

METHACTON HIGH SCHOOL

Renovations / Additions Feasibility Study Schedule



AUGUST	-	8/19 Board Work Session	(Concept Presentation)
		8/26 Board Meeting	(Gather Feedback)
SEPTEMBER	-	9/09 Property Committee	(General update)
		9/11 Public Forum	
		9/16 Board Work Session	(Presentation of Final HS Concepts)
		9/18 Public Forum	
OCTOBER	-	9/23 Board Meeting	(Present Public Feedback / Gather Board Feedback; Present Projected Budget)
		10/14 Property Committee	(General Update / Discussion)
		10/21 Board Work Session	(Summary Review & Final Q&A)
		10/28 Board Meeting	(Vote on HS Renovation)

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BASELINE SCOPE



- **Repair / Replace Building Envelope**
 - Replace roofs, exterior windows, masonry façade components, and address ground water infiltration
- **HVAC System Replacement**
 - Replace classroom unit ventilators, replace central plant equipment such as chillers and boilers, replace building control system, improve ventilation & implement dehumidification
- **Electrical System Replacement**
 - Upgrade lighting to LED, replace distribution equipment such as switchboards and transformers, replace emergency generator, replace fire alarm system, upgrade data distribution & Wi-Fi

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BASELINE SCOPE



■ **Plumbing System Replacement**

- Replace fixtures such as water closets, sinks, & urinals. Verify condition of underground waste piping. Replace domestic hot water components. Install fire sprinkler system throughout building.

■ **Safety & Security Improvements**

- Replace surveillance cameras, card access components, & perimeter security devices. Create secured vestibule for visitor access. Improve signal coverage for cell phones & first responder communications.

■ **ADA Improvements**

- Meet and exceed code requirements for accessibility requirements

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PRIORITY GROUP 1



- Improve Traffic Flow to Eliminate Congestion & Car Traffic at Arrival/Dismissal
- Address Building Internal Traffic Flow, Hallway Congestion and Outdoor Transition
- Pool: New Pool with 8 Lanes & ADA Improvements
- Create Fitness/Wellness Center
- Create Life Skills Apartment Transition Space
- Create Commons Space to Enable Lunch & Learn Program

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PRIORITY GROUP 2



- **Connect to Public Sewer and Demolish On-Site Treatment Plant**
- **Increase Quantity of Parking Spaces**
- **Create STEAM Center**
- **Create Fab Lab**
- **Auditorium: Build New and Include ADA Improvements**
- **Enlarge Classrooms to 850 sf**
- **Improvements to the Performing Arts Spaces**

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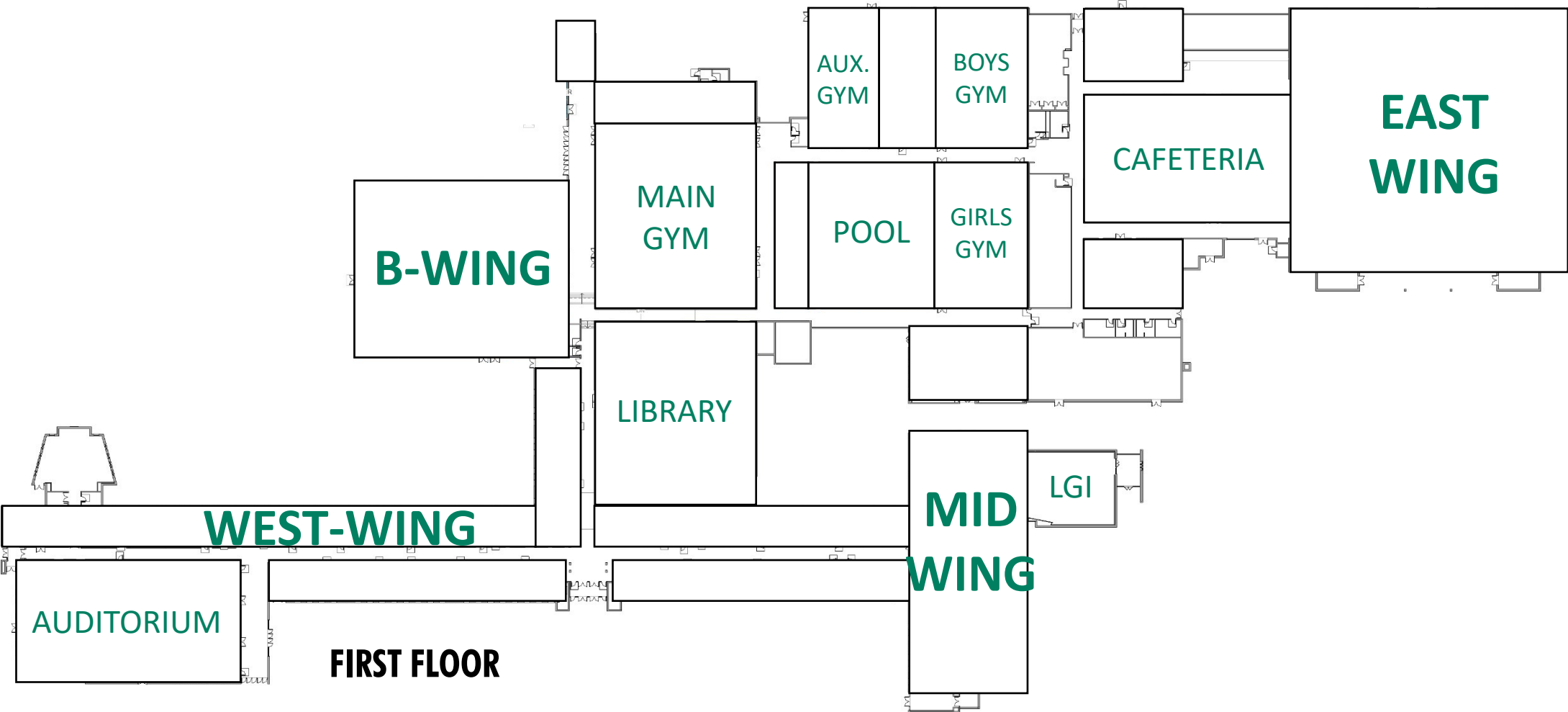


Summary of Concepts

- 4 total options being explored (1A, 1B, 2A, 2B)
 - All options include the previously identified “Baseline” Scope
- Options 1A & 1B include a new pool as the only new construction and various levels of renovations
- Options 2A & 2B include demolition of the areas of the building with highest level of need (West Wing & B-Wing)
 - Options 2A & 2B include new construction of a 2-story classroom wing and performing arts area
- Options are being evaluated for cost, constructability, phasing, and educational impact
- Site options are being evaluated simultaneously and independently

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EXISTING FLOOR PLAN



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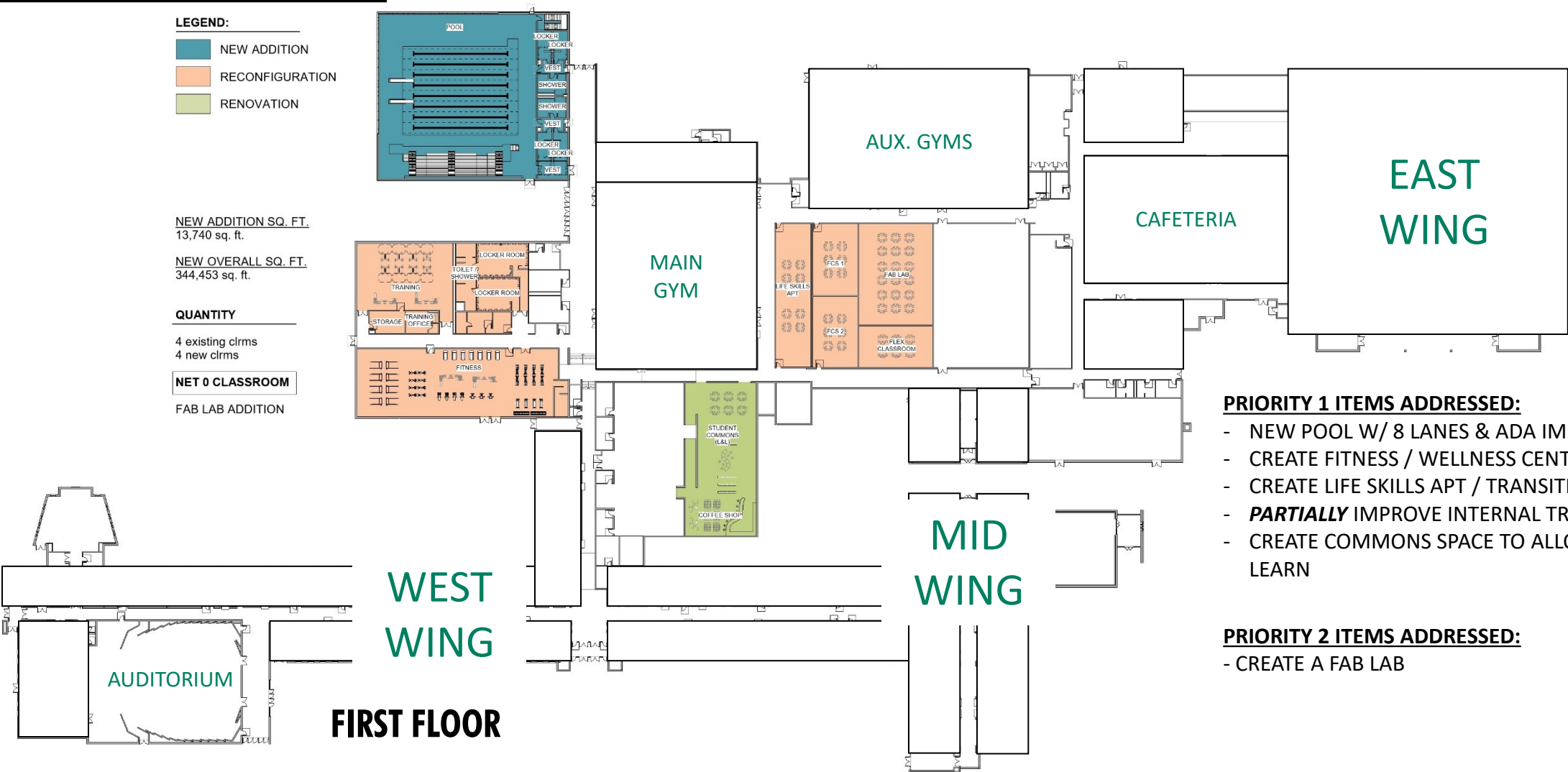
Building Option 1A

- LEGEND:
- NEW ADDITION
 - RECONFIGURATION
 - RENOVATION

NEW ADDITION SQ. FT.
13,740 sq. ft.

NEW OVERALL SQ. FT.
344,453 sq. ft.

- QUANTITY
- 4 existing clrms
 - 4 new clrms
- NET 0 CLASSROOM
- FAB LAB ADDITION



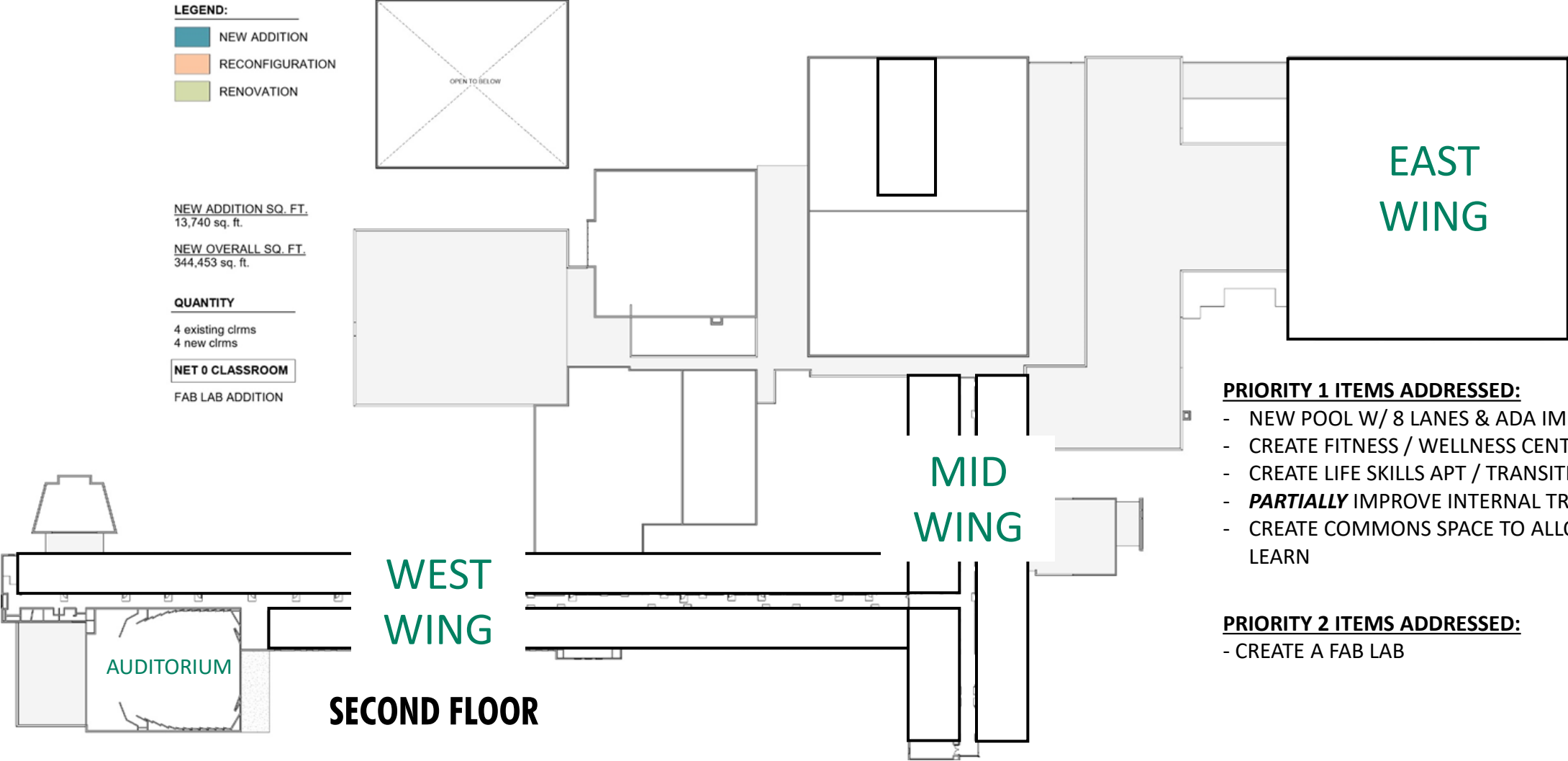
- PRIORITY 1 ITEMS ADDRESSED:**
- NEW POOL W/ 8 LANES & ADA IMPROVEMENTS
 - CREATE FITNESS / WELLNESS CENTER
 - CREATE LIFE SKILLS APT / TRANSITION SPACE
 - **PARTIALLY** IMPROVE INTERNAL TRAFFIC FLOW
 - CREATE COMMONS SPACE TO ALLOW LUNCH & LEARN

- PRIORITY 2 ITEMS ADDRESSED:**
- CREATE A FAB LAB

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Building Option 1A



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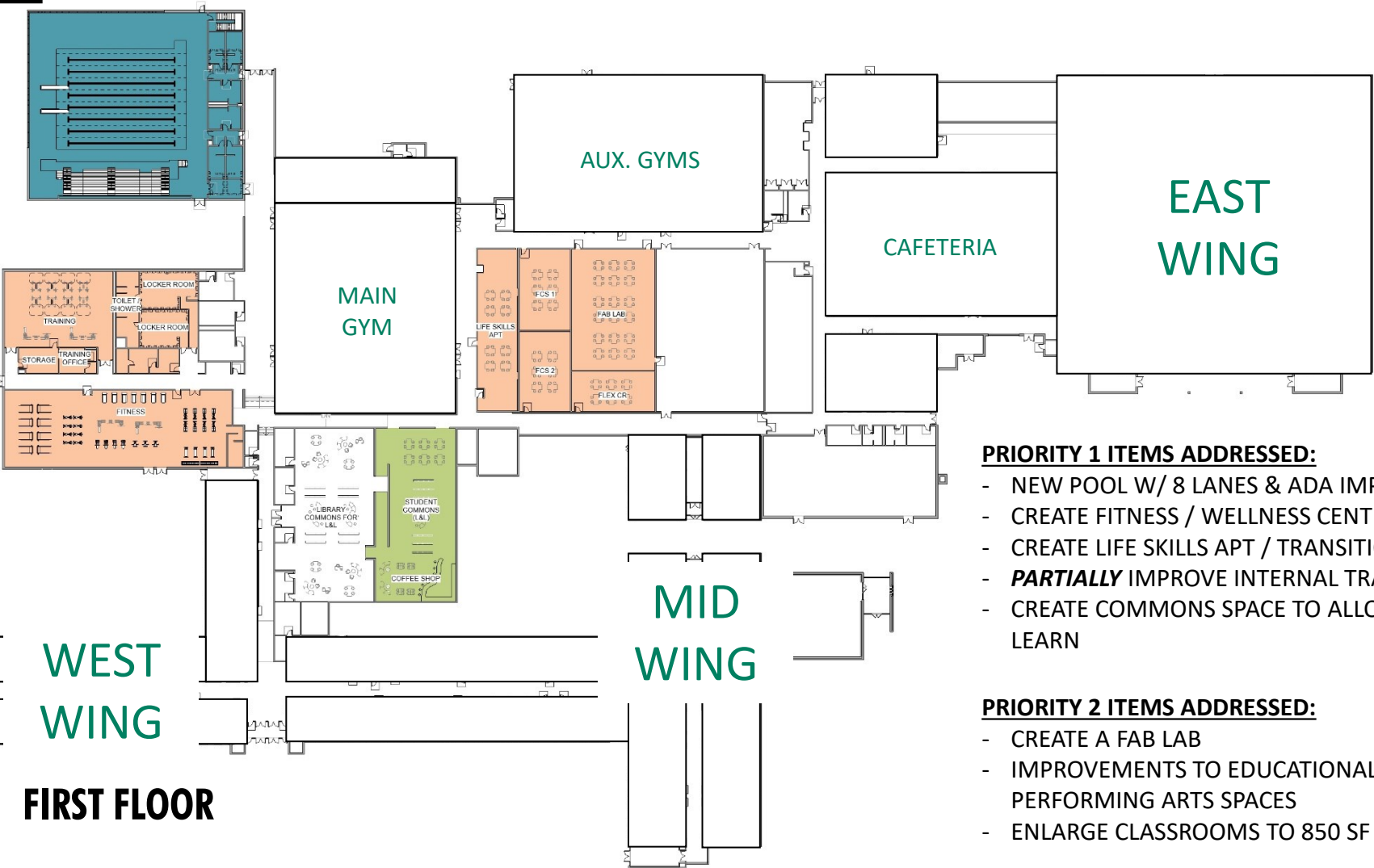
Building Option 1B

- LEGEND:
- NEW ADDITION
 - RECONFIGURATION
 - RENOVATION

NEW ADDITION SQ. FT.
14,372 sq. ft.

NEW OVERALL SQ. FT.
344,453 sq. ft.

- QUANTITY
- 12 existing clrms
 - 10 new clrms
- NET -2 CLASSROOMS
- FAB LAB ADDITION



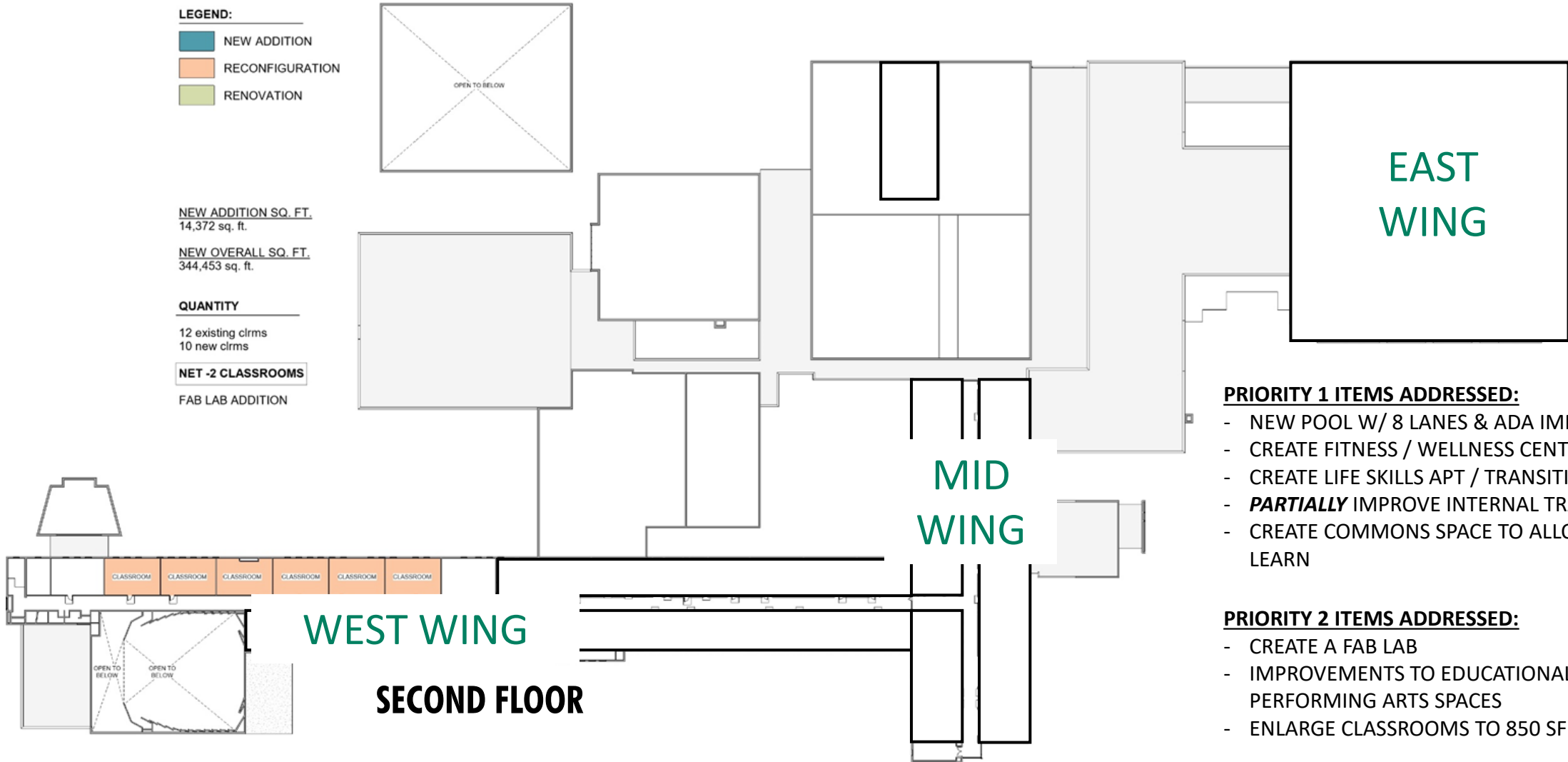
- PRIORITY 1 ITEMS ADDRESSED:**
- NEW POOL W/ 8 LANES & ADA IMPROVEMENTS
 - CREATE FITNESS / WELLNESS CENTER
 - CREATE LIFE SKILLS APT / TRANSITION SPACE
 - **PARTIALLY** IMPROVE INTERNAL TRAFFIC FLOW
 - CREATE COMMONS SPACE TO ALLOW LUNCH & LEARN

- PRIORITY 2 ITEMS ADDRESSED:**
- CREATE A FAB LAB
 - IMPROVEMENTS TO EDUCATIONAL PERFORMING ARTS SPACES
 - ENLARGE CLASSROOMS TO 850 SF

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Building Option 1B



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Building Option 2A

LEGEND:

- NEW ADDITION
- RECONFIGURATION
- RENOVATION

NEW ADDITION SQ. FT.
81,170 sq. ft.

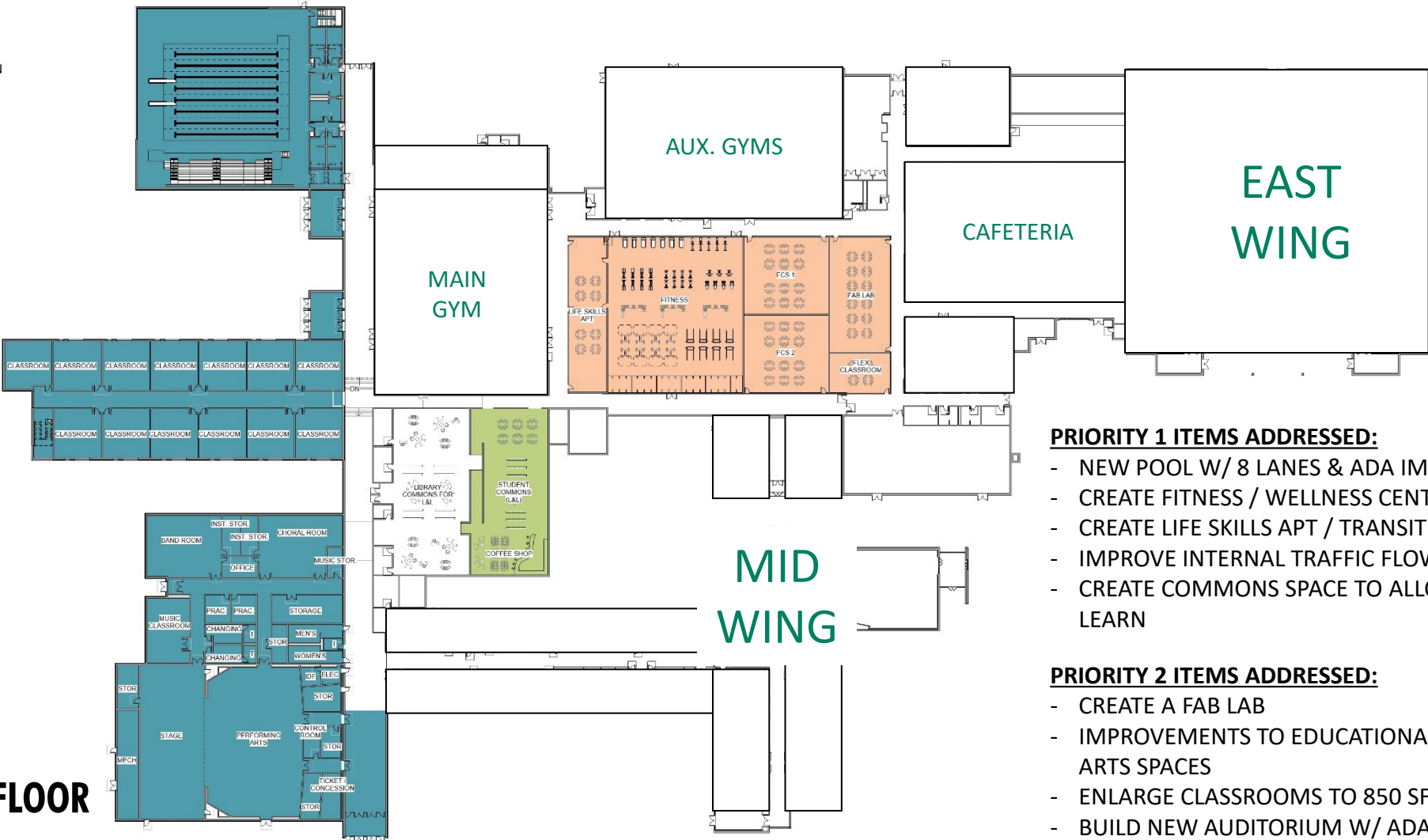
NEW OVERALL SQ. FT.
329,830 sq. ft.

QUANTITY

34 existing clrms
32 new clrms

NET -2 CLASSROOMS

FAB LAB ADDITION



PRIORITY 1 ITEMS ADDRESSED:

- NEW POOL W/ 8 LANES & ADA IMPROVEMENTS
- CREATE FITNESS / WELLNESS CENTER
- CREATE LIFE SKILLS APT / TRANSITION SPACE
- IMPROVE INTERNAL TRAFFIC FLOW
- CREATE COMMONS SPACE TO ALLOW LUNCH & LEARN

PRIORITY 2 ITEMS ADDRESSED:

- CREATE A FAB LAB
- IMPROVEMENTS TO EDUCATIONAL PERFORMING ARTS SPACES
- ENLARGE CLASSROOMS TO 850 SF
- BUILD NEW AUDITORIUM W/ ADA IMPROVEMENTS

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Building Option 2A

LEGEND:

- NEW ADDITION
- RECONFIGURATION
- RENOVATION

NEW ADDITION SQ. FT.
81,170 sq. ft.

NEW OVERALL SQ. FT.
329,830 sq. ft.

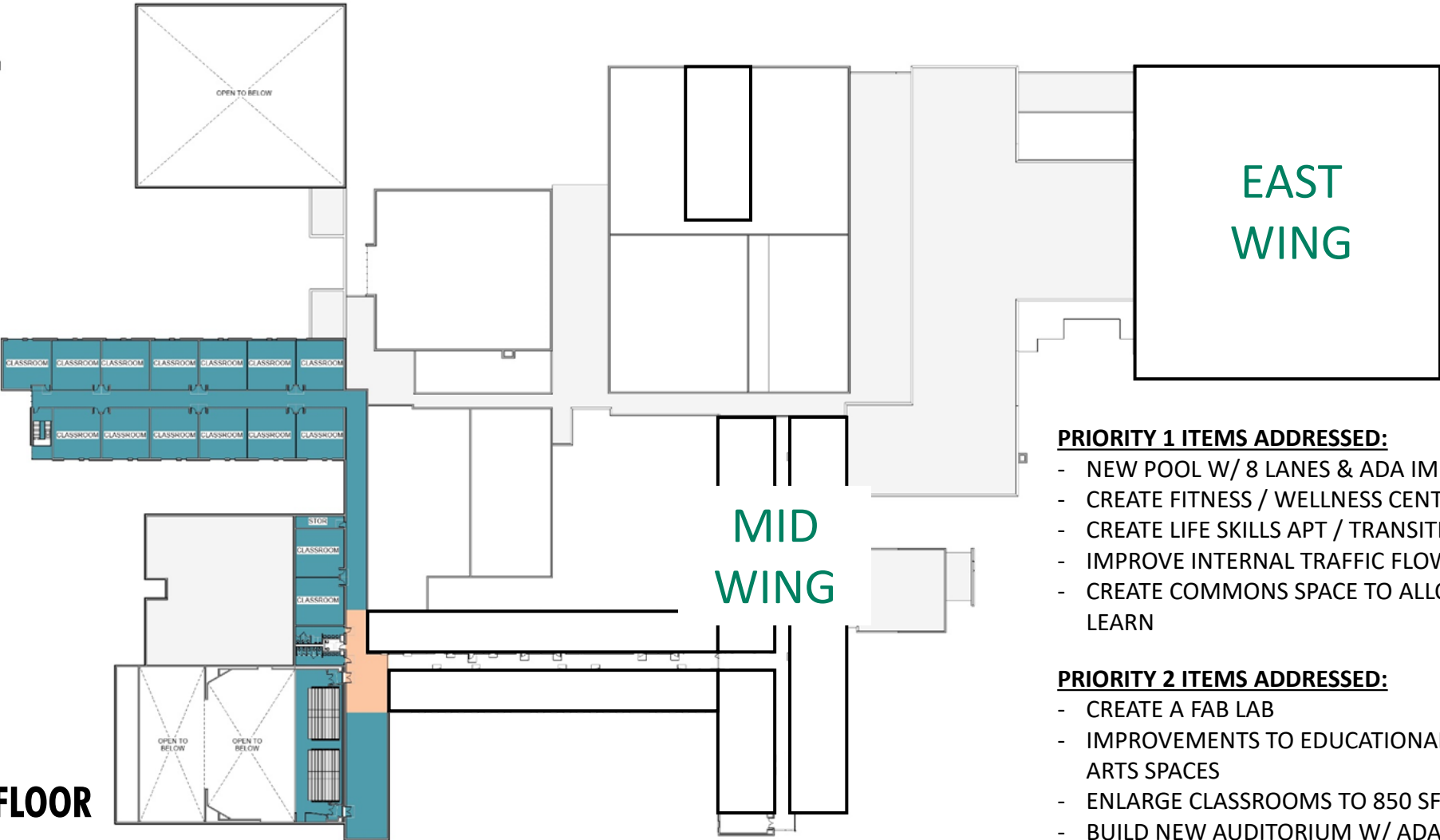
QUANTITY

34 existing clrms
32 new clrms

NET -2 CLASSROOMS

FAB LAB ADDITION

SECOND FLOOR



PRIORITY 1 ITEMS ADDRESSED:

- NEW POOL W/ 8 LANES & ADA IMPROVEMENTS
- CREATE FITNESS / WELLNESS CENTER
- CREATE LIFE SKILLS APT / TRANSITION SPACE
- IMPROVE INTERNAL TRAFFIC FLOW
- CREATE COMMONS SPACE TO ALLOW LUNCH & LEARN

PRIORITY 2 ITEMS ADDRESSED:

- CREATE A FAB LAB
- IMPROVEMENTS TO EDUCATIONAL PERFORMING ARTS SPACES
- ENLARGE CLASSROOMS TO 850 SF
- BUILD NEW AUDITORIUM W/ ADA IMPROVEMENTS

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Building Option 2B

LEGEND:

- ADDITION
- RECONFIGURATION
- RENOVATION

NEW ADDITION SQ. FT.
91,100 sq. ft.

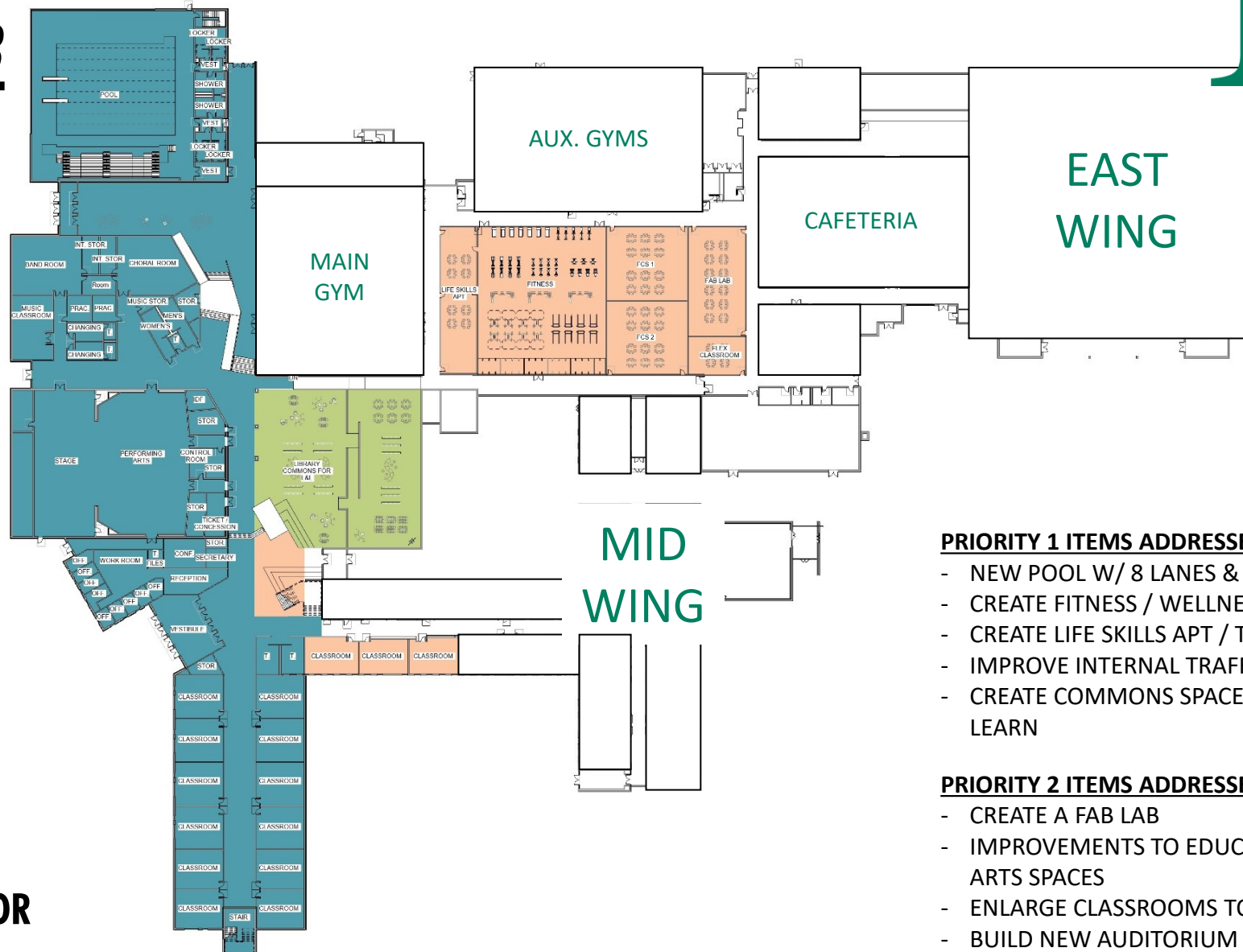
NEW OVERALL SQ. FT.
339,630 sq. ft.

QUANTITY

35 existing clrms
33 new clrms

NET -2 CLASSROOMS

FAB LAB ADDITION



FIRST FLOOR

PRIORITY 1 ITEMS ADDRESSED:

- NEW POOL W/ 8 LANES & ADA IMPROVEMENTS
- CREATE FITNESS / WELLNESS CENTER
- CREATE LIFE SKILLS APT / TRANSITION SPACE
- IMPROVE INTERNAL TRAFFIC FLOW
- CREATE COMMONS SPACE TO ALLOW LUNCH & LEARN

PRIORITY 2 ITEMS ADDRESSED:

- CREATE A FAB LAB
- IMPROVEMENTS TO EDUCATIONAL PERFORMING ARTS SPACES
- ENLARGE CLASSROOMS TO 850 SF
- BUILD NEW AUDITORIUM W/ ADA IMPROVEMENTS

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Building Option 2B

LEGEND:

- ADDITION
- RECONFIGURATION
- RENOVATION

NEW ADDITION SQ. FT.
91,100 sq. ft.

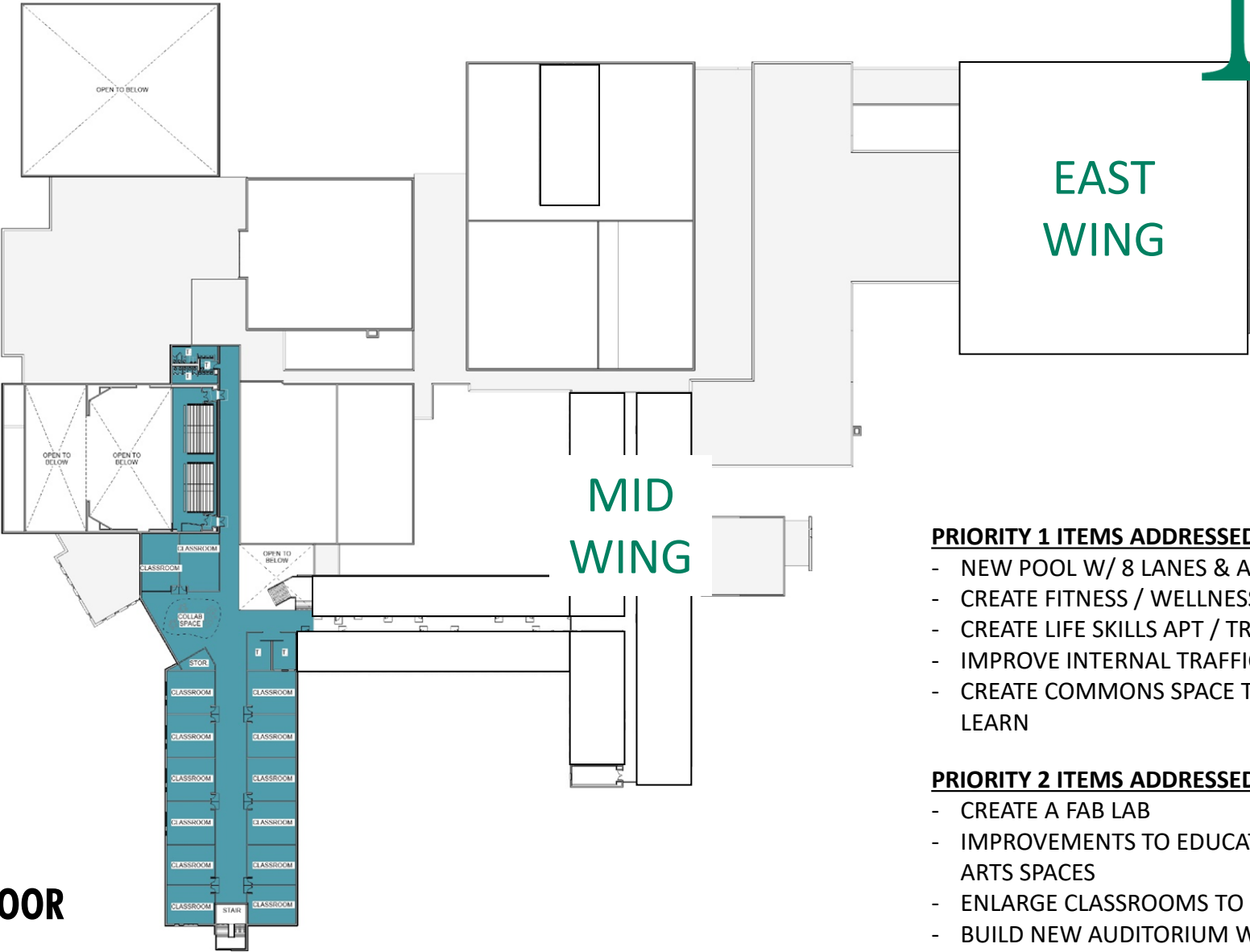
NEW OVERALL SQ. FT.
339,630 sq. ft.

QUANTITY

35 existing clrms
33 new clrms

NET -2 CLASSROOMS

FAB LAB ADDITION



SECOND FLOOR

PRIORITY 1 ITEMS ADDRESSED:

- NEW POOL W/ 8 LANES & ADA IMPROVEMENTS
- CREATE FITNESS / WELLNESS CENTER
- CREATE LIFE SKILLS APT / TRANSITION SPACE
- IMPROVE INTERNAL TRAFFIC FLOW
- CREATE COMMONS SPACE TO ALLOW LUNCH & LEARN

PRIORITY 2 ITEMS ADDRESSED:

- CREATE A FAB LAB
- IMPROVEMENTS TO EDUCATIONAL PERFORMING ARTS SPACES
- ENLARGE CLASSROOMS TO 850 SF
- BUILD NEW AUDITORIUM W/ ADA IMPROVEMENTS

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SITE OPTIONS

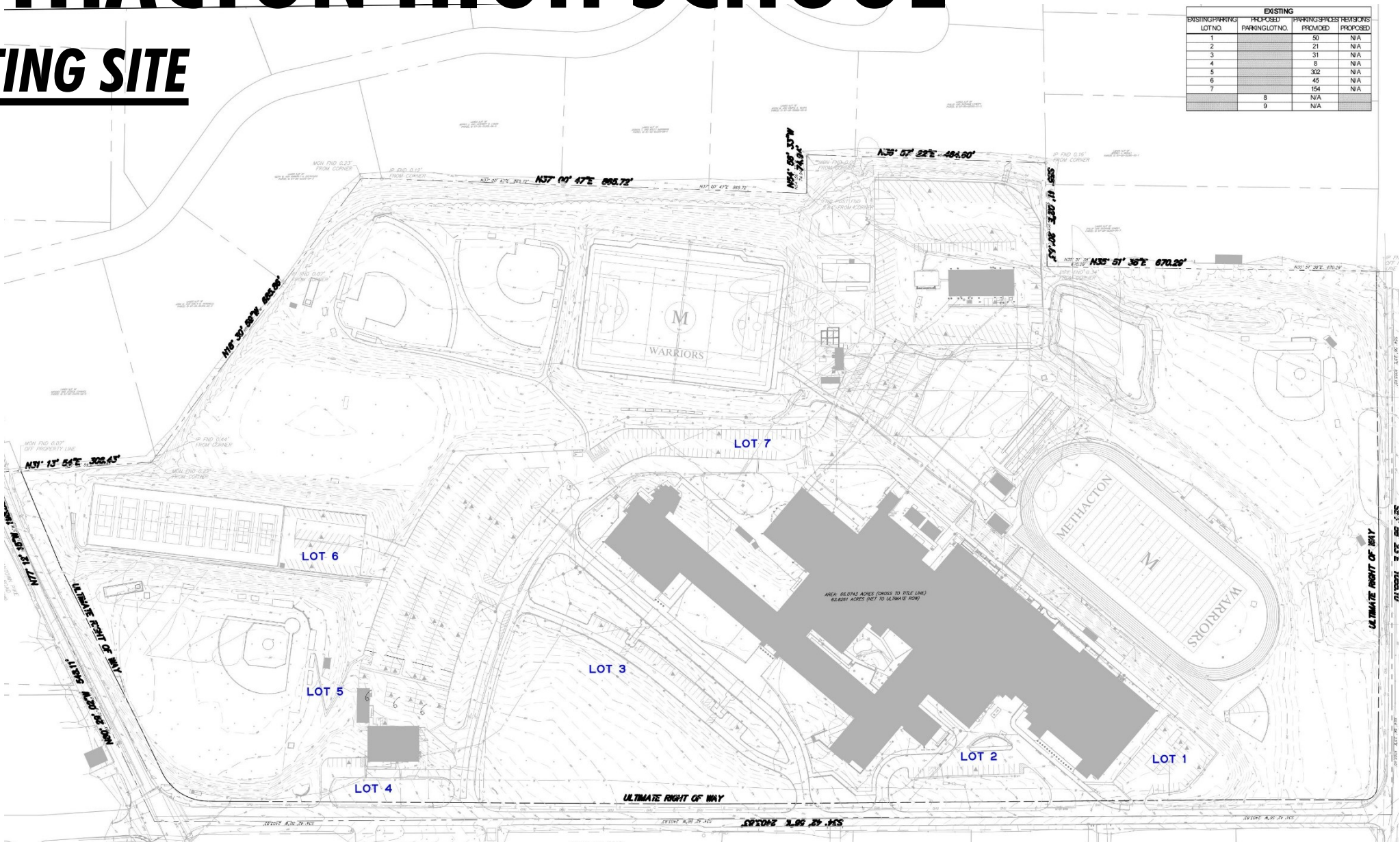


- 4 total options being explored (1X, 1Z, 2X, 2Z)
 - Options 1X & 1Z can be chosen for either building option 1A or 1B
 - Options 2X & 2Z can be chosen for either building option 2A or 2B
- Options 1X does not address any site priorities
- Options 1Z, 2X, & 2Z address both site priorities (traffic/congestion & parking)

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EXISTING SITE

EXISTING			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	PROPOSED
1		50	N/A
2		21	N/A
3		31	N/A
4		8	N/A
5		302	N/A
6		45	N/A
7		154	N/A
	8	N/A	
	9	N/A	



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SITE OPTION 1X

PRIORITY 1 ITEMS ADDRESSED:

- NONE

PRIORITY 2 ITEMS ADDRESSED:

- NONE

CONCEPT 1X			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	REVISIONS PROPOSED
1		50	NO
2		21	NO
3		31	NO
4		0	YES
5		323	YES
6		45	NO
7		135	YES
	8	N/A	
	9	N/A	

PARKING SPACES: NET (-6)



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SITE OPTION 1Z

PRIORITY 1 ITEMS ADDRESSED:

- IMPROVE TRAFFIC FLOW TO ELIMINATE CONGESTION & CAR TRAFFIC @ ARRIVAL & DISMISSAL

PRIORITY 2 ITEMS ADDRESSED:

- INCREASE QUANTITY OF PARKING SPACES (+106)

CONCEPT 1Z			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	REVISIONS PROPOSED
1		50	NO
2		21	NO
3		31	NO
4		0	YES
5		323	YES
6		45	NO
7		135	YES
	8	112	
	9	N/A	

PARKING SPACES: NET (+106)



SITE OPTION 2X

PARKING SPACES: NET (+63)

- IMPROVE TRAFFIC FLOW TO ELIMINATE CONGESTION & CAR TRAFFIC @ ARRIVAL & DISMISSAL

- INCREASE QUANTITY OF PARKING SPACES (+63)



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SITE OPTION 2Z

PRIORITY 1 ITEMS ADDRESSED:

- IMPROVE TRAFFIC FLOW TO ELIMINATE CONGESTION & CAR TRAFFIC @ ARRIVAL & DISMISSAL

PRIORITY 2 ITEMS ADDRESSED:

- INCREASE QUANTITY OF PARKING SPACES (+154)

CONCEPT 2Z			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	REVISIONS PROPOSED
1		50	NO
2		21	NO
3		0	YES
4		0	YES
5		278	YES
6		45	NO
7		127	YES
	8	170	
	9	74	

PARKING SPACES: NET (+154)



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Building Option 1A



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Building Option 1B



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Building Option 2A



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Building Option 2B



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PRIORITIES ADDRESSED



- Improve Traffic Flow to Eliminate Congestion & Car Traffic at Arrival/Dismissal
- Address Building Internal Traffic Flow, Hallway Congestion and Outdoor Transition
- Pool: New Pool with 8 Lanes & ADA Improvements
- Create Fitness/Wellness Center
- Create Life Skills Apartment Transition Space
- Create Commons Space to Enable Lunch & Learn Program
- Increase Quantity of Parking Spaces
- Create STEAM Center
- Create Fab Lab
- Auditorium: Build New and Include ADA Improvements
- Enlarge Classrooms to 850 sf
- Improvements to the Performing Arts Spaces

OPTION :	1A	1B	2A	2B
	X	X	X	X
	/	/	X	X
	X	X	X	X
	X	X	X	X
	X	X	X	X
	X	X	X	X
	X	X	X	X
	/	/	/	/
	X	X	X	X
			X	X
		X	X	X
		X	X	X

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PRELIMINARY COST ESTIMATES

	Baseline	Option 1A	Option 1B	Option 2A	Option2B
Hard Costs					
Interior Renovations	\$ 61,450,200	\$ 61,310,100	\$ 67,051,000	\$ 43,901,900	\$ 43,901,900
Exterior Shell Upgrades	\$ 12,080,000	\$ 12,080,000	\$ 12,080,000	\$ 7,748,000	\$ 7,748,000
Additions - New Construction	\$ -	\$ 9,257,500	\$ 9,257,500	\$ 44,957,500	\$ 49,907,500
Site Improvements	\$ 2,060,000	\$ 4,660,000	\$ 4,660,000	\$ 17,460,000	\$ 17,460,000
Subtotal Hard Costs	\$ 75,590,200	\$ 87,307,600	\$ 93,048,500	\$ 114,067,400	\$ 119,017,400
Escalation	\$ 7,009,000	\$ 8,096,000	\$ 8,628,000	\$ 10,577,000	\$ 11,036,000
Total Hard Construction Costs	\$ 82,599,200	\$ 95,403,600	\$ 101,676,500	\$ 124,644,400	\$ 130,053,400
Soft Costs					
Fees, Permits, Insurance	\$ 8,524,000	\$ 10,101,300	\$ 10,666,100	\$ 12,832,500	\$ 13,320,300
Contingency	\$ 8,260,000	\$ 9,540,000	\$ 10,168,000	\$ 12,464,000	\$ 13,006,000
Total Soft Costs	\$ 16,784,000	\$ 19,641,300	\$ 20,834,100	\$ 25,296,500	\$ 26,326,300
Total Project Budget	\$ 99,383,200	\$ 115,044,900	\$ 122,510,600	\$ 149,940,900	\$ 156,379,700

Additional Scope for Consideration	Baseline	Option 1A	Option 1B	Option 2A	Option2B
Interior Finishes and Casework	\$ 15,869,700	\$ 15,869,700	\$ 15,869,700	\$ 11,140,700	\$ 11,140,700
Parking Lot Improvements	\$ -	\$ 2,800,000	\$ 2,800,000	\$ 2,850,000	\$ 2,850,000
Data Equipment, Classroom Technology, FF&E	\$ 3,325,000	\$ 3,325,000	\$ 3,325,000	\$ 3,325,000	\$ 3,325,000
Site and Modular Classroom Phasing	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Total Additional Scope for Consideration	\$ 28,194,700	\$ 30,994,700	\$ 30,994,700	\$ 26,315,700	\$ 26,315,700
Total Project Budget with Additional Scope	\$ 127,577,900	\$ 146,039,600	\$ 153,505,300	\$ 176,256,600	\$ 182,695,400