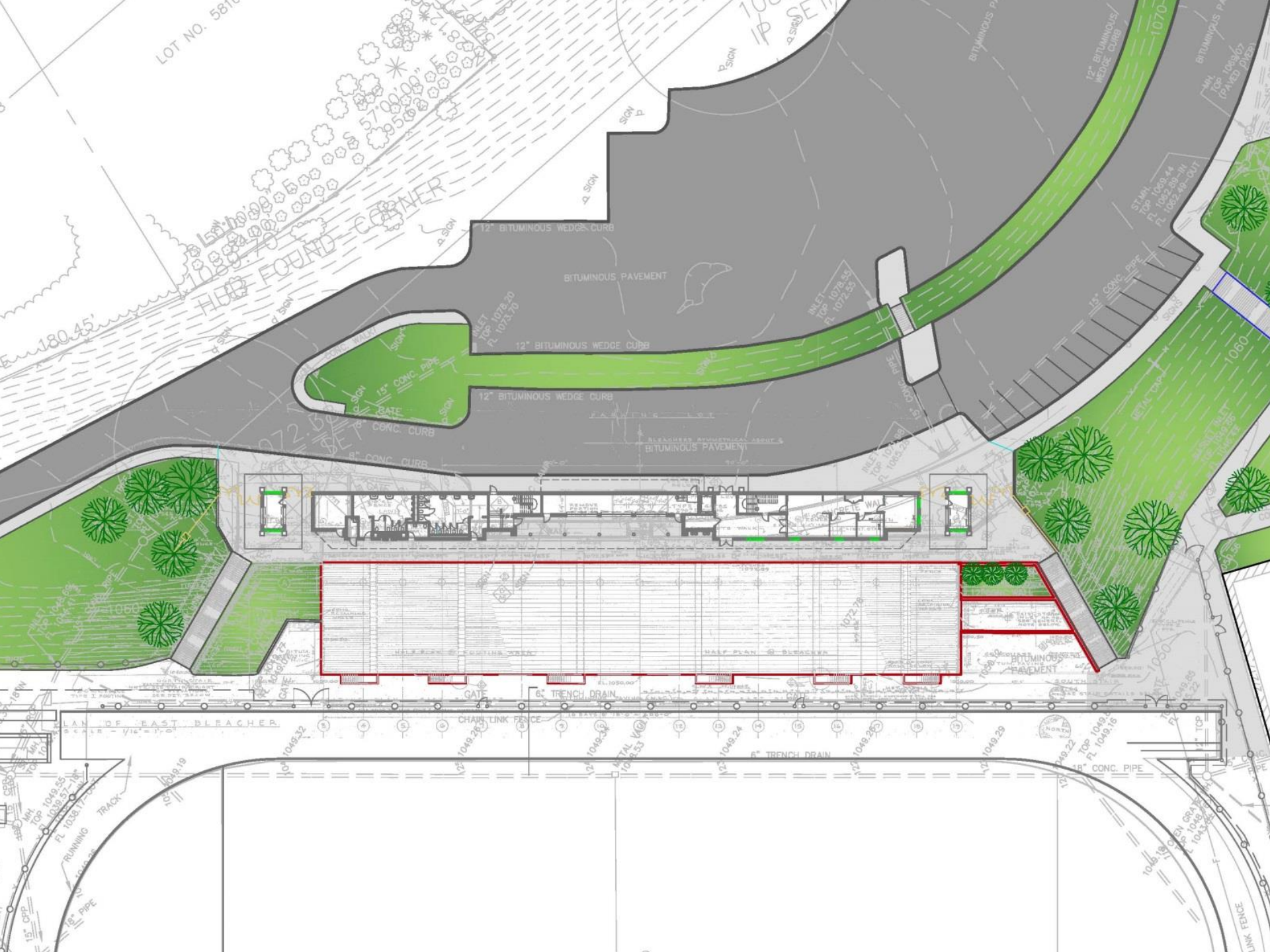
Projects for Consideration:

- **Community Complex**

Construction adjacent to the High School stadium will provide full ADA access to community spaces, restrooms, concession areas, and stadium announcing facilities. Options include adding District-owned central administrative functions to replace existing leased and aging offices.



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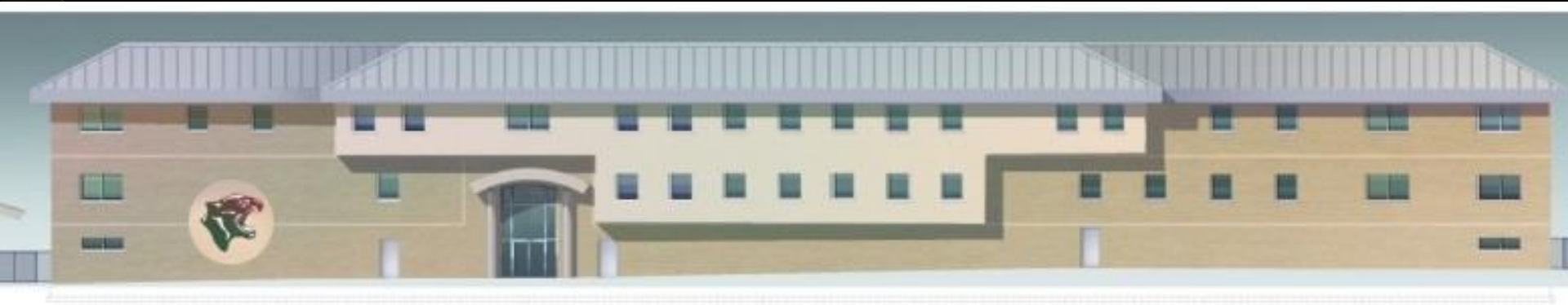




Additions & Improvements to Upper St. Clair High School Upper St. Clair, PA McLean Architects, LLC



Community Complex with District Offices



Community-Side Elevation



Field-Side Elevation



Community Complex



l Additions & Improvements to Upper St. Clair High School

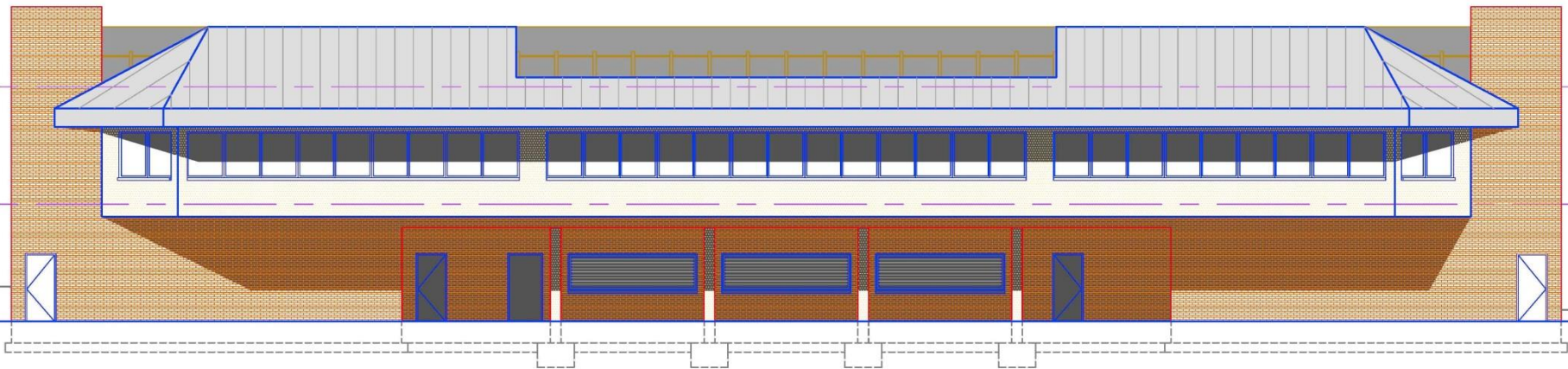
Upper St. Clair, PA

McLean Architects, LLC

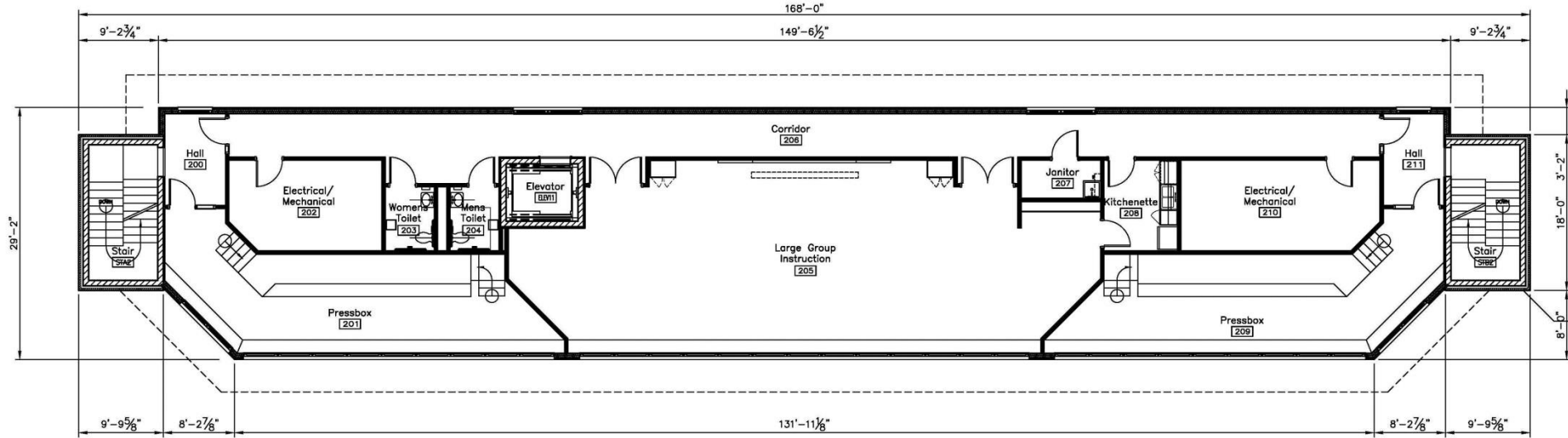


Community-Side Elevation

ELEVATION
1/4" = 1'-0"

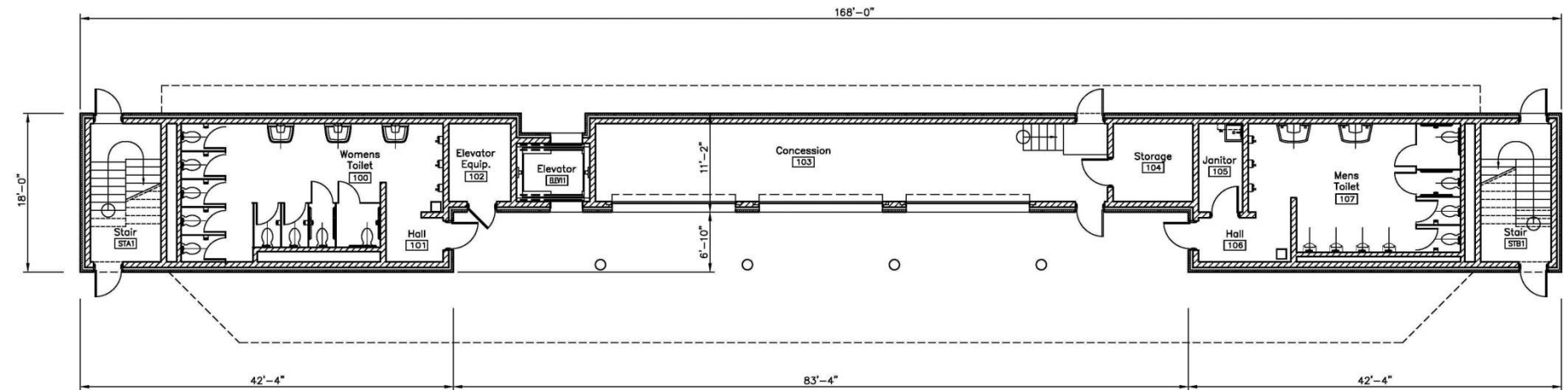


Field-Side Elevation



UPPER LEVEL

SCALE: 1/8" = 1'-0"



LOWER LEVEL

SCALE: 1/8" = 1'-0"

Community Complex Plans

Projects for Consideration:

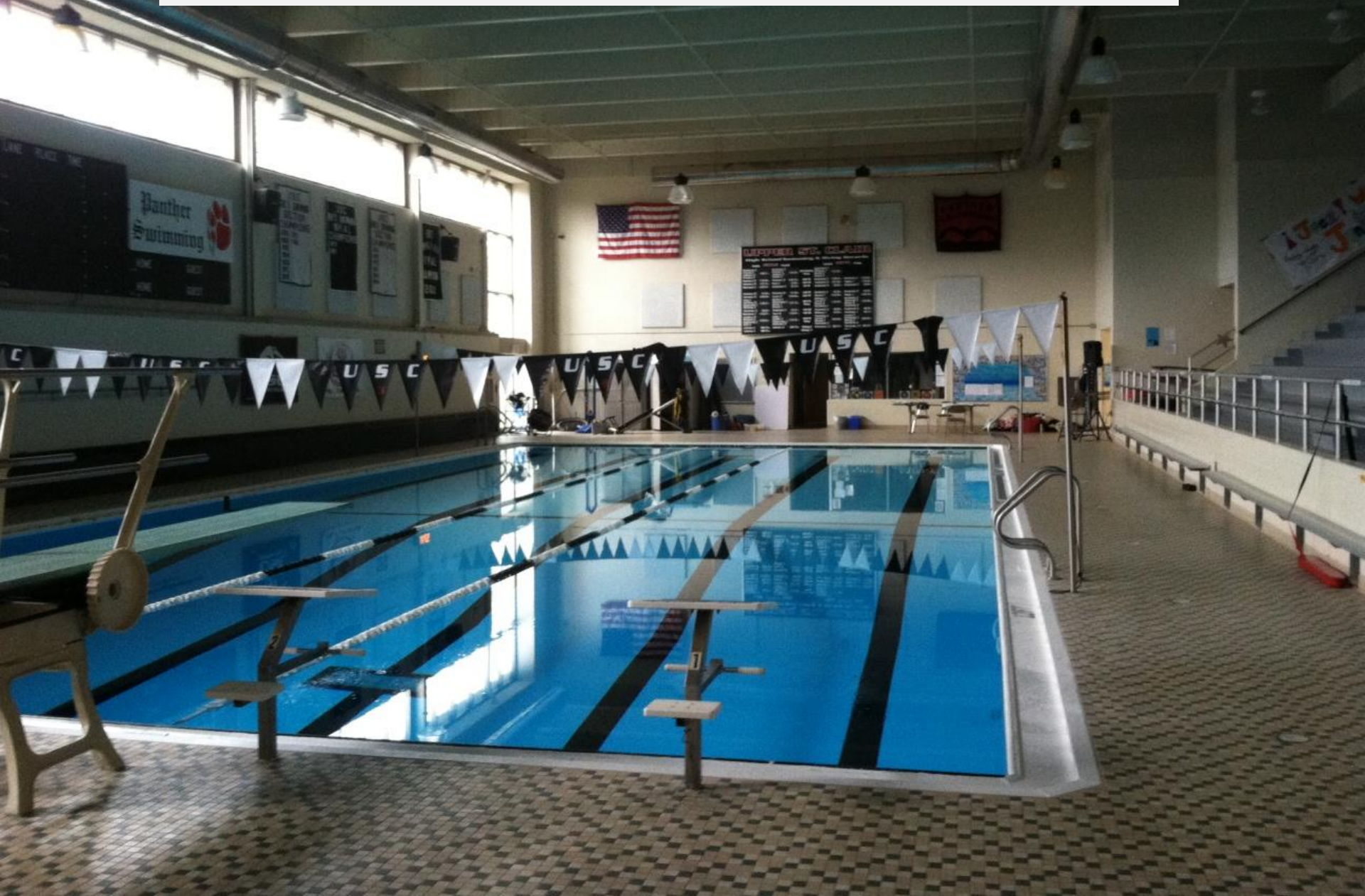
- **New Swimming Pool**

The existing high school swimming pool is a 50 year old five-lane configuration that limits use of the facility. Its location within the building hampers public access. Consideration is for a new 8 lane pool facility along with site improvements to place it in a more accessible location.



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High School – Existing 5-Lane Pool





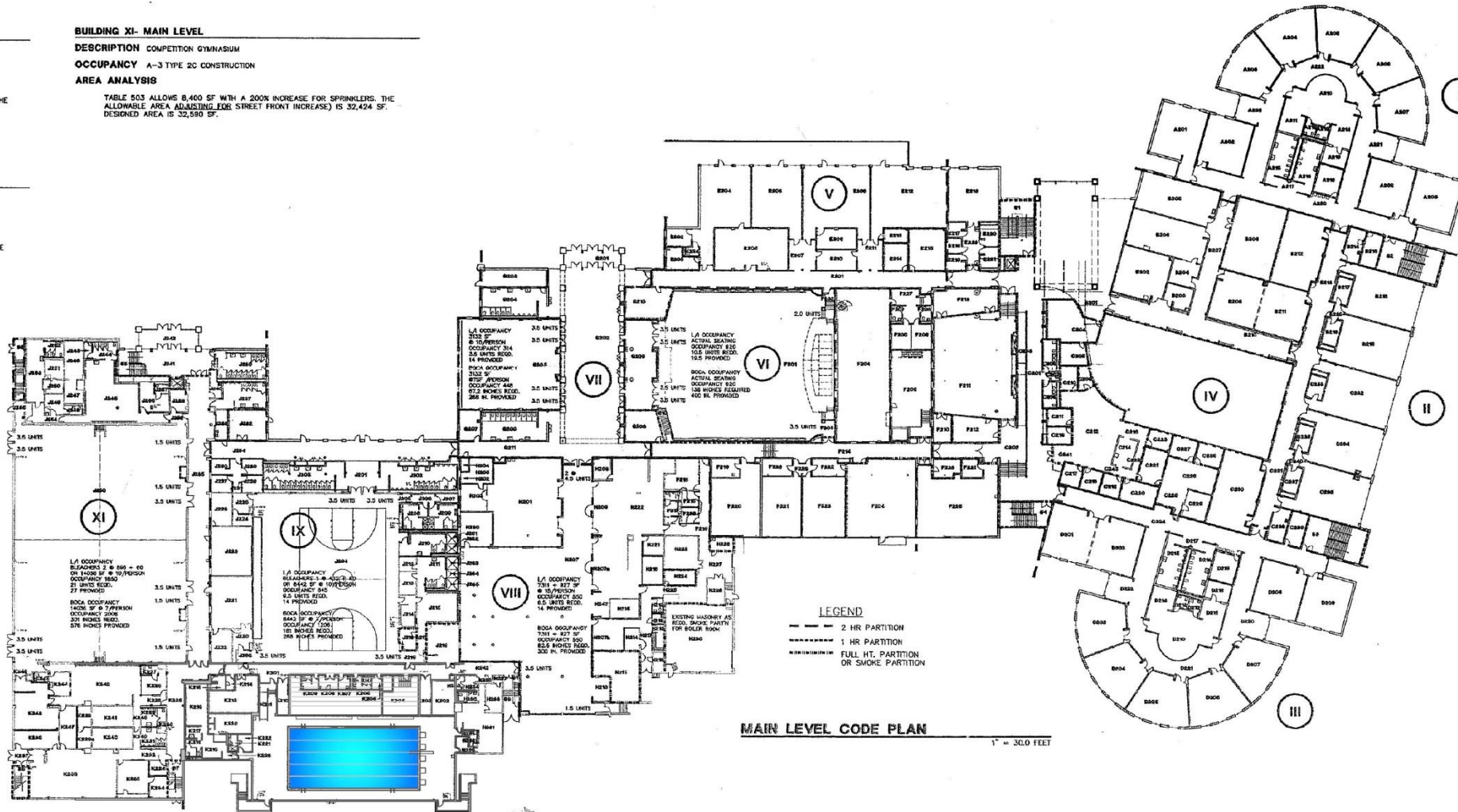
BUILDING XI- MAIN LEVEL

DESCRIPTION COMPETITION GYMNASIUM

OCCUPANCY A-3 TYPE 20 CONSTRUCTION

AREA ANALYSIS

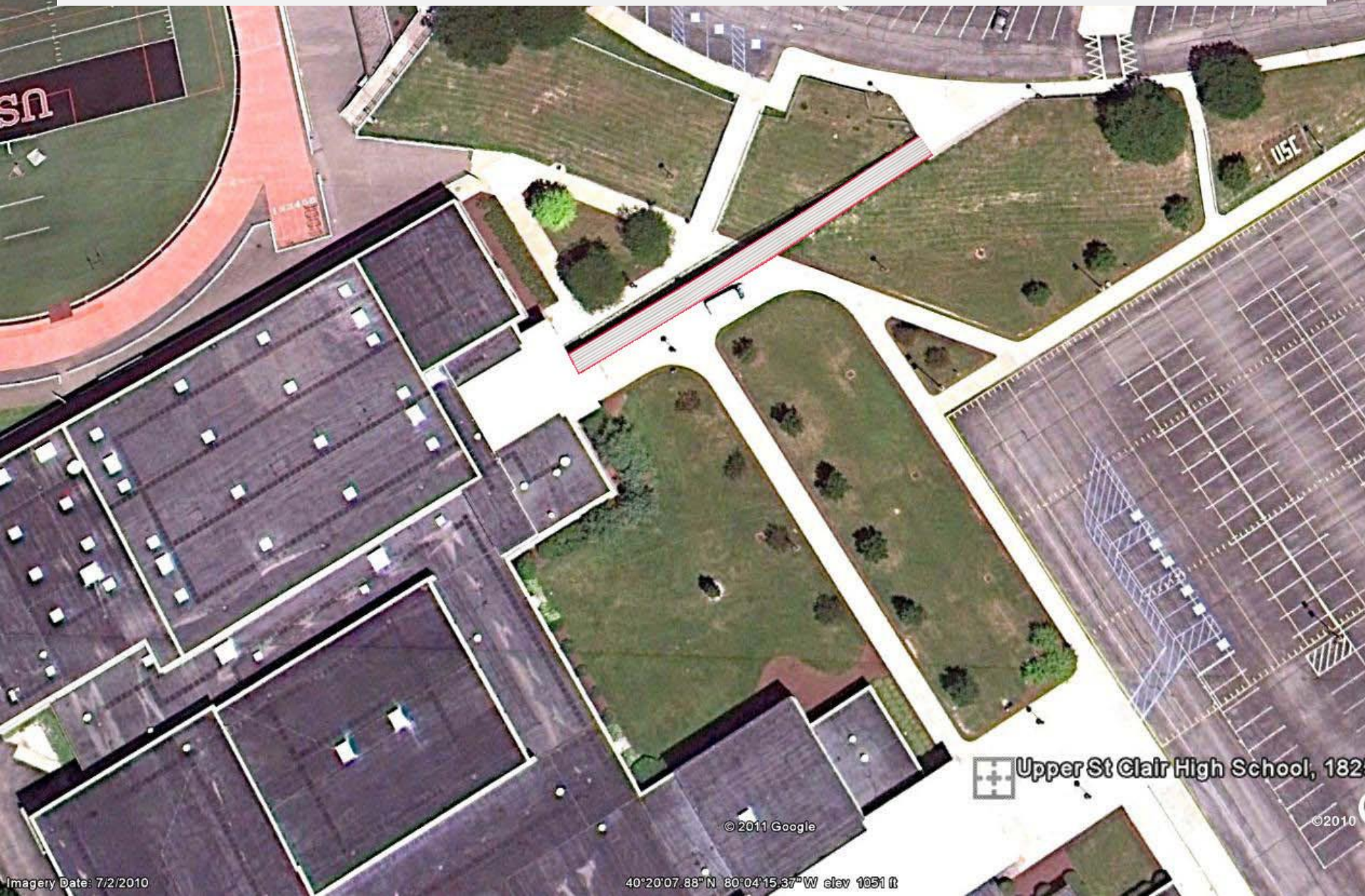
TABLE 503 ALLOWS 8,400 SF WITH A 200% INCREASE FOR SPRINKLERS. THE ALLOWABLE AREA ADJUSTING FOR STREET FRONT INCREASE IS 32,424 SF. DESIGNED AREA IS 32,590 SF.



EXISTING SECOND FLOOR PLAN

SCALE: NTS

High School – Site View at Athletics Entrance



Upper St Clair High School, 182

© 2011 Google

© 2010

Imagery Date: 7/2/2010

40°20'07.88"N 80°04'15.37"W elev 1051 ft



High School – Existing Pedestrian Bridge



High School – Existing Pedestrian Bridge



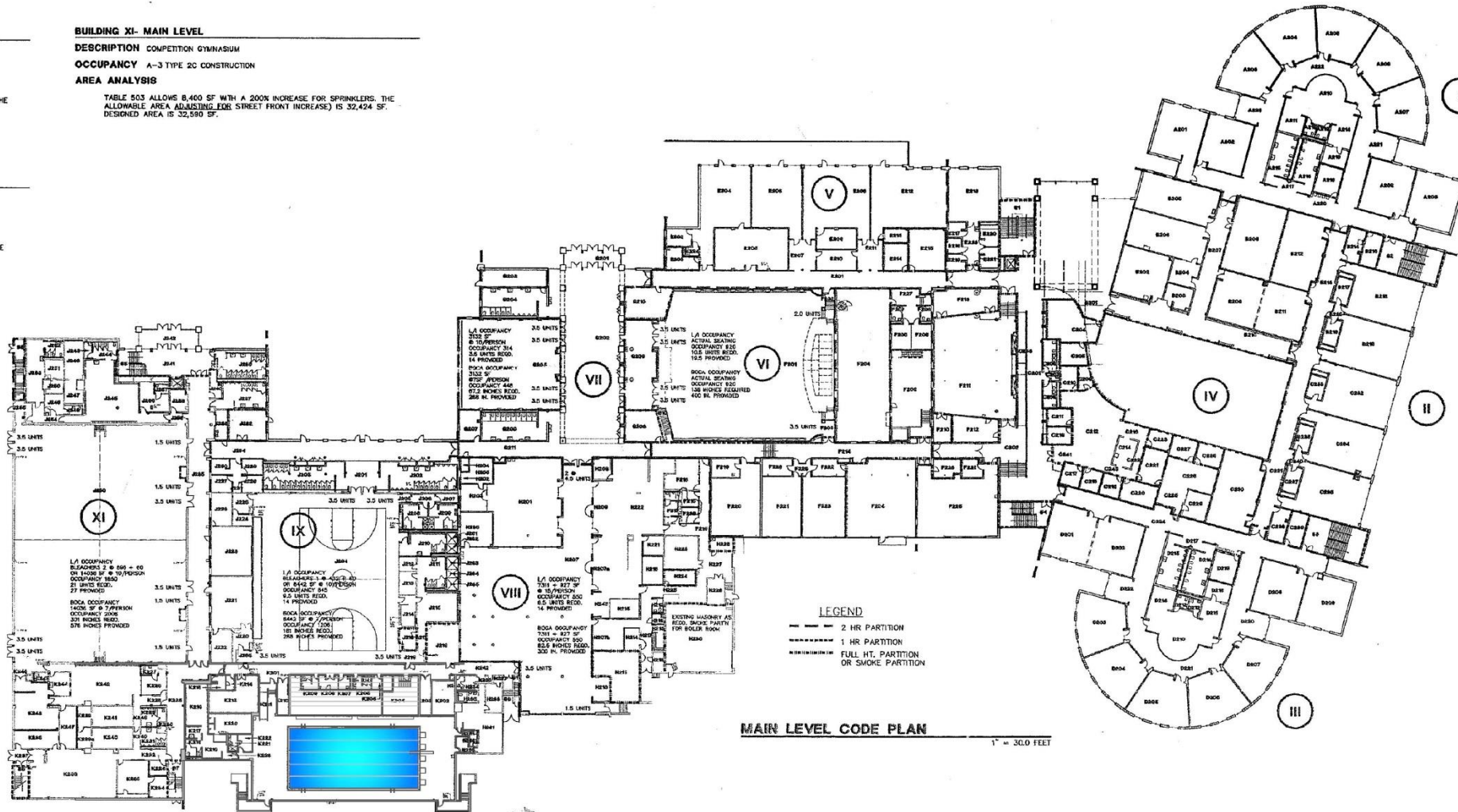
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EXISTING SECOND FLOOR PLAN

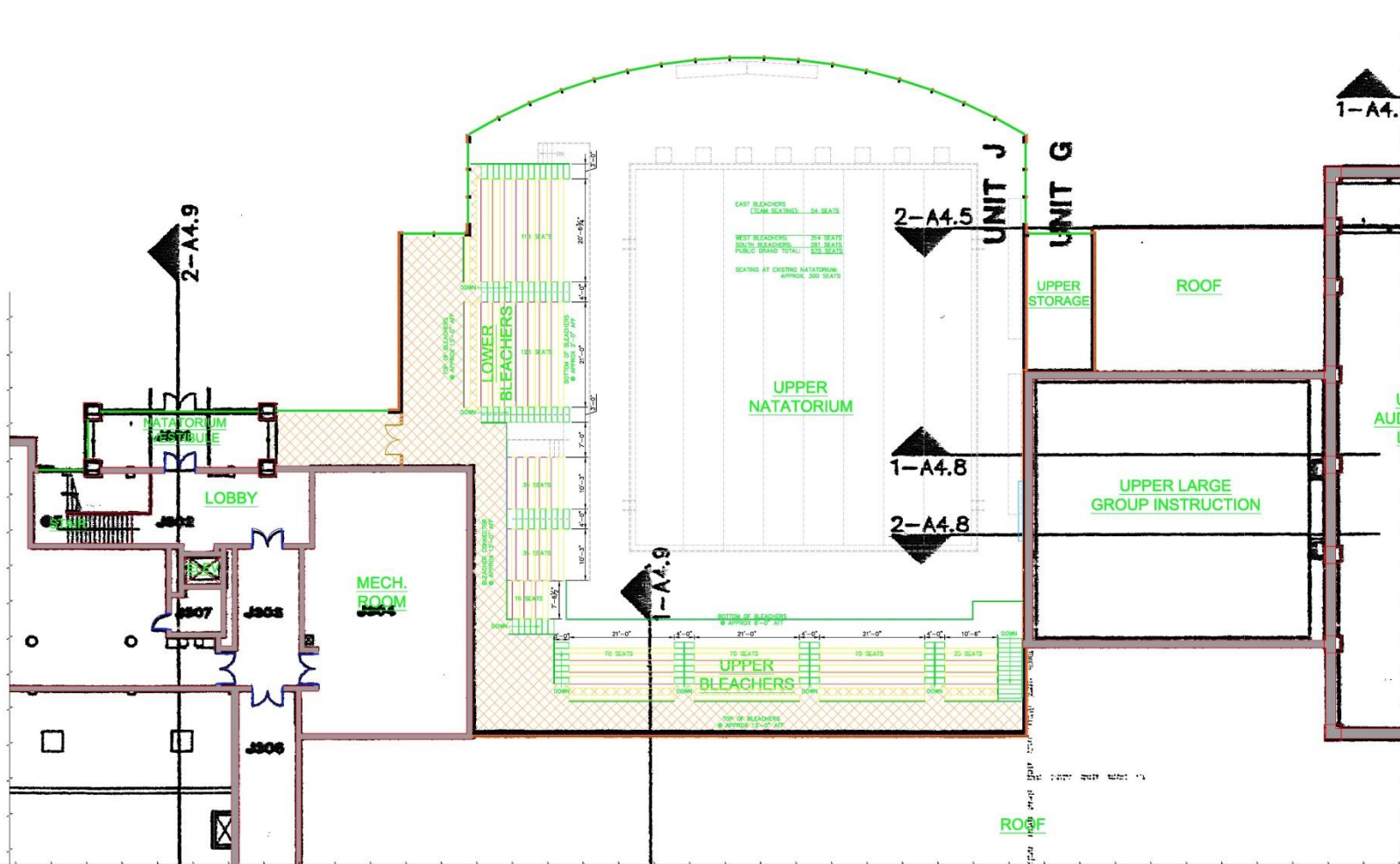
SCALE: NTS





EAST ELEVATION





PROPOSED THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

PROGRESS PRINT

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

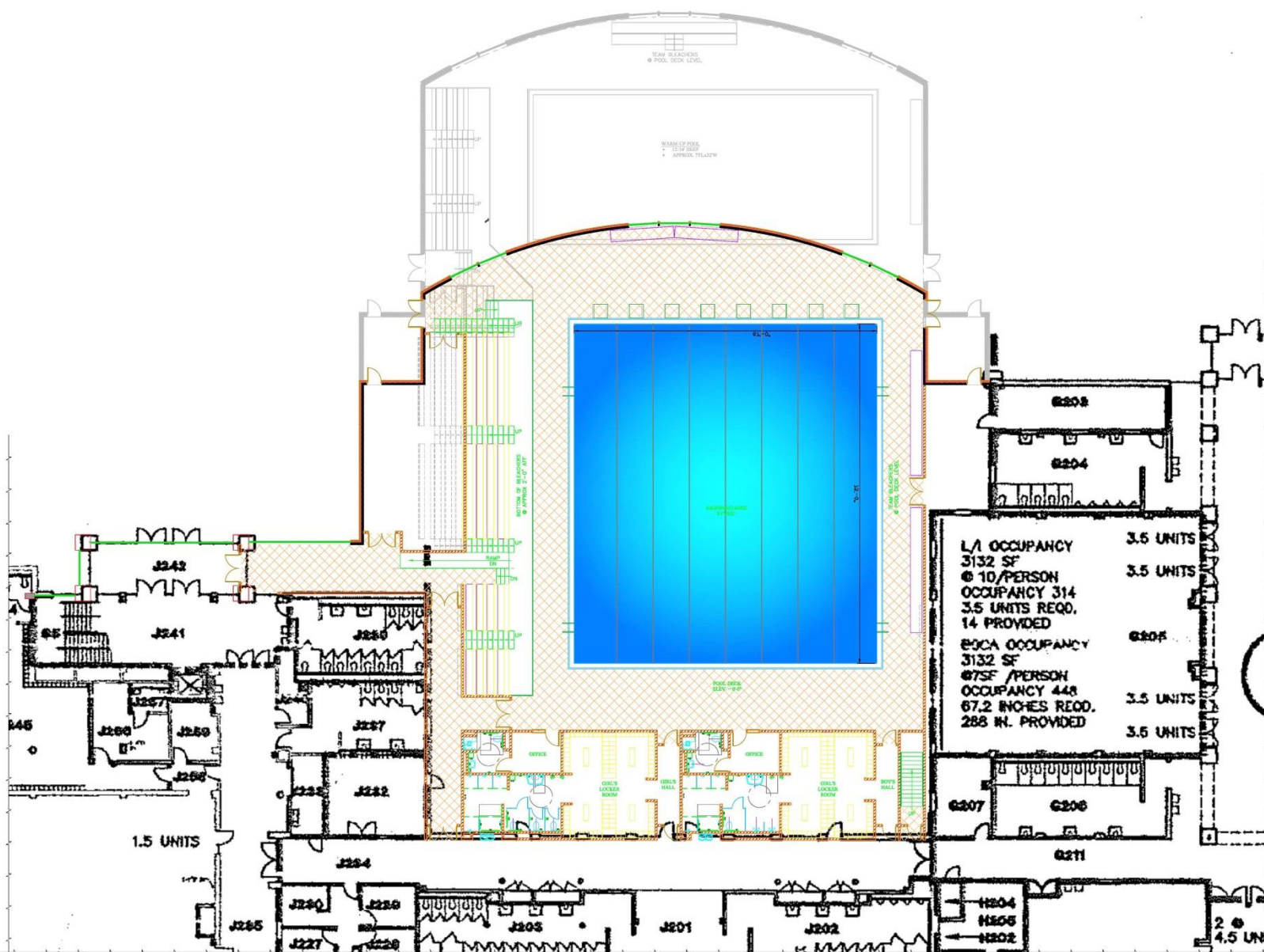
UPPER ST. CLAIR HIGH SCHOOL NATATORIUM IMPROVEMENTS

McLean Architects, LLC

Architects

CAPITAL IMPROVEMENTS FOR THE
UPPER ST. CLAIR SCHOOL DISTRICT
1825 McLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241

FLOOR PLANS
DRAWN BY: J. McLEAN
DATE: 10/15/2010
PROJECT NO.: 1000000000
SHEET NO.: 1000000000



PROGRESS PRINT

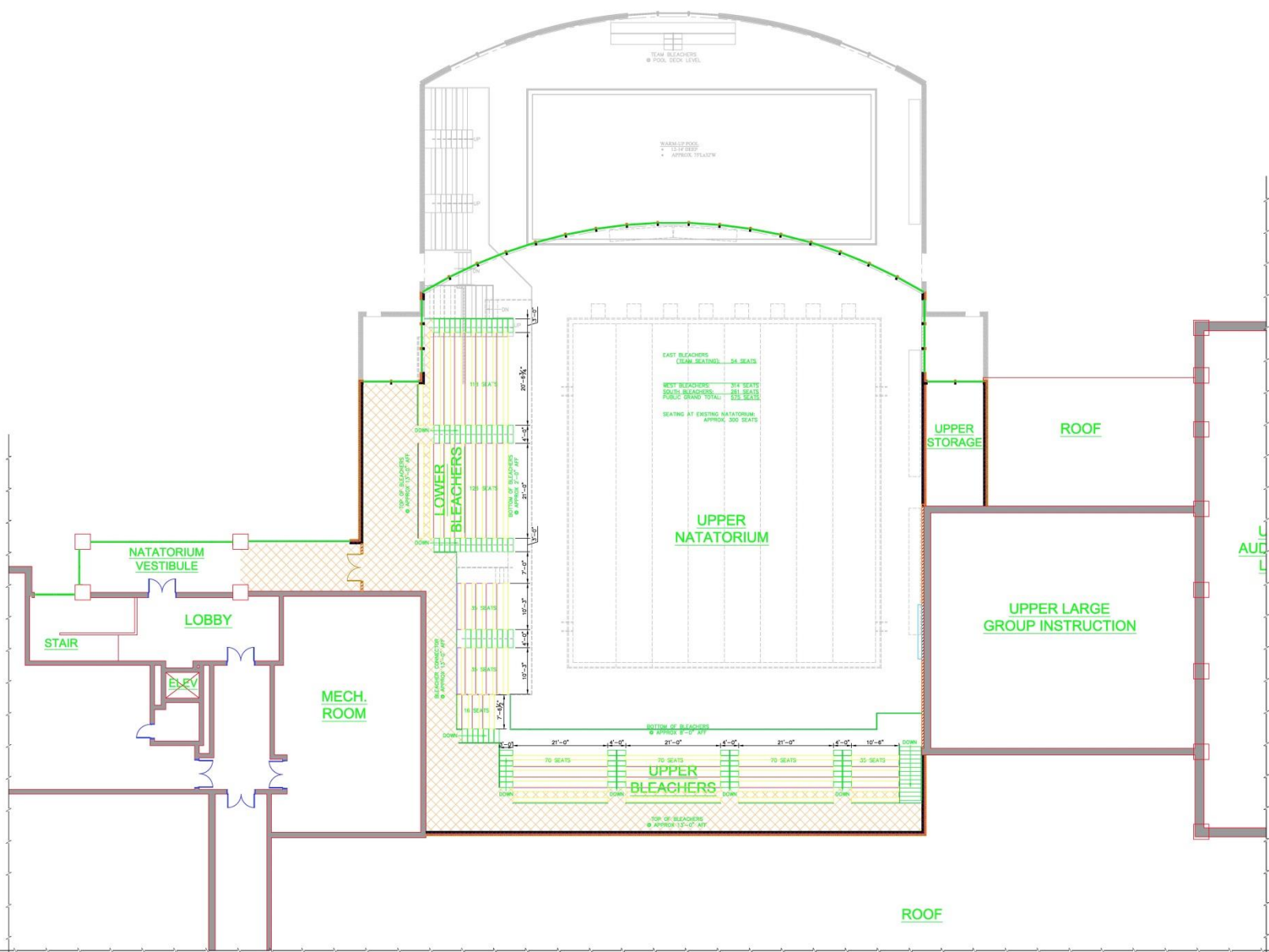
ALL DIMENSIONS AND NOTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

UPPER ST. CLAIR HIGH SCHOOL NATATORIUM IMPROVEMENTS

CAPITAL IMPROVEMENTS FOR THE
UPPER ST. CLAIR SCHOOL DISTRICT
1825 McLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241

FLOOR PLANS
McLean Architects, LLC
900 Highland Ave., Pittsburgh, PA 15203
412.381.1234
mclanarchitects.com

1



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

PROGRESS PRINT

ALL DIMENSIONS AND NOTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

UPPER ST. CLAIR HIGH SCHOOL NATATORIUM IMPROVEMENTS

FLOOR PLANS

McLean Architects, LLC
1000 Highland Ave., Pittsburgh, PA 15206
DATE: 10/15/2019
DRAWN BY: J. McLean
CHECKED BY: J. McLean
SCALE: 1/8" = 1'-0"
PROJECT NO.: 19-001
SHEET NO.: 27/27

CAPITAL IMPROVEMENTS FOR THE
UPPER ST. CLAIR SCHOOL DISTRICT
1825 McLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241

Regional Pool Configurations

Existing Facilities:

1. Mt Lebanon – 8 lanes
2. Bethel Park – 8 lanes
3. Fox Chapel – 8 lanes
4. Moon Township – 8 lanes
5. Baldwin – 6 lanes
6. South Park – 6 lanes

Facilities in Construction or Planning:

1. Thomas Jefferson – 8 lanes
2. West Allegheny – 8 lanes
3. Seneca Valley – 8 lanes

Projects for Consideration:

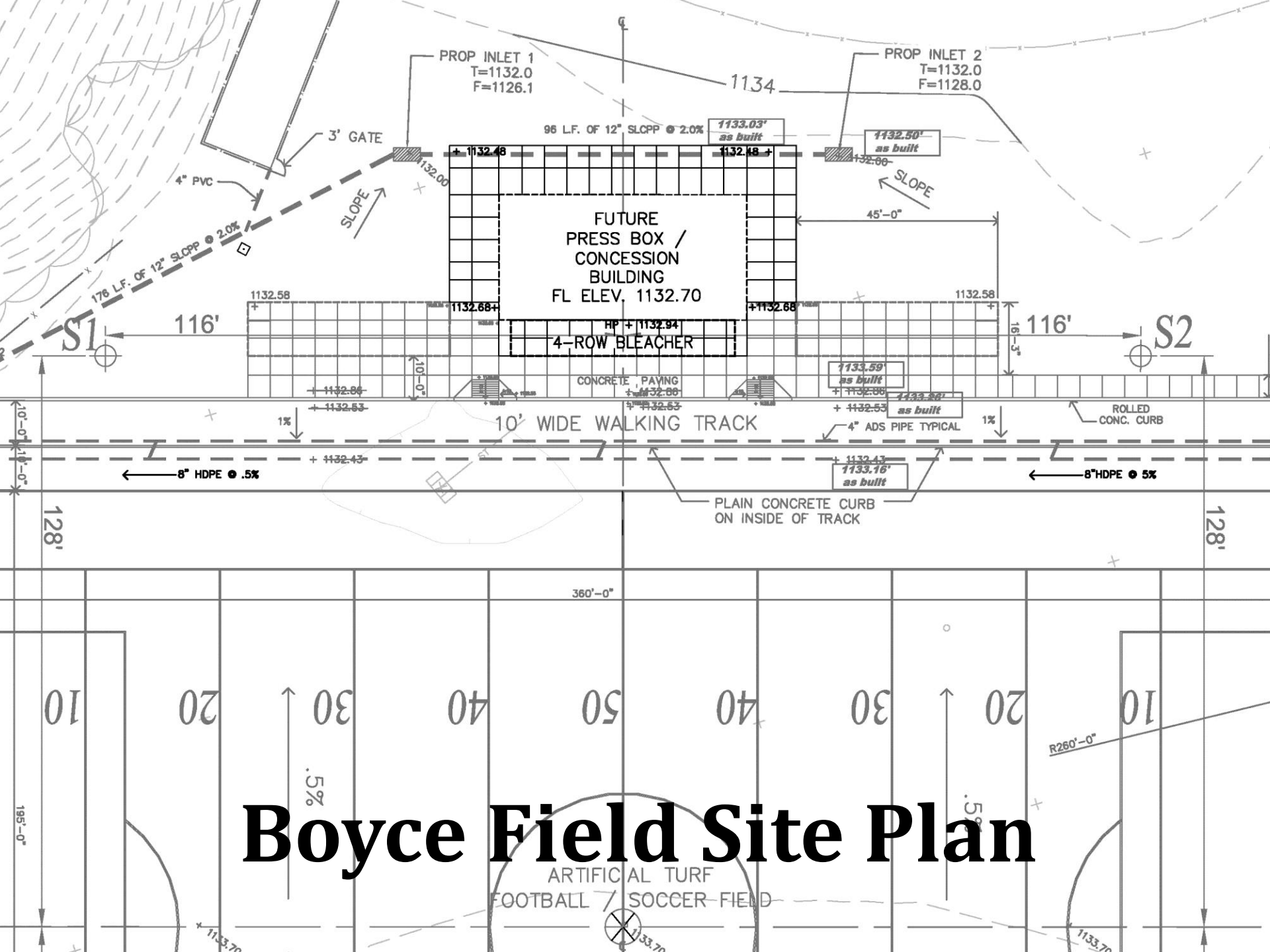
- **Boyce Middle School Field**

The renovations completed in 2011 at Boyce Middle School have infrastructure provisions for a small building at the field. What is proposed is a small structure with permanent restrooms, a concession area, and an announcing booth.



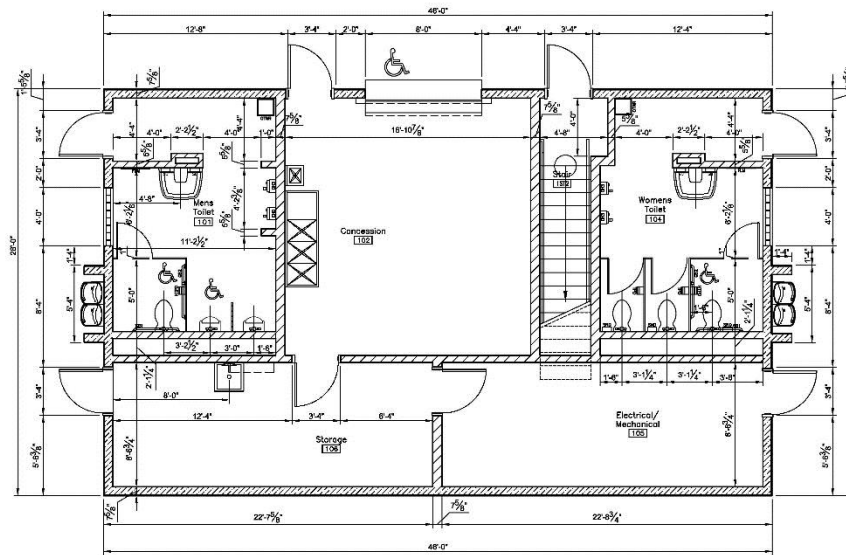
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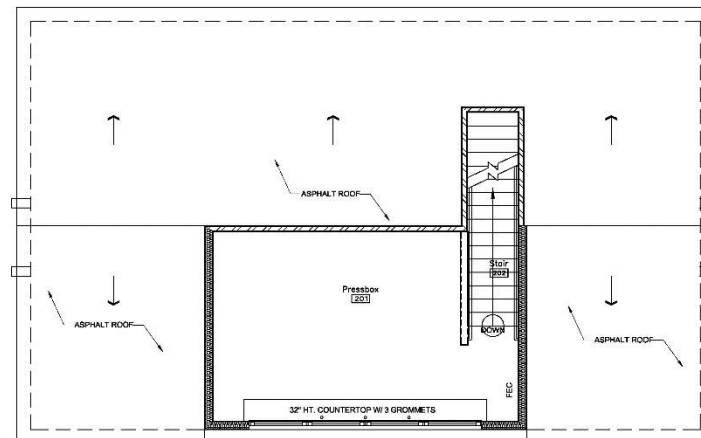
Boyce Field Site Plan

ARTIFICIAL TURF
FOOTBALL / SOCCER FIELD



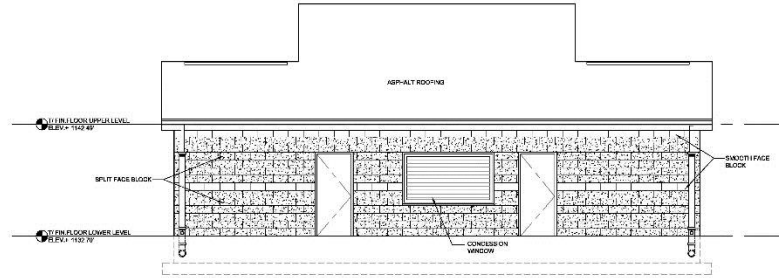
LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

1
A-1



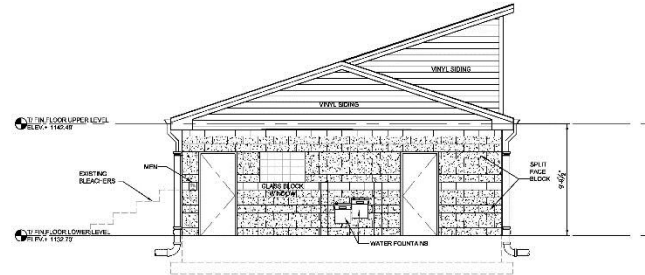
UPPER LEVEL PLAN

2



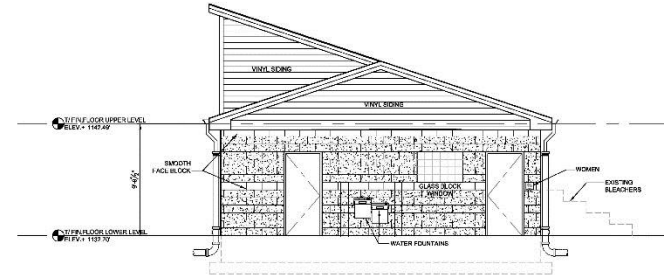
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1
A-2



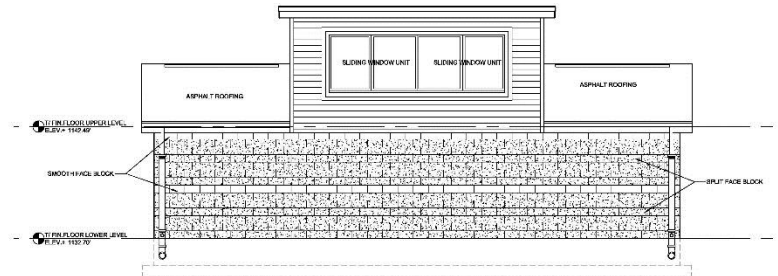
WEST ELEVATION
SCALE: 1/4" = 1'-0"

2
A-2



EAST ELEVATION
SCALE: 1/4" = 1'-0"

3
A-2



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4
A-2

PROGRESS PRINT

CAPITAL IMPROVEMENTS FOR THE
UPPER ST. CLAIR SCHOOL DISTRICT
1825 McLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241



EXTERIOR ELEVATIONS			
PROJECT NO.	DATE	SCALE	AS NOTED
1825	April 14, 2020	1/4" = 1'-0"	1/4" = 1'-0"
PROJECT NO.	DATE	SCALE	AS NOTED
1825	April 14, 2020	1/4" = 1'-0"	1/4" = 1'-0"

BUILDING ELEVATIONS
McLean Architects, LLC
412-381-1300
412-381-1300
www.mcleanarchitects.com

DWG NO.

A-2

Upper St. Clair School District Capital Improvements

Costs

Opinion of Cost based on preliminary designs
with general square-foot type cost figures for budget.

<i>Item</i>	<i>Quantity</i>		<i>Cost Per Unit</i>	<i>Cost</i>
High School Community Complex:				
New Community / Concessions / Restroom/ Facility	7,850	Sq. Ft.	\$ 200.00	\$ 1,570,000.00
New Ticket Sales / Control Points	500	Sq. Ft.	\$ 150.00	\$ 75,000.00
Sitework / Utilities	Lump Sum		NA	\$ 395,000.00
Existing Concession Area Renovations	375	Sq. Ft.	\$ 95.00	\$ 35,625.00
Existing Restroom Renovations	720	Sq. Ft.	\$ 95.00	\$ 68,400.00
New Perimeter Fencing	Lump Sum		NA	\$ 92,000.00
Home-Side Bleacher Reconditioning	17,720	Sq. Ft.	\$ 28.00	\$ 496,160.00
High School Athletic Complex Total				\$ 2,732,185.00
New District Administrative Offices	14,000	Sq. Ft.	\$ 200.00	\$ 2,800,000.00
Sitework / Utilities (included in Community Complex Building)				\$ -
				\$ 2,800,000.00
High School Pool - New Addition:				
New Pool (8-Lane)	Lump Sum		NA	\$ 1,250,000.00
Addition Area - Pool / Locker Rooms / Bleachers / Lobby	15,750	Sq. Ft.	\$ 215.00	\$ 3,386,250.00
Site Costs	Lump Sum		NA	\$ 165,000.00
Infill existing pool/deck following completion of new pool	Lump Sum		NA	\$ 225,000.00
Total High School Pool				\$ 5,026,250.00
Pedestrian Bridge Removal (Includes Façade Repairs)	Lump Sum		NA	\$ 65,000.00
Additional Parking at Pool / Athletics Entrance	Lump Sum		NA	\$ 120,000.00
				\$ 185,000.00
High School Paving Replacement	Lump Sum		NA	\$ 420,000.00
Completion of Boyce Athletic Field:				
New Concession / Restroom / Announcer Booth Building	Lump Sum		NA	\$ 420,000.00
New Bleachers (for mid-field at building)	Lump Sum		NA	\$ 20,000.00
Site Costs	Lump Sum		NA	\$ 18,000.00
Boyce Athletic Field Total				\$ 458,000.00
Sub-Total All Work				\$ 11,621,435.00
Preliminary Contingency @ 10%				\$ 1,162,143.50
TOTAL				\$ 12,783,578.50

Administrative Office Costs

The costs for administrative offices should be considered with the understanding that the existing offices require renovations and reconfiguration. Those renovation costs (at an estimate of \$75 per square foot) are in excess of \$1M, and would remain in leased space.



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<i>Item</i>	<i>Quantity</i>		<i>Cost Per Unit</i>	<i>Cost</i>
High School Pool - New Addition:				
New Pool (8-Lane)	Lump Sum		NA	\$ 1,250,000.00
Addition Area - Pool / Locker Rooms / Bleachers / Lobby	15,750	Sq. Ft.	\$ 215.00	\$ 3,386,250.00
Site Costs	Lump Sum		NA	\$ 165,000.00
Infill existing pool/deck following completion of new pool	Lump Sum		NA	\$ 225,000.00
Total High School Pool				\$ 5,026,250.00
Preliminary Contingency @ 10%				\$ 502,625.00
TOTAL				\$ 5,528,875.00
 High School Pool - New Addition with Warmdown/Diving Well Alternate:				
New Pool (8-Lane w/ 8' lane widths)	Lump Sum		NA	\$ 1,275,000.00
Addition Area - Pool / Locker Rooms / Bleachers / Lobby	15,750	Sq. Ft.	\$ 215.00	\$ 3,386,250.00
Site Costs	Lump Sum		NA	\$ 165,000.00
Infill existing pool/deck following completion of new pool	Lump Sum		NA	\$ 225,000.00
Add Alternate for added space for Warmdown/Diving Well Option	5,900	Sq. Ft.	\$ 225.00	\$ 1,327,500.00
Add Alternate (Warmdown/Diving Well Pool)	Lump Sum		NA	\$ 350,000.00
Total High School Pool				\$ 6,728,750.00
Preliminary Contingency @ 10%				\$ 672,875.00
TOTAL				\$ 7,401,625.00
 High School Pool - Separate Structure with Warmdown/Diving Well:				
New Pool (8-Lane w/ 8' lane widths)	Lump Sum		NA	\$ 1,275,000.00
Area - Pool / Locker Rooms / Bleachers / Lobby	15,750	Sq. Ft.	\$ 225.00	\$ 3,543,750.00
Area - Public Restrooms / Concessions Area	800	Sq. Ft.	\$ 225.00	\$ 180,000.00
Site Costs	Lump Sum		NA	\$ 275,000.00
Infill existing pool/deck following completion of new pool	Lump Sum		NA	\$ 225,000.00
Add Alternate for added space for Warmdown/Diving Well Option	5,900	Sq. Ft.	\$ 225.00	\$ 1,327,500.00
Add Alternate (Warmdown/Diving Well Pool)	Lump Sum		NA	\$ 350,000.00
Total High School Pool				\$ 7,176,250.00
Preliminary Contingency @ 10%				\$ 717,625.00
TOTAL				\$ 7,893,875.00

Next Steps

(Pending Board Approval):

1. Public Meeting – November 29th
2. Design Development (Input /Details)
3. Site Investigations (Surveys /Geotech)
4. Submissions and Approvals
5. Determination of Timeline
for Bidding/Construction



Proposed Additions & Improvements to Upper St. Clair High School Upper St. Clair, PA McLean Architects, LLC