



FIRST FLOOR PLAN - OPTION 1A

METHACTON HIGH SCHOOL
 METHACTON SCHOOL DISTRICT
 1005 Kriebel Mill Rd.
 Eagleville, PA 19403

SCHRADERGROUP

Issue Date
 Scale: 1" = 30'-0"

New 8-Lane Natatorium Addition and Conversion of Existing Natatorium Space to Classrooms				
New Natatorium Addition - 8-Lane Pool, Bleacher Seating, Locker Rooms, Toilet Rooms, and Vestibule/Lobby	Quantity	Unit of Measure	Unit Cost	Lump Sum Cost
GC Building Construction - Addition	14,300	SF	\$ 350.00	\$ 5,005,000
Mechanical Contractor - Addition	14,300	SF	\$ 75.00	\$ 1,072,500
Electrical Contractor - Addition	14,300	SF	\$ 60.00	\$ 858,000
Plumbing & FS Contractor - Addition	14,300	SF	\$ 40.00	\$ 572,000
Site-Work for New Addition	1	Allowance	\$ 1,000,000	\$ 1,000,000
Pool System Equipment and Components	1	Allowance	\$ 1,750,000	\$ 1,750,000
Natatorium Addition Subtotal	14,300	SF	\$ 717	\$ 10,257,500
Design/Estimating/Inflation Contingency			5%	\$ 512,875
Natatorium Addition Hard Costs				\$ 10,770,375
Design Fees, Permits, Inspections			15%	\$ 1,615,556
Construction Contingency			5%	\$ 538,519
Natatorium Addition Soft Costs				\$ 2,154,075
Subtotal Natatorium Addition				\$ 12,924,450
Conversion of Existing Natatorium Space - 6 Lab Classrooms, Corridor, Team Rooms, and Storage	Quantity	Unit of Measure	Unit Cost	Lump Sum Cost
Total GC Conversion of Natatorium	10,200	SF	\$ 188.33	\$ 1,921,000
Mechanical Contractor - Conversion	10,200	SF	\$ 65.00	\$ 663,000
Electrical Contractor - Conversion	10,200	SF	\$ 60.00	\$ 612,000
Plumbing & FS Contractor - Conversion	10,200	SF	\$ 30.00	\$ 306,000
Natatorium Conversion Subtotal	10,200	SF	\$ 343	\$ 3,502,000
Design/Estimating/Inflation Contingency			5%	\$ 175,100
Natatorium Conversion Hard Costs				\$ 3,677,100
Design Fees, Permits, Inspections			15%	\$ 551,565
Construction Contingency			5%	\$ 183,855
Natatorium Conversion Soft Costs				\$ 735,420
Subtotal Natatorium Conversion				\$ 4,412,520
Total Estimated Option Project Costs				\$ 17,336,970

Renovate Existing 6-Lane Natatorium and Construct 6-Lab Classroom Addition				
Renovate Existing Natatorium - 6-Lane Pool, Replace Pool Deck, Upgrade Pool Equipment, Bleachers, Finishes, MEP Systems, Add Elevator for ADA Access to Bleachers, Renovate Natatorium Toilet and Locker Rooms	Quantity	Unit of Measure	Unit Cost	Lump Sum Cost
Total GC Renovations for Restoration of Natatorium	10,200	SF	\$ 374.00	\$ 3,814,800
Mechanical Contractor - Renovations	10,200	SF	\$ 75.00	\$ 765,000
Electrical Contractor - Renovations	10,200	SF	\$ 60.00	\$ 612,000
Plumbing & FS Contractor - Renovations	10,200	SF	\$ 50.00	\$ 510,000
Natatorium Renovations Subtotal	10,200	SF	\$ 559	\$ 5,701,800
Design/Estimating/Inflation Contingency			5%	\$ 285,090
Natatorium Renovations Hard Costs				\$ 5,986,890
Design Fees, Permits, Inspections			15%	\$ 898,034
Construction Contingency			5%	\$ 299,345
Natatorium Renovations Soft Costs				\$ 1,197,378
Subtotal Natatorium Renovations				\$ 7,184,268
New 6 Lab Classroom Addition - 6 Lab Classrooms, Corridor, and Support Spaces	Quantity	Unit of Measure	Unit Cost	Lump Sum Cost
GC Building Construction - Addition	10,200	SF	\$ 300.00	\$ 3,060,000
Mechanical Contractor - Addition	10,200	SF	\$ 65.00	\$ 663,000
Electrical Contractor - Addition	10,200	SF	\$ 60.00	\$ 612,000
Plumbing & FS Contractor - Addition	10,200	SF	\$ 25.00	\$ 255,000
Site-Work for New Addition	1	Allowance	\$ 800,000	\$ 800,000
Classroom Additions Subtotal	10,200	SF	\$ 528	\$ 5,390,000
Design/Estimating/Inflation Contingency			5%	\$ 269,500
Classroom Additions Hard Costs				\$ 5,659,500
Design Fees, Permits, Inspections			15%	\$ 848,925
Construction Contingency			5%	\$ 282,975
Classroom Additions Soft Costs				\$ 1,131,900
Subtotal Classroom Additions				\$ 6,791,400
Total Estimated Option Project Costs				\$ 13,975,668

Note: Order of Magnitude budgets are for the cost analysis of a New 8-Lane Pool Addition verses renovating the existing 6-Lane Natatorium.
Order of Magnitude budgets do NOT include proposed facility-wide system upgrades or site parking and circulation upgrades. Total project budget will be finalized pending MSD decisions on scope options.

Methacton High School

Renovations / Additions Feasibility Study



New Pool - Pros

- Provides 8 lanes compared to existing 6 lanes – Accommodates competition and recreation uses
- Provides for a direct and controlled access of athletes, coaches, and visitors
- Provides for greater decking access and storage
- Provides for improved spectator/visitor seating
- Provides for ADA, health, and safety codes without retrofitting
- Provides for greater future serviceability (external access)
- Provides space in core of building for classroom/programming
- Provides initial swing space to accommodate future building renovations
- Limited interruption of current school/community pool programming
- Provides for integration of structure and energy-efficient systems (HVAC, filtration, lighting)

New Pool - Cons

- Requires disruption of green space, fields, or parking to accommodate new construction
- New construction cost is higher than renovating existing

Methacton High School

Renovations / Additions Feasibility Study



Renovated Pool - Pros

- Does not require disruption of green space, fields, or parking to accommodate new construction
- Existing walls and structural elements reduce construction need/cost

Renovated Pool - Cons

- Pool is limited to existing footprint space (6 lanes/decking/storage)
- Requires pool closure for months impacting physical education, PIAA athletics, and community programs. Requires renting of temporary solutions (if available - additional costs and disruption)
- Perpetuates limited control of access to facility
- Eliminates swing space needed for other high school renovations
- Requires additional planning, potential construction of additional classroom spaces (ex. Fab Lab, Apartment Program)
- Disruption during renovation to nearby classrooms and internal traffic flow will be significant
- Renovation will require complete replacement of pool, decking, HVAC, ceiling, and filtration system. (New pool within existing structure limitations)