



OWEN J. ROBERTS SCHOOL DISTRICT

DISTRICT-WIDE MASTER PLAN
REVIEW

05 February 2024

K&W

DESIGNING ENVIRONMENTS

SCHRADERGROUP



DISCUSSION

01 HS & MS CONCEPT SITE MASTER PLAN REVIEW

02 HS AND DISTRICT ADMINISTRATION CONCEPT REVIEW

03 MS CONCEPT REVIEW

04 ES CONCEPT SITE PLAN REVIEWS

05 BUDGET ESTIMATE REVIEW

06 CONCEPTUAL HS AND MS PHASING

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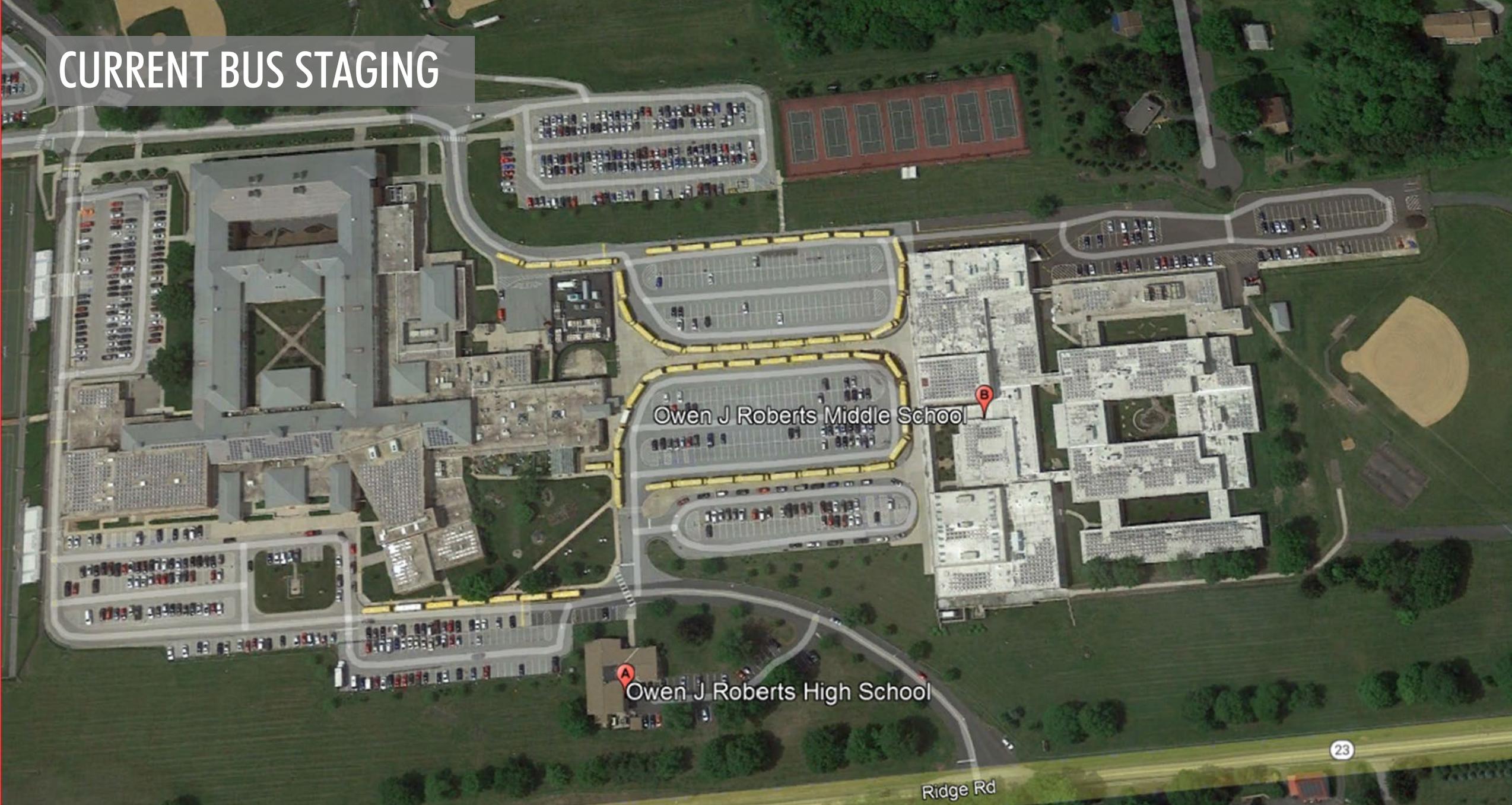
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CURRENT BUS STAGING



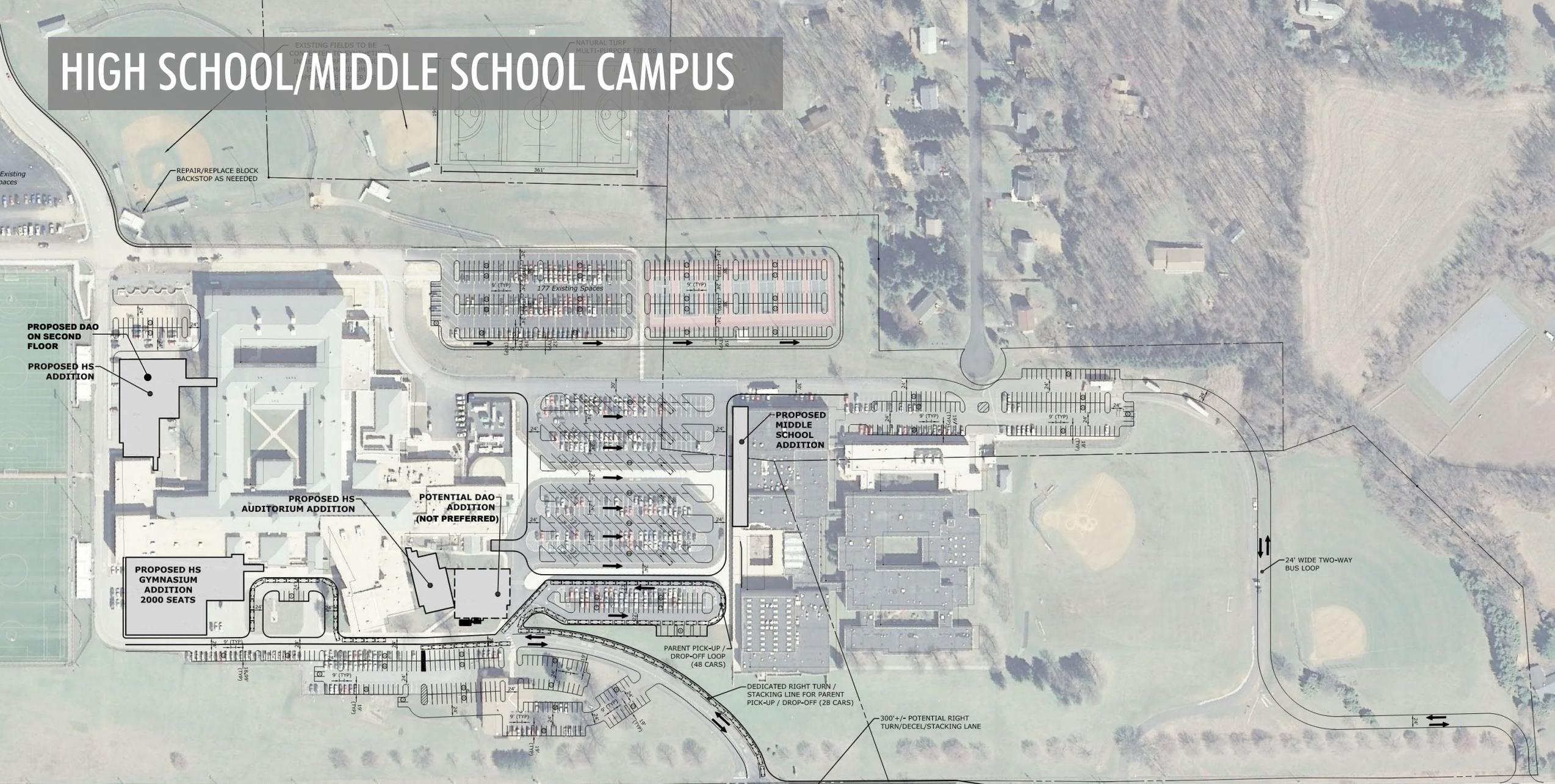
Owen J Roberts Middle School

Owen J Roberts High School

Ridge Rd

23

HIGH SCHOOL/MIDDLE SCHOOL CAMPUS



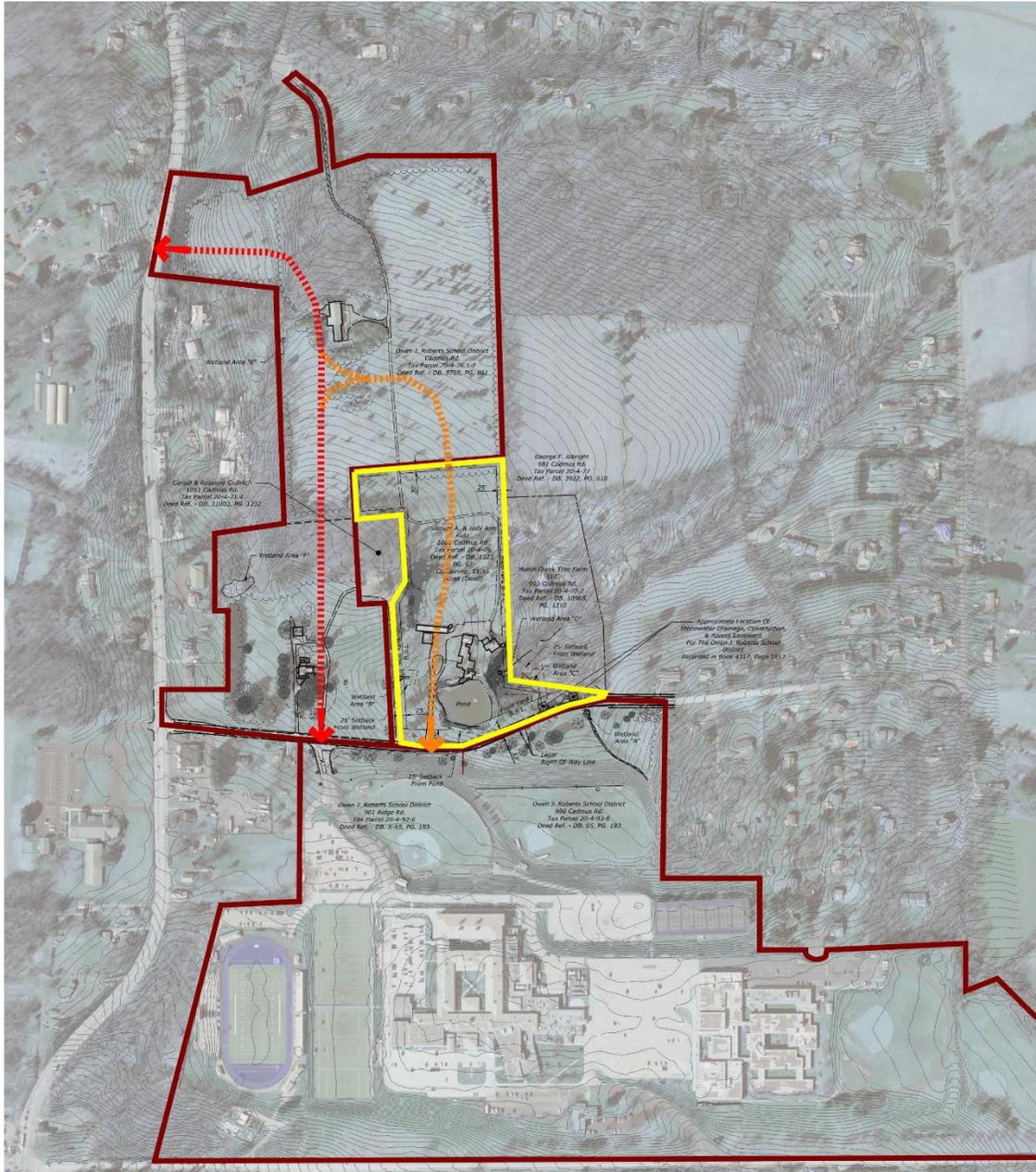
RIDGE ROAD - ROUTE 23

ATHLETIC FIELDS North of Cadmus

- Redevelop District-owned property across Cadmus.
- New softball and baseball fields for Jr. High / JV
- New running track for Jr. High / JV
- (1) new synthetic turf multi-sport field
- (3) new natural turf multi-sport fields
- (8) new tennis courts
- 624 space parking area for athletics and HS/MS overflow (special events)
- Cadmus Road pedestrian crossing facilities
- Fieldhouse (storage and restrooms)



KUTZ PROPERTY



-  PROPERTY LINE FOR KUTZ PROPERTY
-  PROPERTY LINE FOR OWEN J. ROBERTS SCHOOL DISTRICT PROPERTY HOLDINGS
-  VEHICULAR ACCESS OPPORTUNITY ON SCHOOL DISTRICT PROPERTY
-  VEHICULAR ACCESS OPPORTUNITY ON KUTZ PROPERTY



EXHIBIT
**Owen J. Roberts
 School District**
 South Coventry Township
 Chester County, Pennsylvania
 Scale: 1" = 200' - Date: January 5, 2024

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PROPOSED ADDITIONS

PROPOSED PE/
ATHLETICS
DISTRICT ADMIN
OPTION

PROPOSED
GYMNASIUM

PROPOSED
PERFORMING
ARTS

Proposed modified parking
shown, see site plans later in
presentation

Consider relocation of storm
water management from
under existing parking

Note: Image shows current District Administration Building
removed and parking constructed in its place

DISTRICT ADMINISTRATION - OPTION 1

PROPOSED
PERFORMING
ARTS

PROPOSED
GYMNASIUM

DISTRICT ADMIN
OPTION
PROPOSED PE/
ATHLETICS

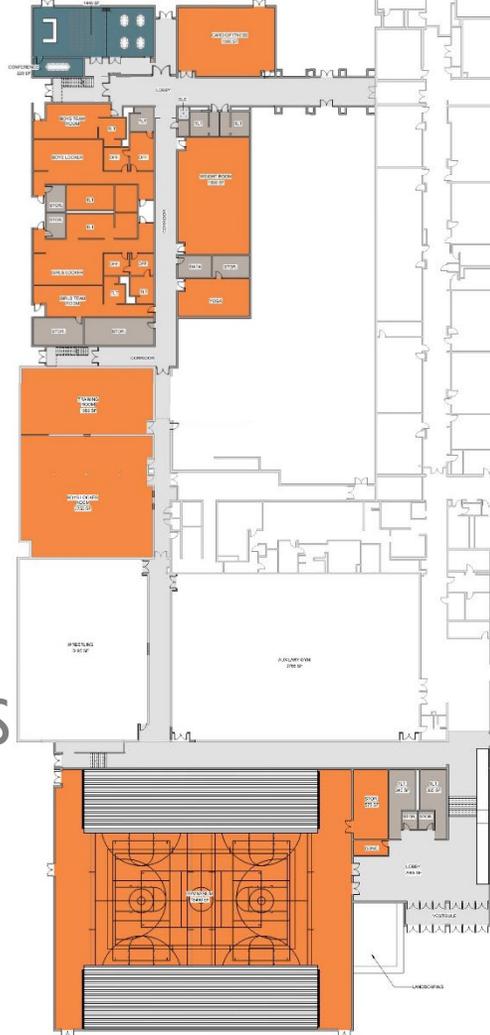
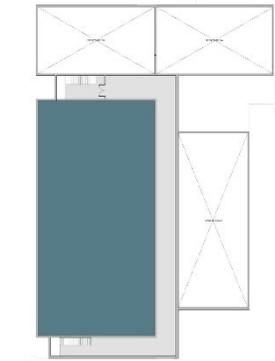
Proposed modified parking
(see site plans earlier
presentation)

PROPOSED ADDITIONS

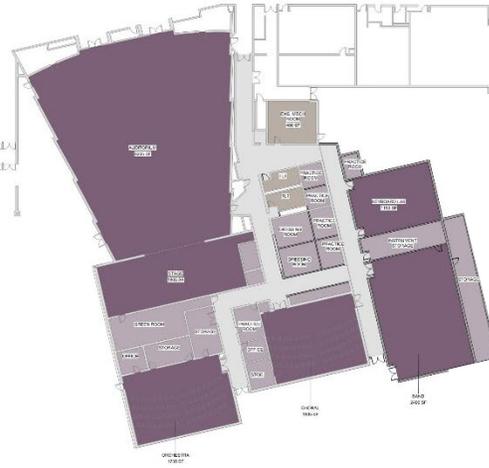
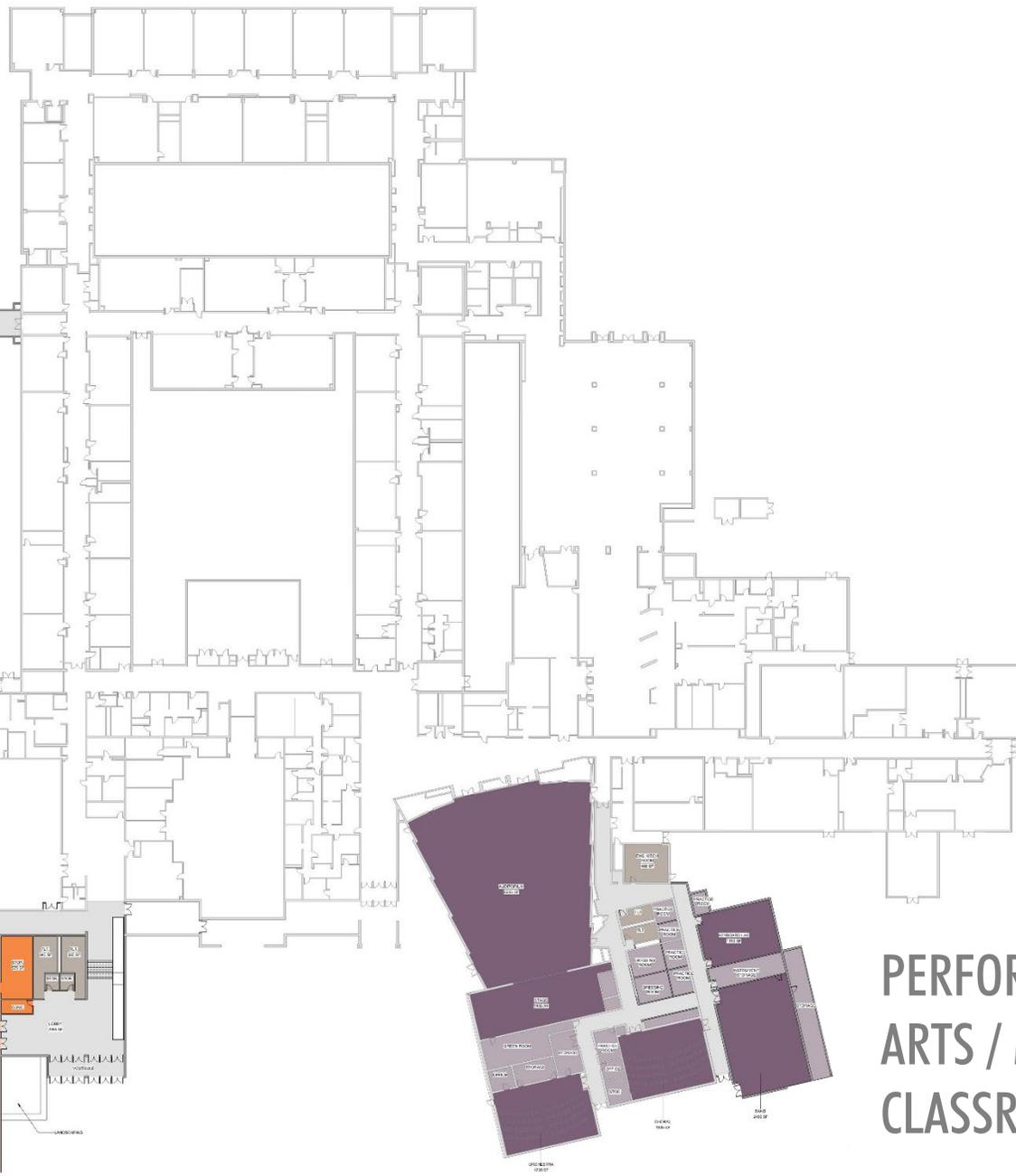
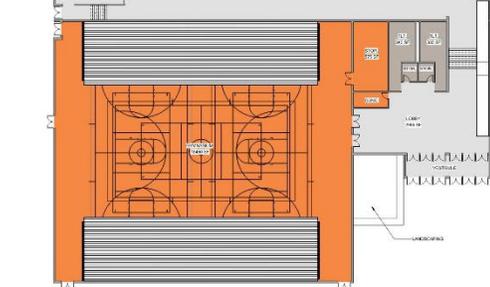
- ADMIN AND STAFF SPACES
- PERFORMING ARTS
- PERFORMING ARTS SUPPORT
- FITNESS, WELLNESS, AND PERFORMANCE
- CIRCULATION
- BUILDING SUPPORT

DAO 2ND FLR

BOARD ROOM



PHYSICAL
EDUCATION /
ATHLETIC
IMPROVEMENTS



PERFORMING
ARTS / MUSIC
CLASSROOMS

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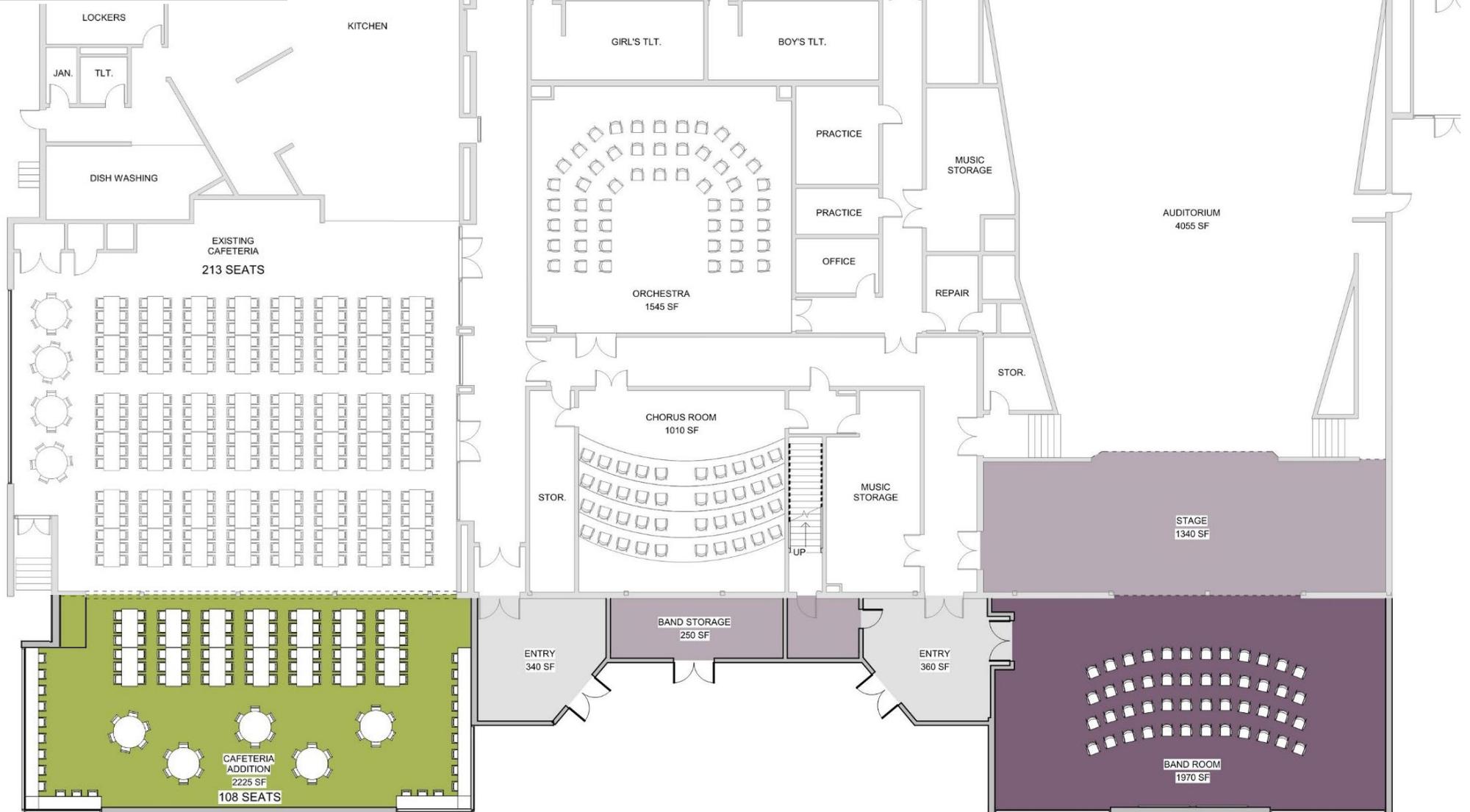
PROPOSED ADDITIONS

Proposed
Dining and
Music Area
Additions

Proposed modified parking
shown, see site plans earlier
in presentation

Note: Image shows current District Administration Building
removed and parking constructed in its place

PROPOSED ADDITIONS



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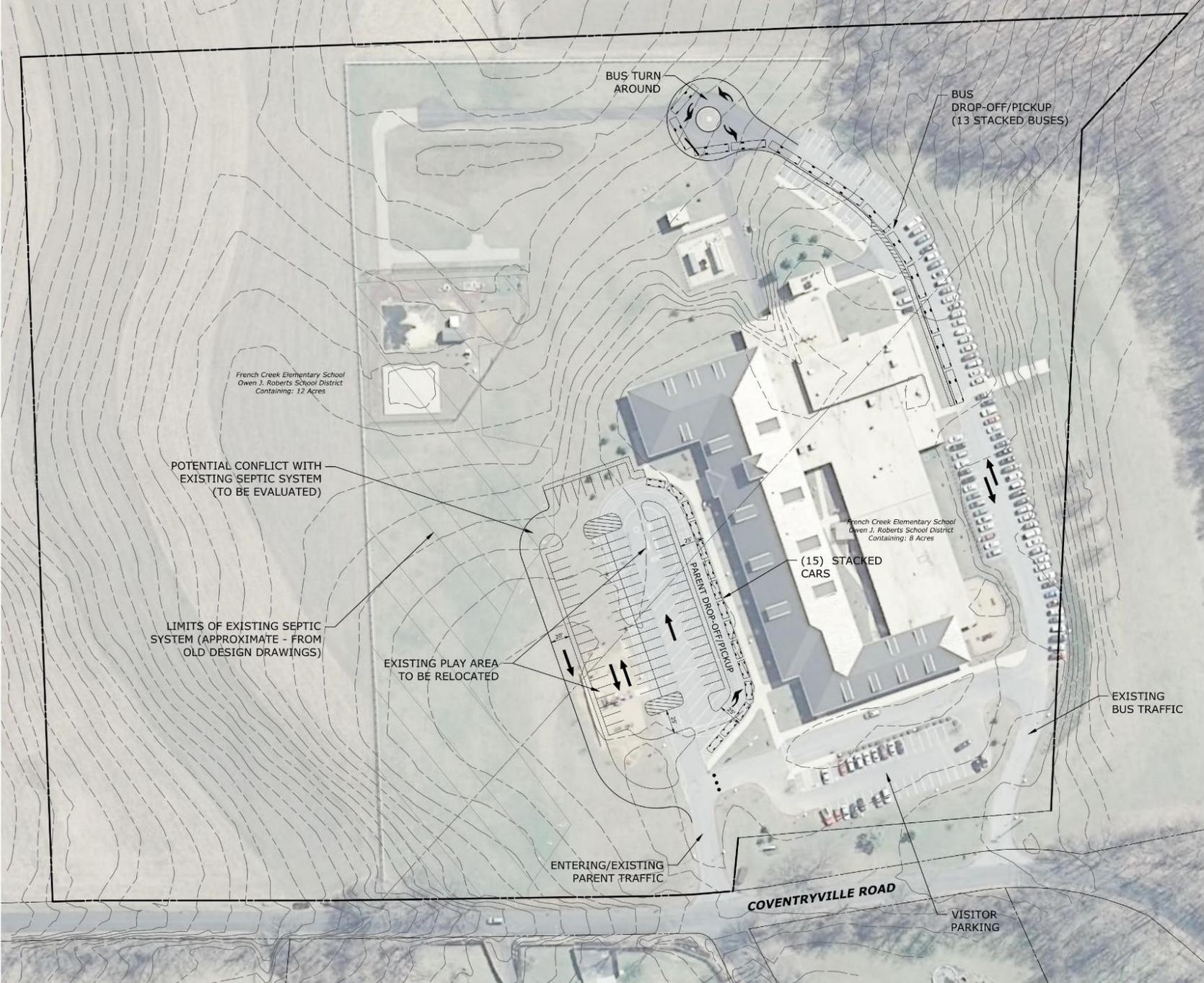
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FRENCH CREEK ELEMENTARY SCHOOL

CONCEPT

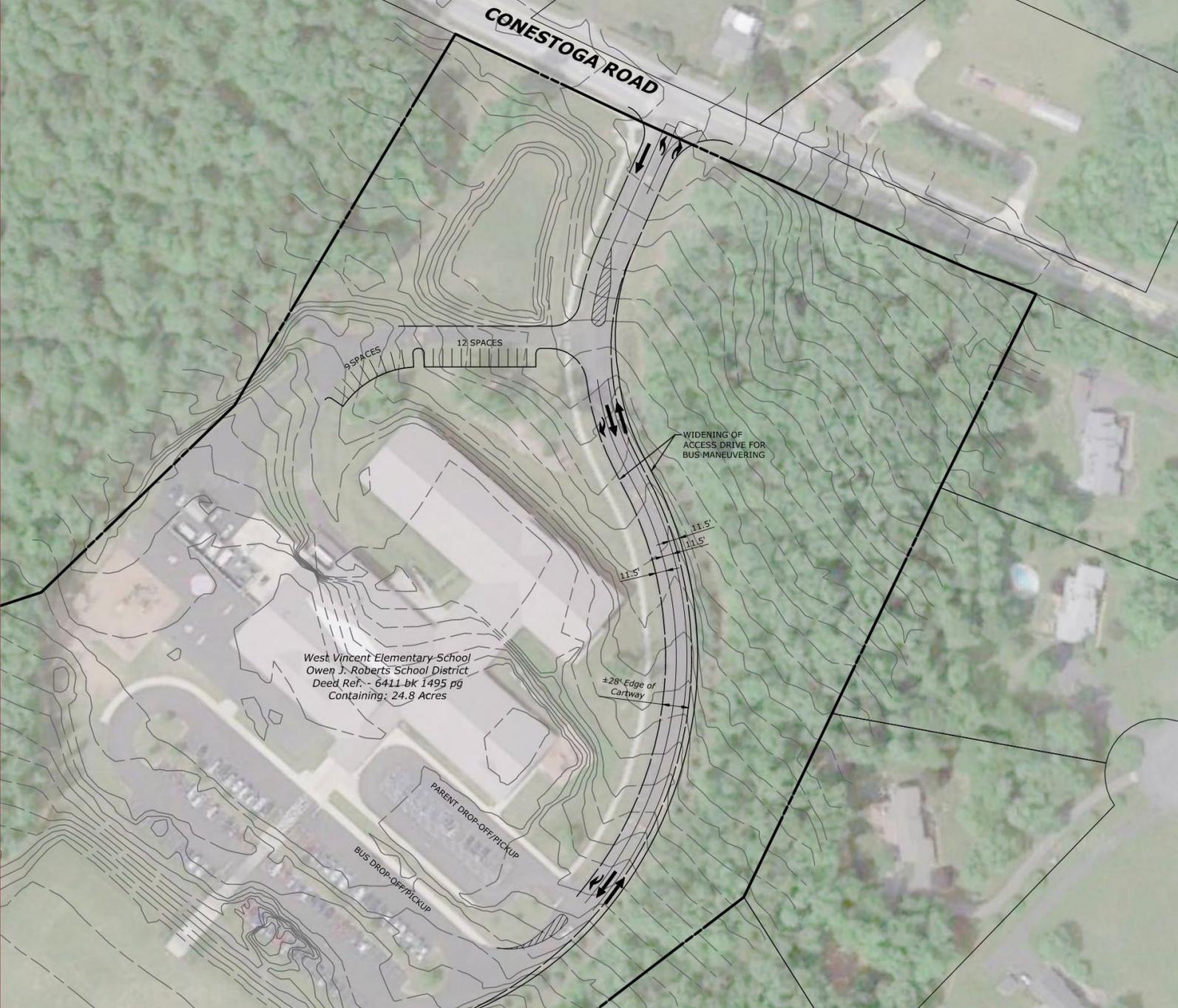
- Expand parking lot – potential conflict with the existing septic system
- Relocate existing playground
- Proposed bus turn around



WEST VINCENT ELEMENTARY SCHOOL

CONCEPT

- Widen main driveway to provide dedicated bus and parent pick-up / drop-off lanes
- Add parking



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PROJECT	2019 COST ESTIMATE	2023 COST ESTIMATE
High School		
Athletic Expansion	\$14,720,000	\$24,929,002
Performing Arts	\$15,440,000	\$13,493,608
	\$30,160,000	\$38,422,610
Soft Costs + Construction Contingency		\$10,837,826
Escalation to 2025	\$45,000,000	\$49,260,436
Middle School		
Cafeteria Expansion	\$4,489,000	\$1,339,494
Music Expansion	\$8,090,000	\$2,364,642
	\$12,579,000	\$3,704,136
Soft Costs + Construction Contingency		\$2,350,754
Escalation to 2025	\$18,600,000	\$6,054,890
District Admin - Option 1 (Second Floor)	N/A	\$12,178,970
District Admin - Option 2 (2-story Building)	N/A	\$25,042,332

PROJECT	2019 COST ESTIMATE	2023 COST ESTIMATE
High School / Middle School Campus		
Circulation and Parking Improvements	\$912,000	\$6,056,637
Athletic Fields	\$5,736,000	\$11,468,827
	<u>\$6,648,000</u>	<u>\$17,525,463</u>
Soft Costs + Construction Contingency		\$4,686,502
Escalation to 2025	\$9,905,520	\$22,211,965
French Creek ES Site Improvements		
Site Improvements	\$552,000	\$825,358
Soft Costs + Construction Contingency		<u>\$385,490</u>
Escalation to 2025	\$822,480	\$1,210,848
West Vincent ES Site Improvements		
Site Improvements	\$330,000	\$557,110
Soft Costs + Construction Contingency		<u>\$327,682</u>
Escalation to 2025	\$491,700	\$884,792

BUDGET

05 ADDITIONAL HIGH SCHOOL CONSIDERATIONS

Existing Conditions

- Mechanical systems in the entire building (with the exception of the main chilled water plant) will be exceeding their life expectancy (20-25 years)
 - 1999 full building renovation, plant to terminal systems - 24 years old
 - 2006 north wing addition with separate mechanical plant - 17 years old
- Two aging boiler plants and two chilled water plants.
 - 6-pipe system (2 heating pipes and 4 chilled water pipes (2 water and 2 glycol to prevent doing freeze protection in the air handling units) which is difficult maintain.

Proposed Upgrades

\$14,500,000 (M/E Construction Cost only)

- Full Mechanical (w/associated Electrical) systems replacement. Cost does not include architectural work or soft costs; estimated based on current dollars (not escalated to the mid-point of construction)
- Consolidate to 1 boiler plant (natural gas) and 1 chilled water plant
 - Convert to a 4-pipe system. Replace classroom unit ventilators with roof top units and ductwork for ventilation and dehumidification; classrooms would have dedicated closet for fan coil units or locate above the ceiling.
- Not included but high school flat roof is past life expectancy and will require replacement within five years.

BUDGET

05 ADDITIONAL FRENCH CREEK ES CONSIDERATIONS

Existing Conditions

- Currently heating with fuel oil
 - Concerns with fuel trucks crossing French Creek bridge
- Boilers will be exceeding their life expectancy (20-25 years)
 - 2002 full building renovation, including plant to terminal systems, are 21 years old and are exceeding their life expectancy
- Chilled water plant installed this year has been sized to support an addition to the school

Proposed Upgrades \$650,000 (M/E Construction Cost only)

- Boiler replacement (w/associated electric)
 - Cost does not include soft costs; estimated based on current dollars (not escalated to the mid-point of construction)
- Replace with a dual fuel (propane/fuel oil) boiler with the ability to convert to natural gas if and when it becomes available (PECO has indicated that it is available at a cost to install a line to the building)
 - An option could be a hybrid electric/propane boiler which would be more efficient but more expensive.

BUDGET

05 ADDITIONAL DISTRICT-WIDE CONSIDERATIONS

Additional Considerations

- Middle school has roof sections at and near the proposed cafeteria expansion requiring replacement. Those should be part of the cafeteria expansion
- Any expansion of office space at the DSC will have a cost associated with it.
- The DSC roof requires replacement soon.
- HS existing baseball and softball fields will require repairs and upgrades in the near future

- Many items described in this presentation will require approvals from the municipality and other agencies. The ultimate project pursued, to achieve the vision outlined by the school district, is contingent on the best compromise allowable for the overall district-owned properties.

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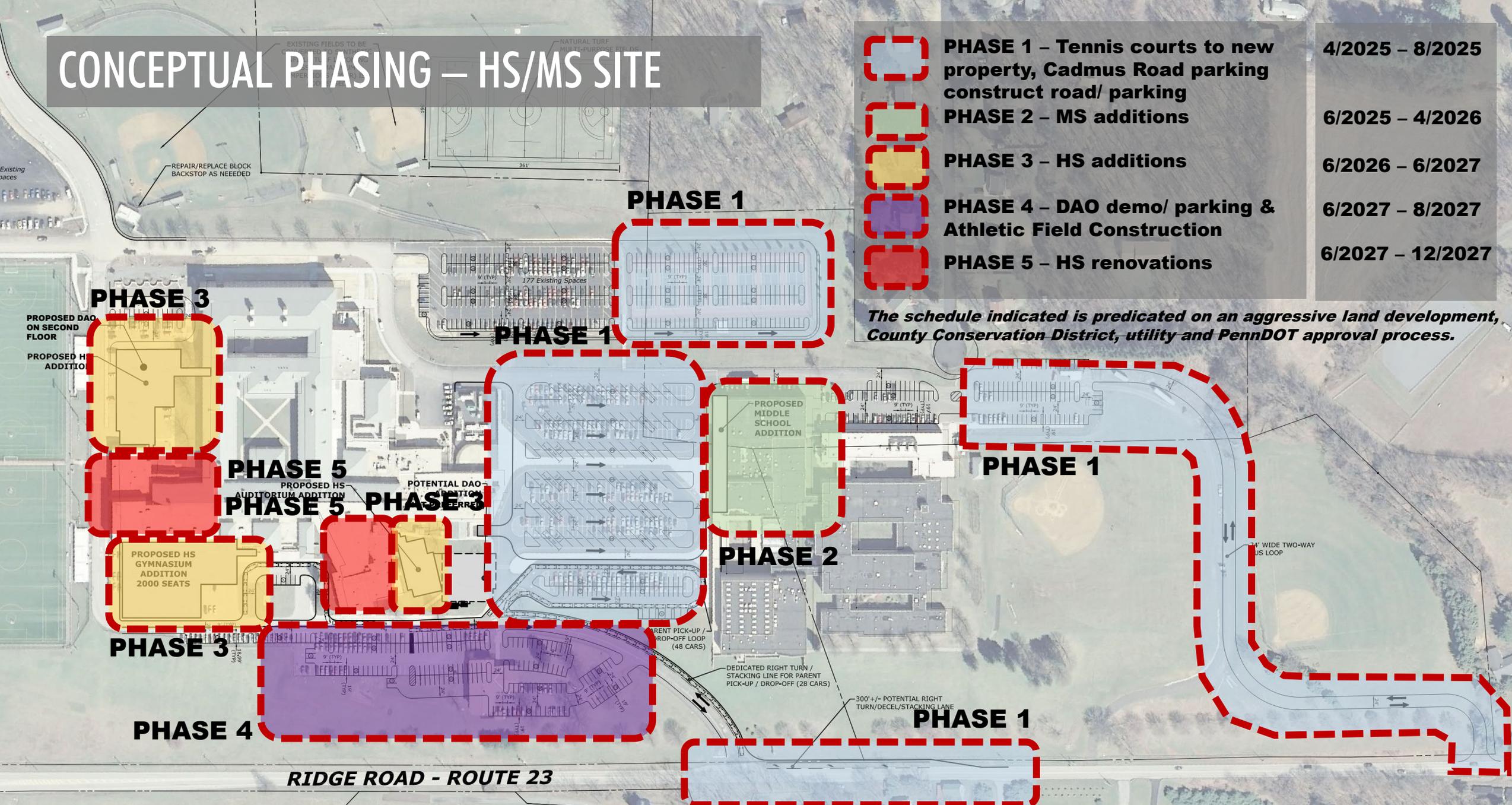
CONCEPTUAL PHASING – HS/MS SITE



- PHASE 1** – Tennis courts to new property, Cadmus Road parking construct road/ parking
- PHASE 2** – MS additions
- PHASE 3** – HS additions
- PHASE 4** – DAO demo/ parking & Athletic Field Construction
- PHASE 5** – HS renovations

- 4/2025 – 8/2025**
- 6/2025 – 4/2026**
- 6/2026 – 6/2027**
- 6/2027 – 8/2027**
- 6/2027 – 12/2027**

The schedule indicated is predicated on an aggressive land development, County Conservation District, utility and PennDOT approval process.

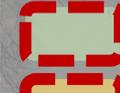


CONCEPTUAL PHASING – ACROSS CADMUS



PHASE 1 – Tennis courts to new property, Cadmus Road parking construct road/ parking

4/2025 – 8/2025



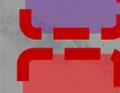
PHASE 2 – MS additions

6/2025 – 4/2026



PHASE 3 – HS additions

6/2026 – 6/2027



PHASE 4 – DAO demo/ parking & Athletic Field Construction

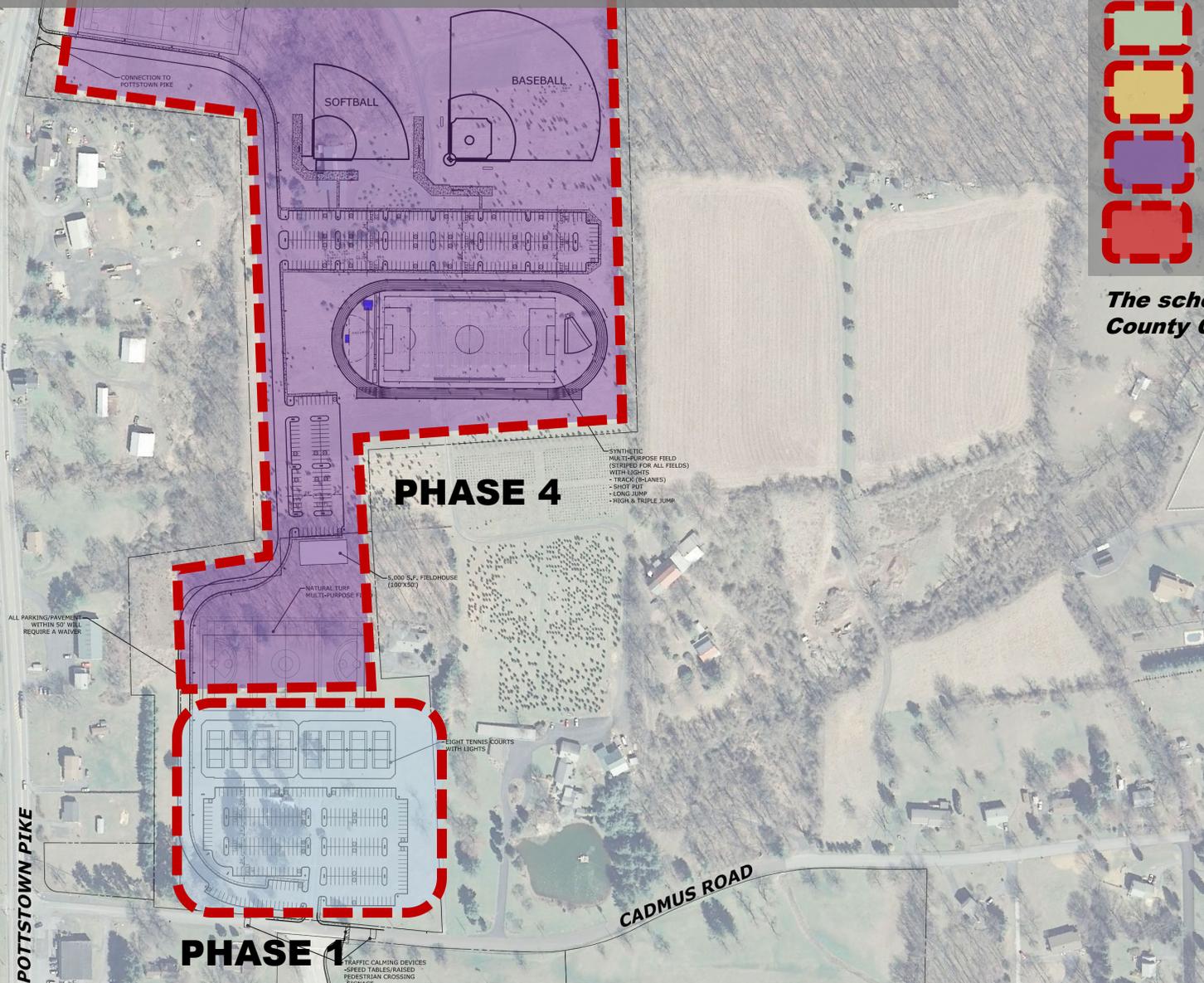
6/2027 – 8/2027



PHASE 5 – HS renovations

6/2027 – 12/2027

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POTTSTOWN PIKE

CADMUS ROAD

PHASE 1

PHASE 4



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BOARD PRESENTATION

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