Methacton High School Campus Planning

Central Administrative Offices

9/16/2025

Recommendation

- Central Administrative Offices can remain in maintenance mode throughout the next 6 years assuming:
  - No immediate benefit is achievable to substantially support the first 2 projects within the larger master high school renovation plan, and
  - Roof and system life cycle can be maintained without significant investments, and
  - Lot B is constructed to offset parking on campus, and
  - Lease or purchase resources are directed toward HS renovation.

High School Campus Planning

- Relocation of Central Administration Offices
  - All proposed HS campus renovation options include the leveling of Farina Central Administration Building
  - Central Administration needs a minimum of 11,800 sq’ (minus boilers and the District Data Center)
  - District Data Center, under all renovation options, is planned to be relocated to HS
  - Central Administration requires a minimum of 40 parking spots for staff and visitors
  - Central Administration building serves as the location of district student registrar
  - Central Administration building is best suited in center of district near the high school

Relocation of Central Administration Offic

- **NOTE:** Law does not allow new construction of central administrative offices that are not part of a school building
- **Options Forward**:
  - Remain in current location
    - Address the short-term facility maintenance needs (1-6 yrs)
    - Address future renovation costs estimated at $3.5M
    - Can relocated at anytime in future given need/costs
  - Incorporate into high school as part of future renovation project under master high school plan
  - Lease commercial office space at current market rate generally $15-20/SF depending on landlord work and other renovations required for space fit
    - $225,000 to $300,000 per year (15,000 sq')
  - Purchase commercial office space at $125/SF or $1,875,000 for 15,000 sq'. Does not include costs associated with space fit.

Relocation of Central Administration

- Questions
  - Can we incorporate central administration offices into Arcola?
    - Arcola Intermediate School has 4,400 sq' of space in the area known as the cave on second floor. This space is generally comprised of 2 regular sized classrooms and one large group space.
    - This space is currently used for various purposes including workspace for staff, project space for clubs, and for reading intervention.
    - Arcola/Skyview campus is congested and will require parking daily on the far lot (currently used for bus training turn around practice).
    - Ideally, the offices would need a separate entrance/elevator and or be located on first floor with designated parking with visitor spaces. Second Floor cave area not generally acceptable for use as regular scheduled classroom space.
  - Can we incorporate the central administrative offices into the HS renovation?
    - Incorporation takes space away from use by high school and generally requires separate entrances/elevator access increasing overall costs to integrate.
    - Incorporation by new construction would add space at a costs $450/sq' (15,000 sq' for $6.7M)
    - High School has 73.5% scheduled classroom utilization
    - High School estimates that a reduction of 6 classrooms from current classroom count can provide space for other school/district use. However, these 6 classrooms currently not contiguous.

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