METHACTON SCHOOL DISTRICT

HIGH SCHOOL CAMPUS PLANNING PROJECT

Board Work Session

21 OCTOBER 2025

CHA SCHRADERGROUP

DISCUSSION

01 OVERALL HIGH SCHOOL LONG-TERM CAMPUS PLAN 01
02 INITIAL PROJECT SCOPE 02
03 REMAINING LONG-TERM PROJECT SCOPE 03

DISCUSSION

01 OVERALL HIGH SCHOOL LONG-TERM CAMPUS PLAN 01

02 INITIAL PROJECT SCOPE 02

03 REMAINING LONG-TERM PROJECT SCOPE 03

METHACTON HIGH SCHOOL

LONG-TERM HIGH SCHOOL CAMPUS PLAN

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)

PRIORITY 1 ITEMS ADDRESSED:

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

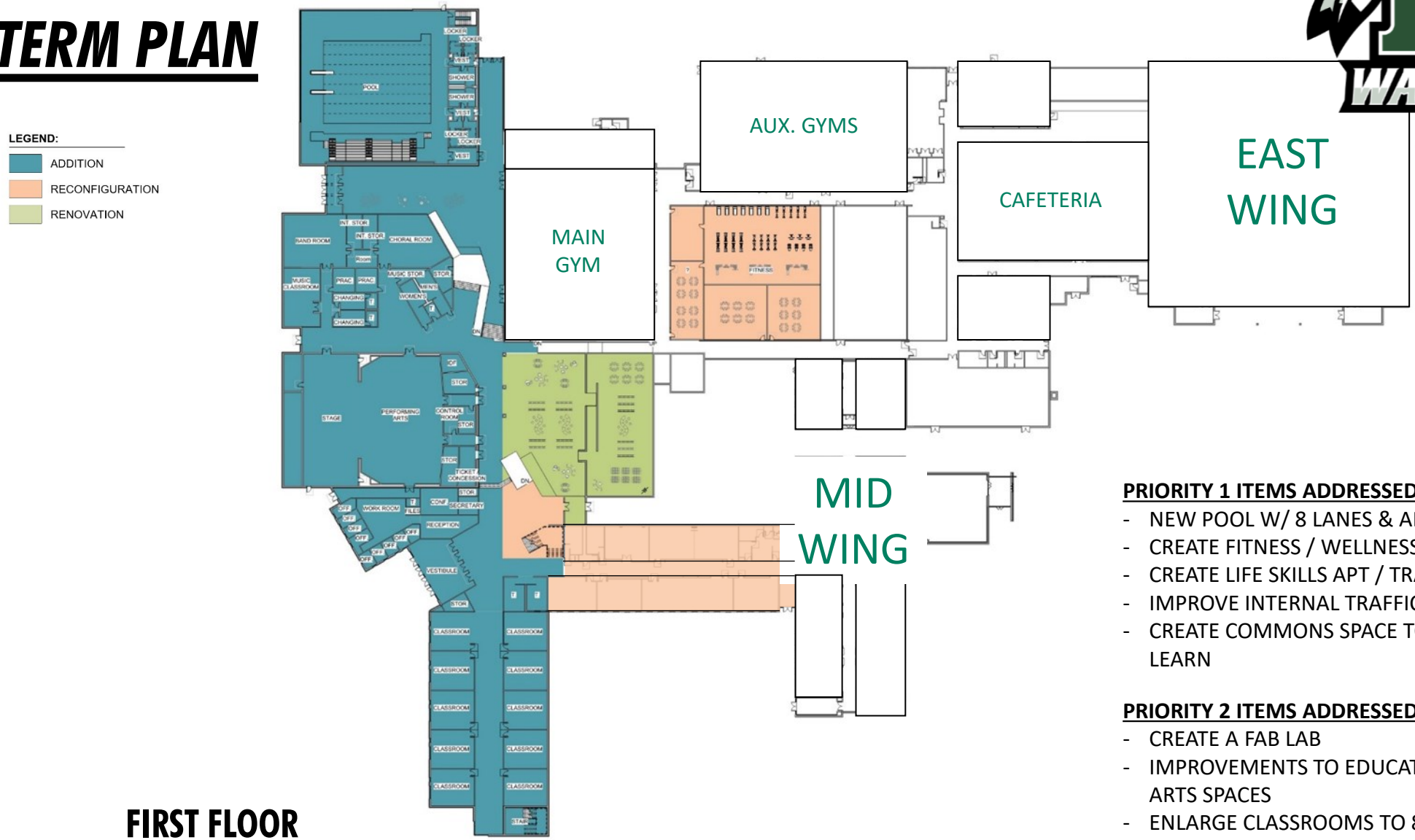
PRIORITY 2 ITEMS ADDRESSED:

- INCREASE QUANTITY OF PARKING SPACES (+154)



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LONG-TERM PLAN



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

DISCUSSION

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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

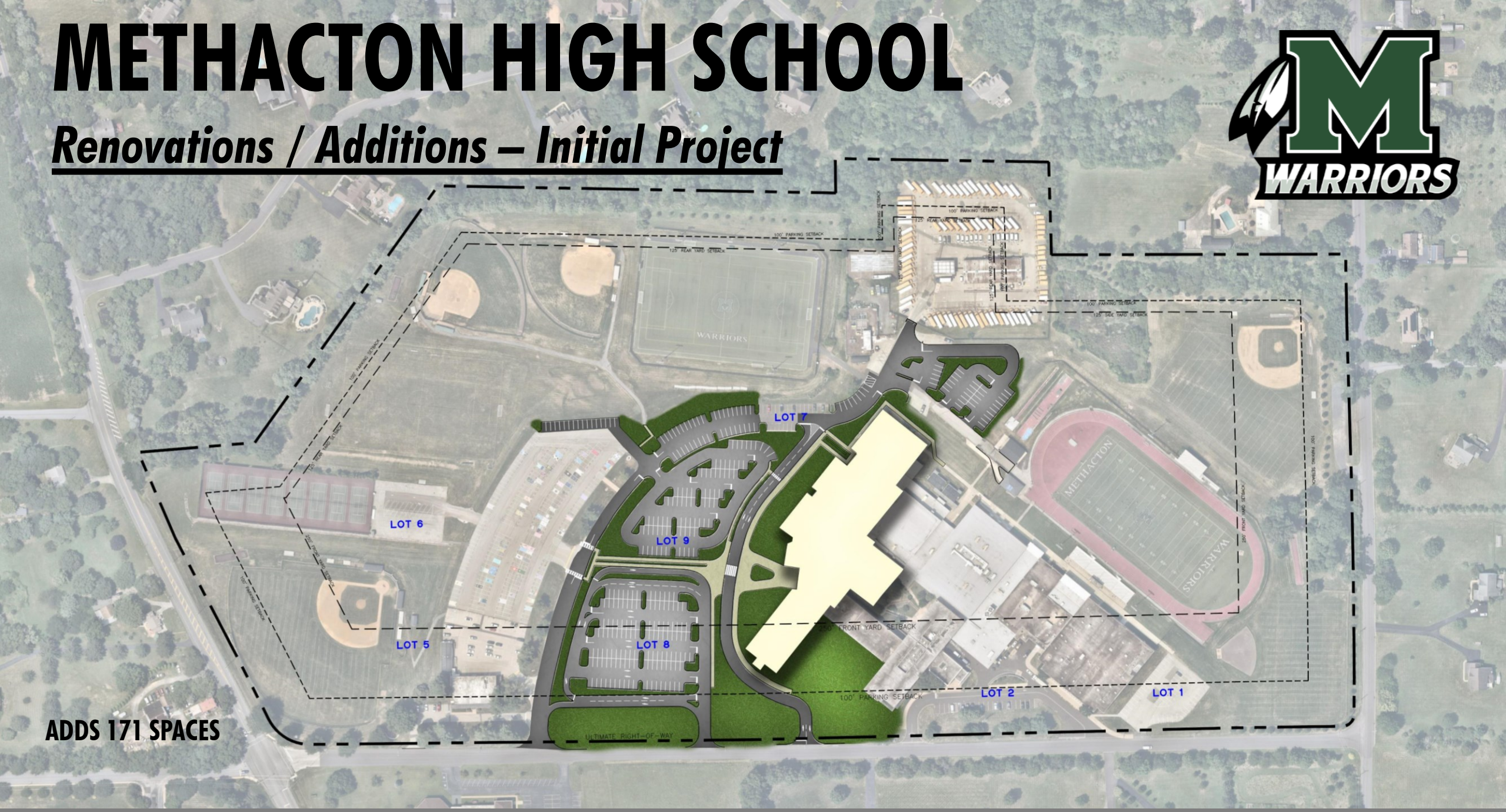
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PRIORITY GROUP 2

- ~~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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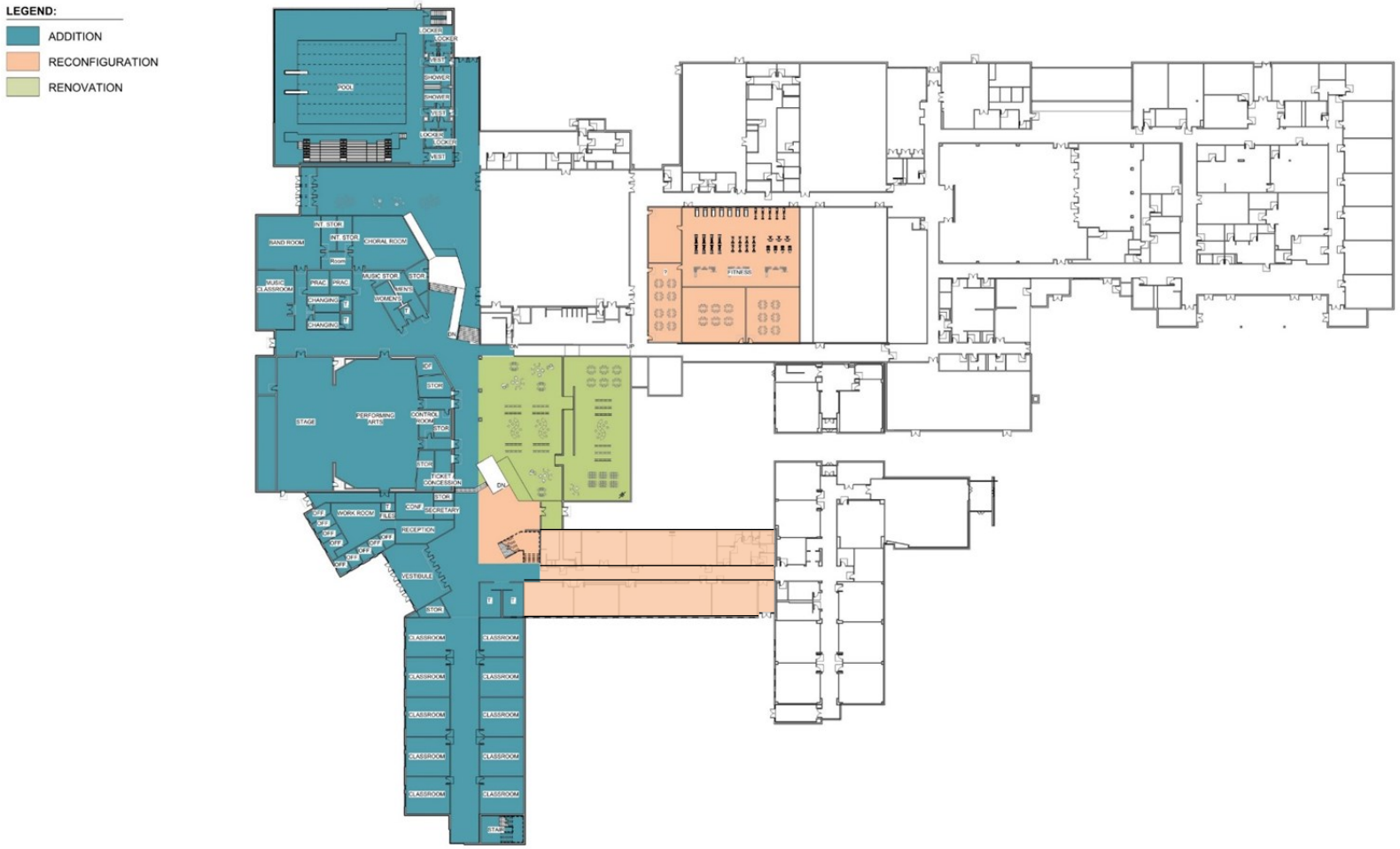
Renovations / Additions – Initial Project



ADDS 171 SPACES

METHACTON HIGH SCHOOL

Renovations / Additions – Initial Project



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CLASSROOM UTILIZATION

- **CURRENT ENROLLMENT: 1,433 STUDENTS**
- **TARGETED STUDENT CAPACITY: 1,600 STUDENTS**
- **ASSUMPTIONS:**
  - 80% UTILIZATION RATE FOR HIGH SCHOOL PER A4LE / CEFPI STANDARDS
  - SPECIAL EDUCATION CLASSROOMS DO NOT RECEIVE CAPACITY UNLESS THEY ARE SELF-CONTAINED (SUCH AS AUTISTIC SUPPORT)
- **PROJECTED TEACHING STATIONS: 88**
- **EXISTING TEACHING STATIONS: 94**
- **EXISTING STUDENT CAPACITY: 1,784** (ASSUMES 80% UTILIZATION)
- **PROJECTED STUDENT CAPACITY: 1,664 STUDENTS** (ASSUMES 80% UTILIZATION)

METHACTON HIGH SCHOOL

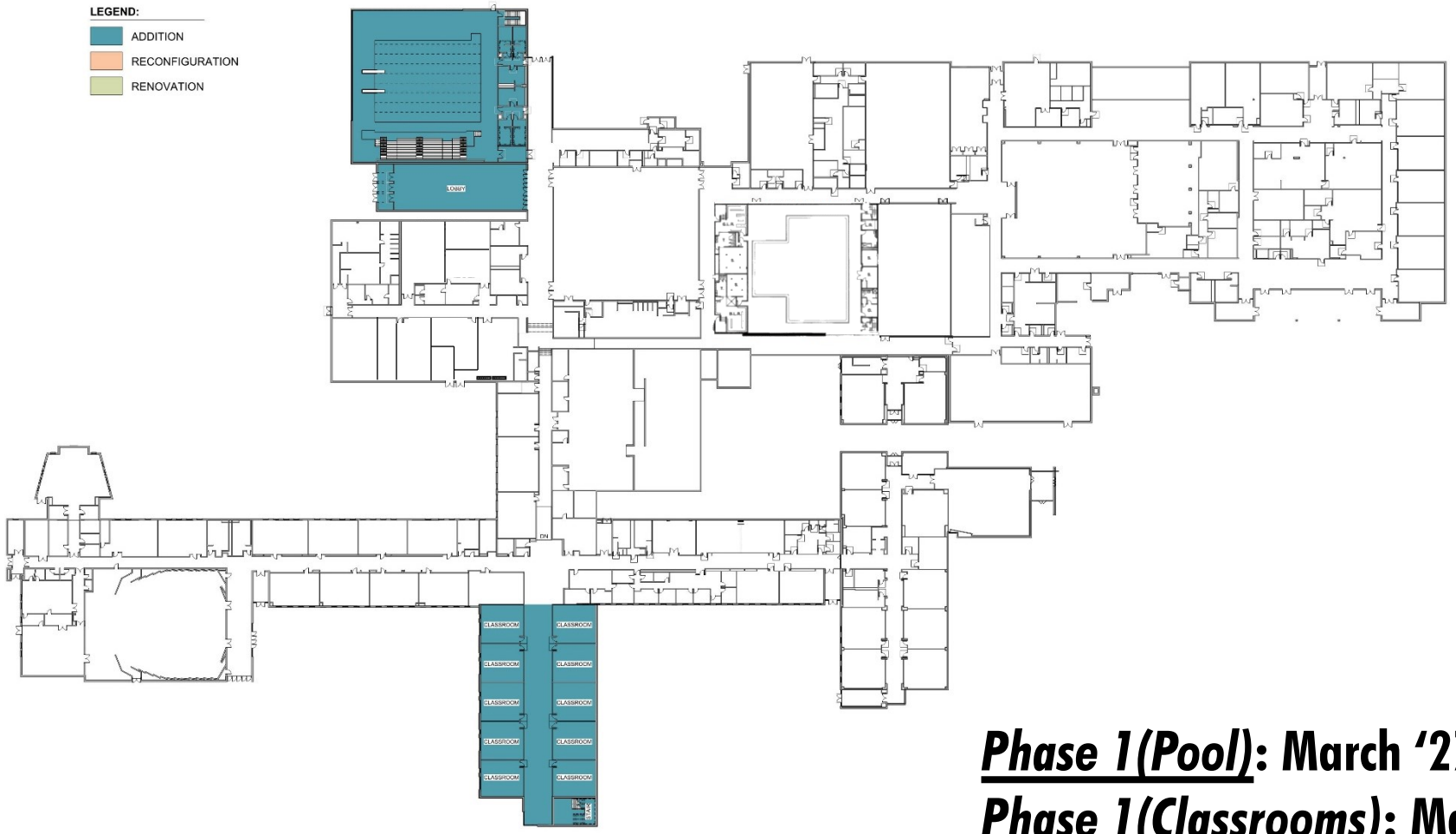
CLASSROOM UTILIZATION

AREA COMPARISON (EXISTING)				
1	Learning Spaces	97,580	146,370	gsf
2	Admin & Staff	9,770	14,655	gsf
3	Community Spaces	15,840	23,760	gsf
4	Media Center Spaces	14,450	21,675	gsf
5	Fitness & Wellness	54,600	81,900	gsf
6	Performing Arts	12,615	18,923	gsf
7	Facility Support	7,000	10,500	gsf
8	District Administration Offices	-	-	
	TOTAL GSF	**211,855 nsf**	**317,783**	**gsf**

AREA COMPARISON (PROPOSED)				
1	Learning Spaces	95,050	142,575	gsf
2	Admin & Staff	9,770	14,655	gsf
3	Community Spaces	15,840	23,760	gsf
4	Media Center Spaces	14,450	21,675	gsf
5	Fitness & Wellness	56,000	84,000	gsf
6	Performing Arts	14,910	22,365	gsf
7	Facility Support	7,000	10,500	gsf
8	District Administration Offices	-	-	
	TOTAL GSF	**213,020 nsf**	**319,530**	**gsf**

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Renovations / Additions – Initial Project: Phase 1

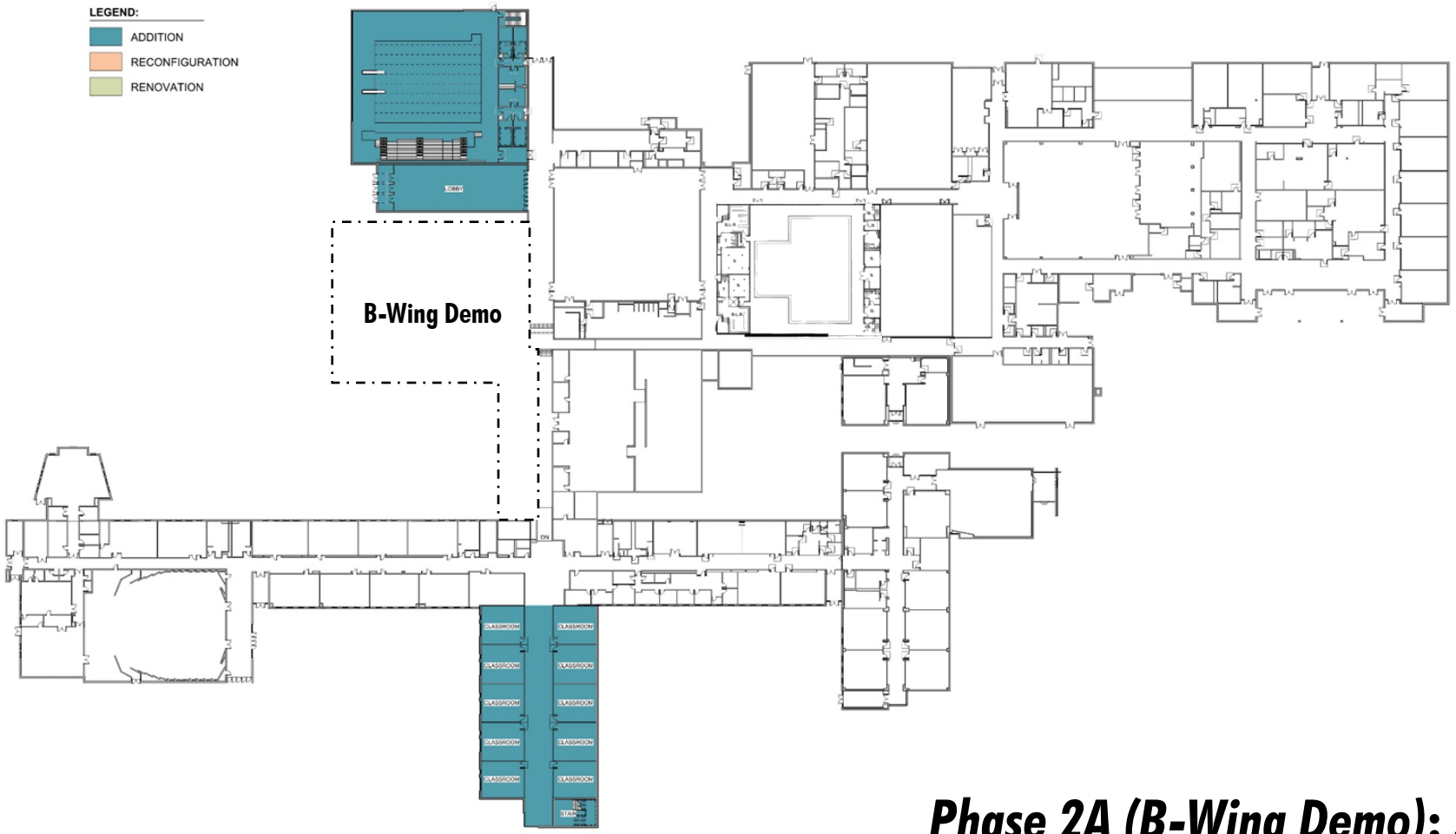


***Phase 1(Pool)*: March '27 – Aug '28**

***Phase 1(Classrooms)*: March '27 – July '28**

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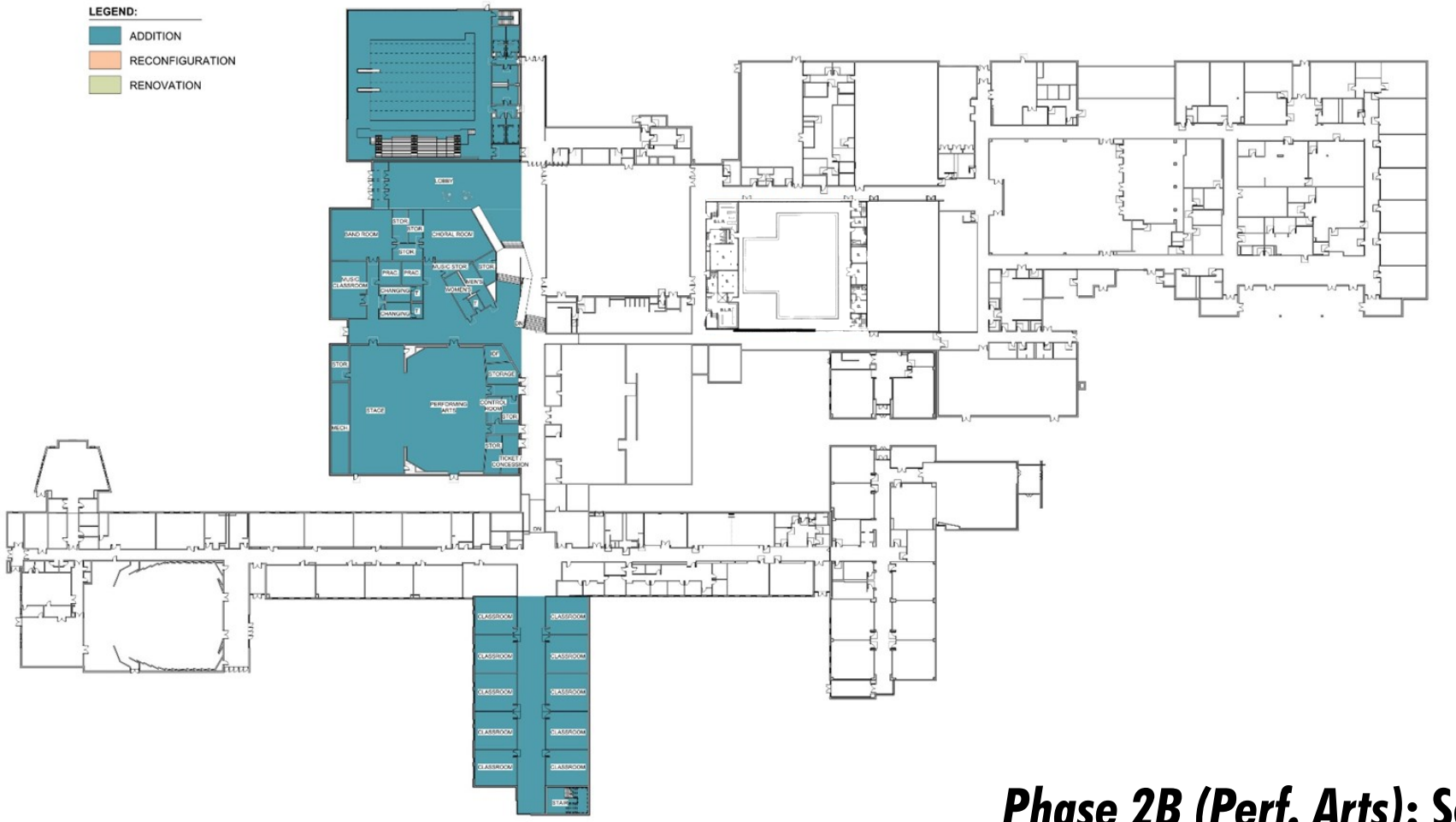
Renovations / Additions – Initial Project: Phase 2A



***Phase 2A (B-Wing Demo)*: July '27 – Aug. '27**

METHACTON HIGH SCHOOL

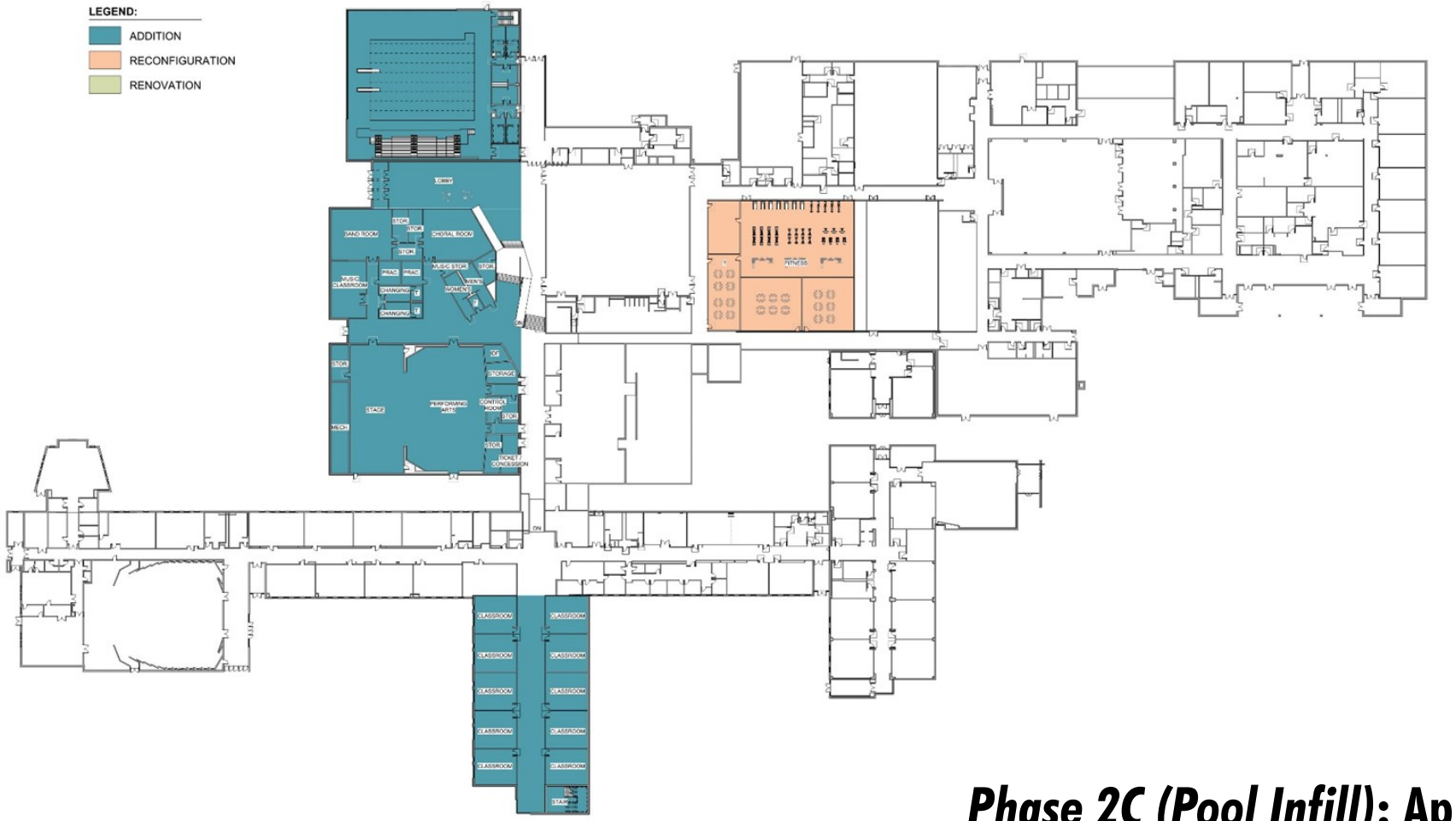
Renovations / Additions – Initial Project: Phase 2B



***Phase 2B (Perf. Arts)*: Sept '27 – Dec '28**

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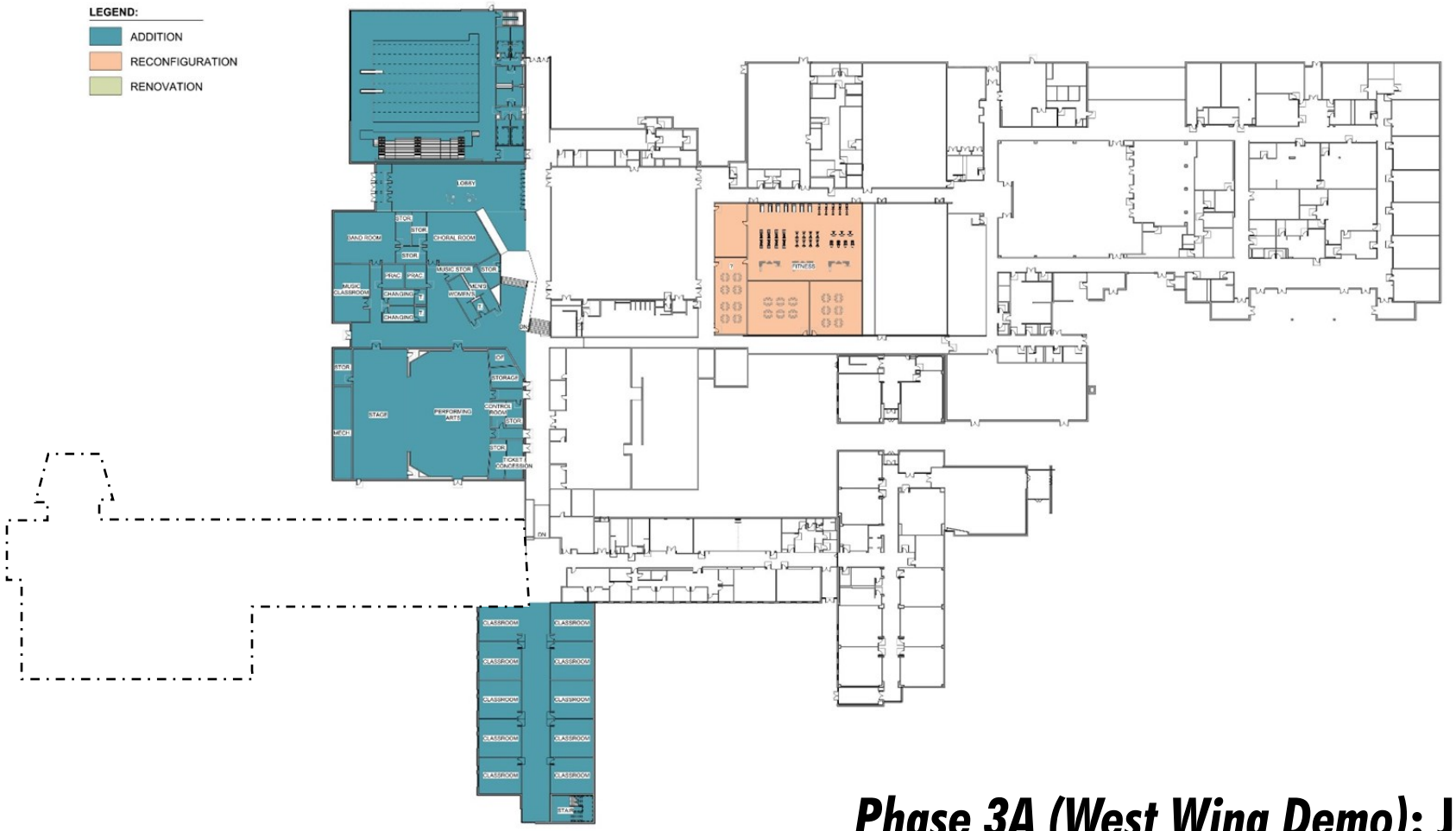
Renovations / Additions – Initial Project: Phase 2C



***Phase 2C (Pool Infill)*: April '28 – Dec '28**

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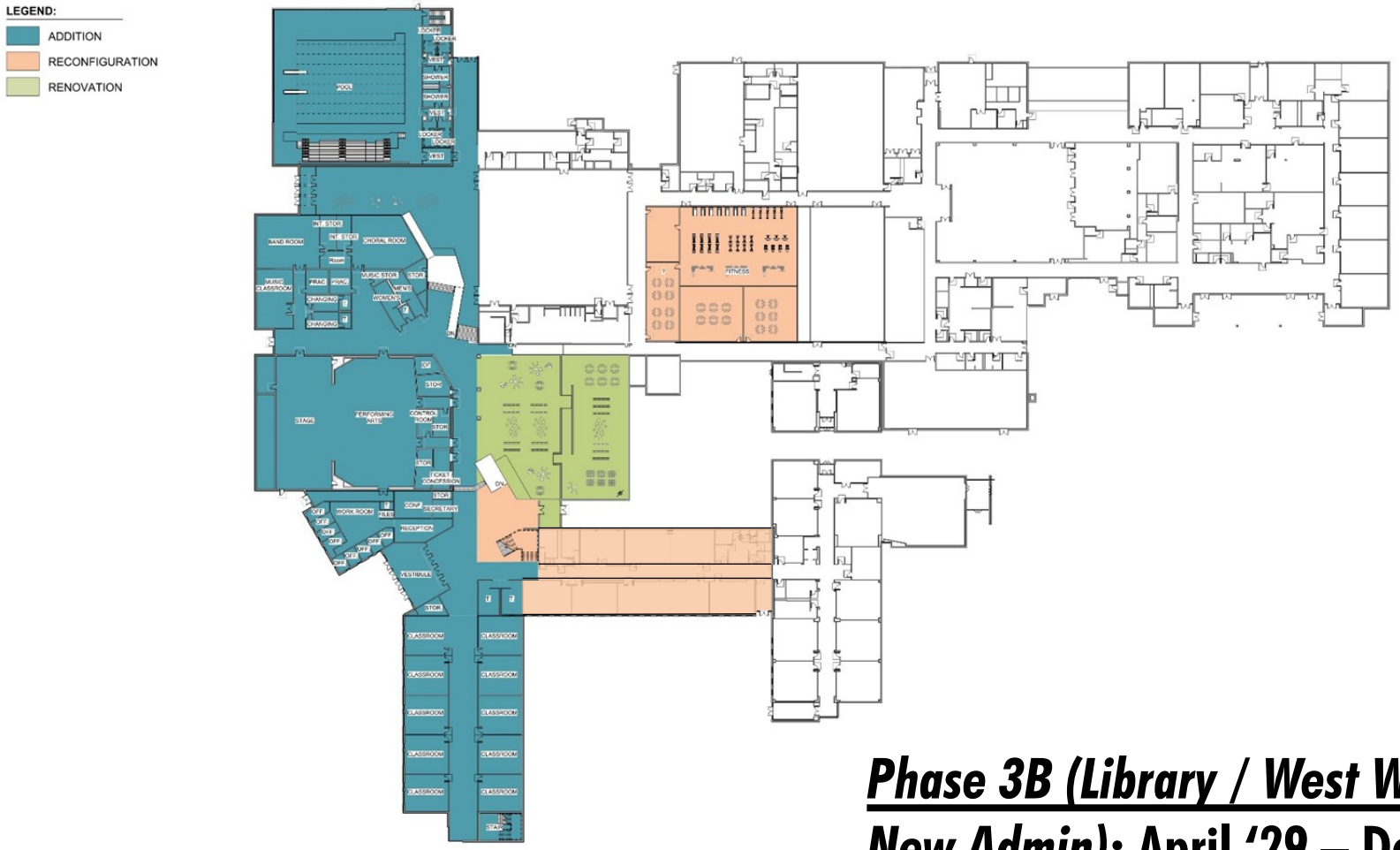
Renovations / Additions – Initial Project: Phase 3A



***Phase 3A (West Wing Demo)*: Jan '29 – Mar '29**

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Renovations / Additions – Initial Project: Phase 3B



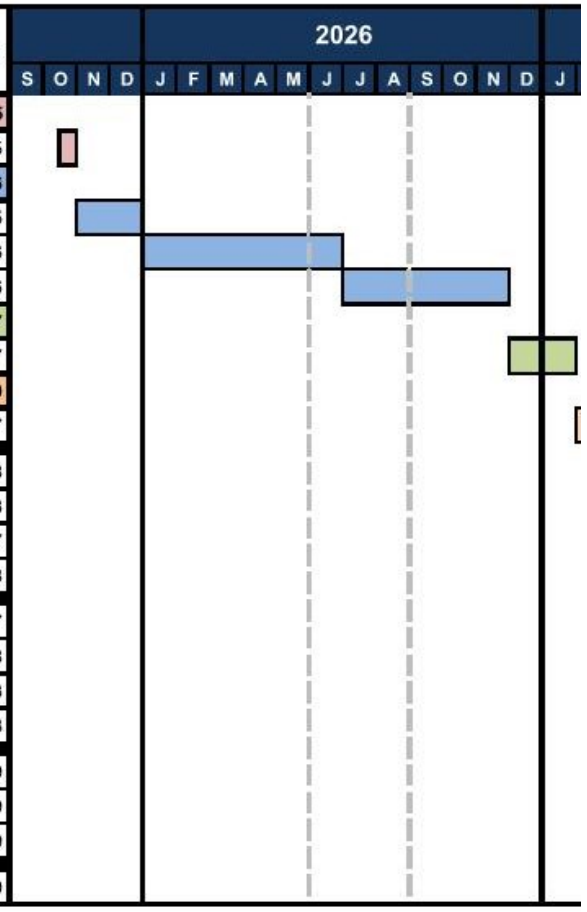
***Phase 3B (Library / West Wing Renovations & New Admin)*: April '29 – Dec '29**

METHACTON HIGH SCHOOL

Renovations / Additions Potential Design Schedule

**ASSUMING 10/28 Board Meeting results in a decision to move forward with Schematic Design*

Work Description	Start	Finish
Conceptual Design		**10/28/25**
Board Vote on Concept Option and Budget		10/28/25
Design Phase (13 Months)	**11/01/25**	**11/30/26**
Schematic Design Phase	11/01/25	12/31/25
Design Development	01/01/26	06/30/26
Construction Documents	07/01/26	11/30/26
Bidding & Procurement Phase (2 Months)	**12/01/26**	**01/31/27**
Pre-Bid Meeting, Receive and Review Bids	12/01/26	01/31/27
Construction Phase	**03/01/27**	**07/30/30**
Contracts and Notice to Proceed	02/01/27	02/28/27
Phase 1A - Construct New Natatorium	03/01/27	08/31/28
Phase 1B - Construct Classroom Addition	03/01/27	07/31/28
Phase 1C - Site; Lot 7 and 8 (8 will be staging area)	03/01/27	08/31/27
MSD Move-In to Classroom Addition	08/01/28	08/31/28
Phase 2A - Abatement & Demolish B Wing	07/01/27	08/31/27
Phase 2B - Construct New Auditorium and Arts	09/01/27	12/31/28
Phase 2C - Convert Existing Pool to Classrooms	04/01/28	12/31/28
Phase 2D - Replace Roof Areas 3 (partial), 5, 6, and 7	06/15/28	08/15/28
Phase 3A - Abatement & Demolish West Wing	01/01/29	03/31/29
Phase 3B - Construct Administration Suite, Building Commons	04/01/29	12/31/29
Phase 3C - Construct Lot 9	04/01/29	08/31/29
Phase 4 - Complete Site Improvements and Convert Lot 8 to parking	01/01/30	07/30/30

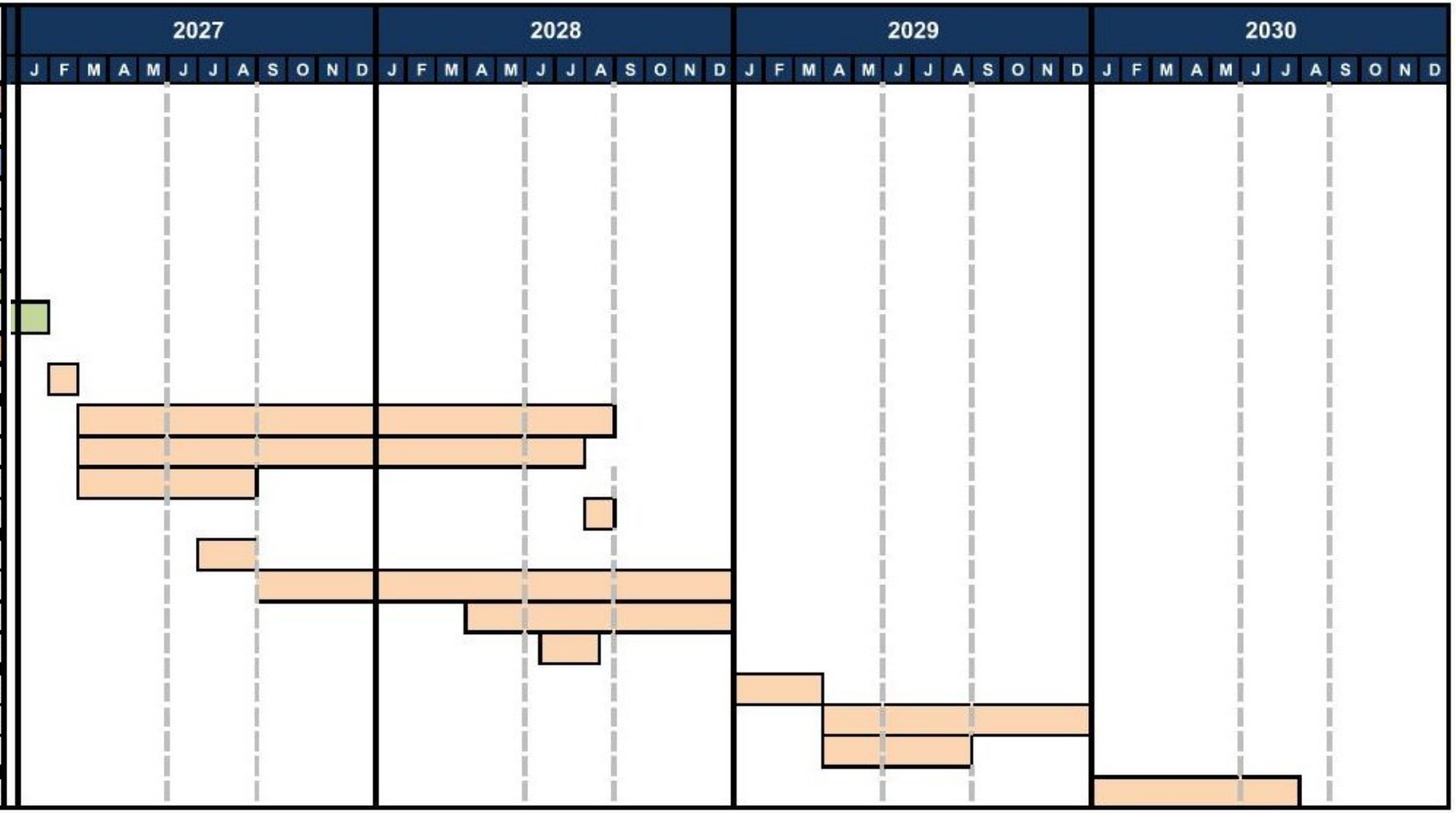


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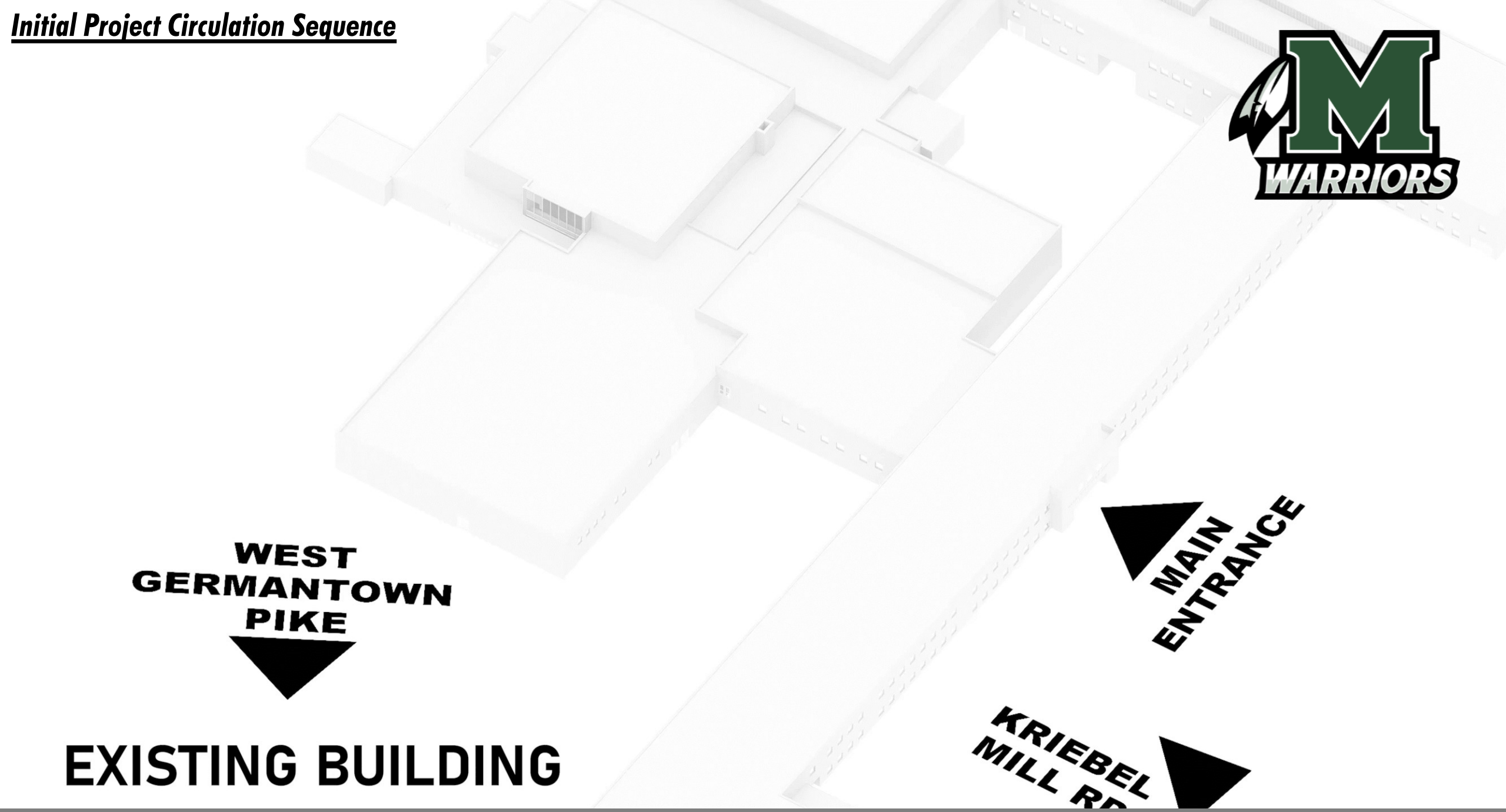
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Phase 4 - Complete Site Improvements and Convert Lot 8 to parking	01/01/30	07/30/30





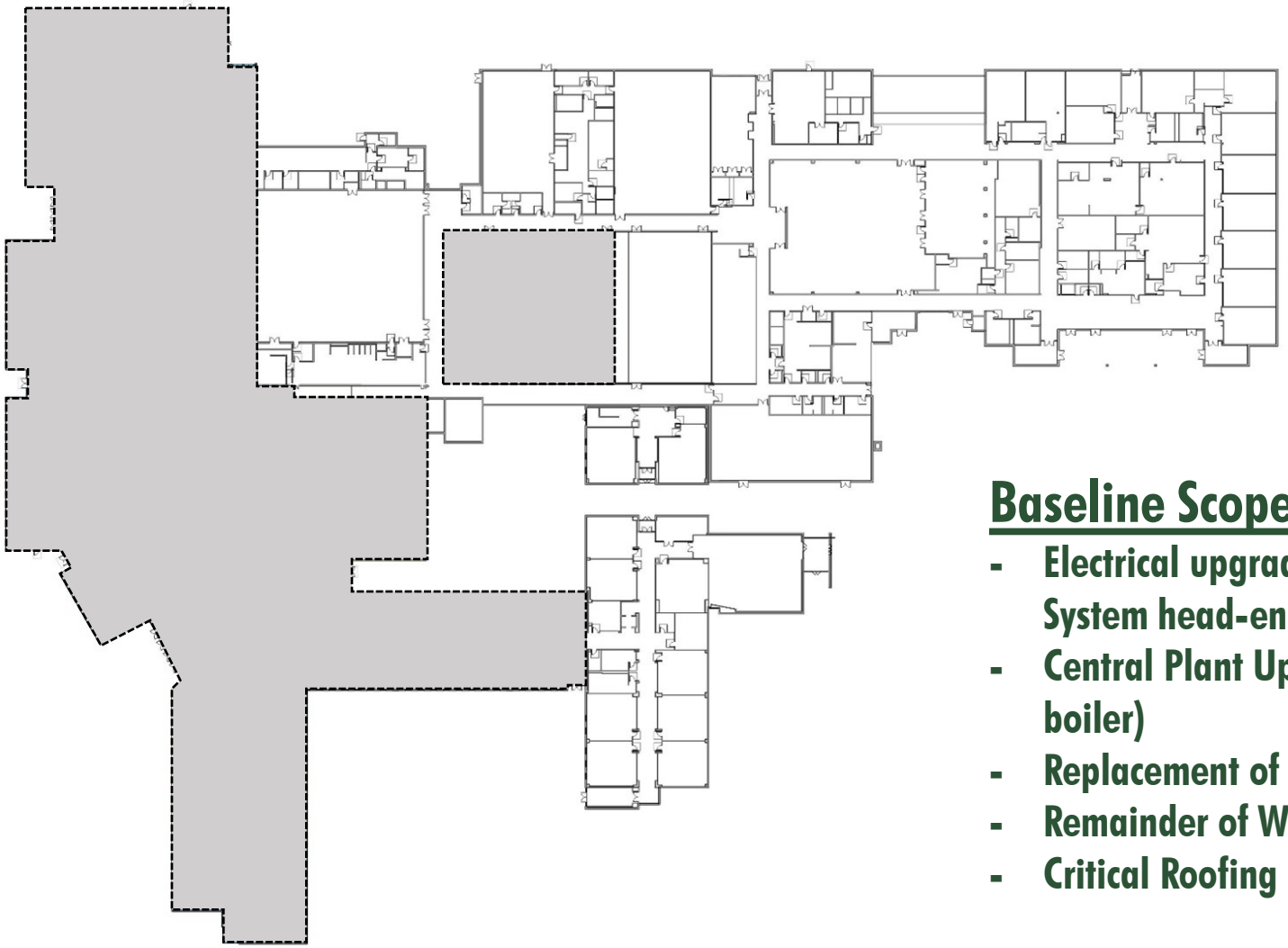
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SCHOOL DISTRICT

Initial Project Circulation Sequence



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Renovations / Additions – BASELINE SCOPE



Baseline Scope Included in Initial Project:

- Electrical upgrades to support the new construction such as Fire Alarm, PA System head-end, Transformers, Switchgear, First Responder infrastructure
- Central Plant Upgrades (Replace Existing HW Plant & Add condensing boiler)
- Replacement of Pumps & VFDs and a re-balancing of system
- Remainder of West Wing full renovation
- Critical Roofing upgrades

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Row #	Item Description	Scope for Project 1, New 8-Lane Pool, and Renovate Library, and New Auditorium & Classroom Wing to Replace Area D (Zone 1)			Comments
Interior Renovations and Exterior Shell Upgrades					
1	General Contractor - General Interior Renovations			Future Project	General Interior Renovations Scope is Future Project
2	Mechanical Contractor - General Interior Renovations			$ 2,750,000	Allowance for Central Heating and Cooling Plant Upgrades. MEP Upgrades in General Interior Renovation Areas is Future Project.
3	Electrical Contractor - General Interior Renovations			$ 2,400,000	Allowance for Fire Alarm Upgrades, PA System Head-End Upgrade, and New Electrical Service, Switchgear, and MV Transformers. MEP Upgrades in General Interior Renovation Areas is Future Project.
4	Plumbing & Fire Protection Contractor - General Interior Renovations			Future Project	MEP Upgrades in General Interior Renovation Areas is Future Project.
5	General Contractor - Natatorium Area Renovations	10,200	$ 188.33	$ 1,921,000	
6	Mechanical Contractor - Natatorium Area Renovations	10,200	$ 65.00	$ 663,000	
7	Electrical Contractor - Natatorium Area Renovations	10,200	$ 60.00	$ 612,000	
8	Plumbing & Fire Protection Contractor - Natatorium Area Renovations	10,200	$ 30.00	$ 306,000	
9	Convert Existing Administration Area into Classrooms	4,300	$ 250.00	$ 1,075,000	
10	Allowance for Main Foyer and Monumental Stair Area Heavy Renovations	9,400	$ 325.00	$ 3,055,000	
11	Allowance for Renovations to Student Commons (Library)	10,850	$ 250.00	$ 2,712,500	
12	Allowance for District-Wide Data Center - Scope TBD			$ 1,000,000	
13	Allowance for Various MEP and GC replacements			$ 7,500,000	
14	Total Interior Renovations			$ 23,994,500	
15	GC - Roof Replacement Allowance			$ 1,882,000	Assume 39,000 SF of Roof Replacement of Roof Membrane, Insulation, and Edge Metal with New EPDM Roof. Includes $400k for cutting/patching and temp. roofing.
16	GC - Exterior Glazing Upgrades - R/R Glazing in Existing Openings			Future Project	
17	General Contractor - Masonry Repairs Allowance			Future Project	
18	General Contractor - Allowance for Remediation of Water Infiltration Issues near Textiles Classroom in B-Wing			N/A	
19	Total Exterior Shell Upgrades			$ 1,882,000	
20	**Total Interior Renovations and Exterior Shell Upgrades**			**$ 25,876,500**	
Natatorium Addition with New 8-Lane Pool			14,300	Gross SF	
21	General Contractor - Natatorium Additions	14,300	$ 350.00	$ 5,005,000	
22	Mechanical Contractor - Natatorium Additions	14,300	$ 75.00	$ 1,072,500	
23	Electrical Contractor - Natatorium Additions	14,300	$ 60.00	$ 858,000	
24	Plumbing & Fire Protection Contractor - Natatorium Additions	14,300	$ 40.00	$ 572,000	
25	Pool Equipment			$ 1,750,000	
26	**Total Natatorium Addition**	**14,300**	**$ 647.38**	**$ 9,257,500**	

METHACTON HIGH SCHOOL

Row #	Item Description	Scope for Project 1, New 8-Lane Pool, and Renovate Library, and New Auditorium & Classroom Wing to Replace Area D (Zone 1)			Comments
Auditorium & Classroom Additions			69,400	Gross SF	
27	General Contractor - Auditorium & Classroom Additions	69,400	$ 300.00	$ 20,820,000	
28	Mechanical Contractor - Auditorium & Classroom Additions	69,400	$ 65.00	$ 4,511,000	
29	Electrical Contractor - Auditorium & Classroom Additions	69,400	$ 60.00	$ 4,164,000	
30	Plumbing & Fire Protection Contractor - Auditorium & Classroom Additions	69,400	$ 25.00	$ 1,735,000	
31	Auditorium Theatrical Lighting & A/V Allowance			$ 1,000,000	
32	General Contractor - Building Demolition for New Auditorium & Classroom Additions	90,000	$ 15.00	$ 1,350,000	
33	General Contractor - Allowance for Phasing, Cutting and Patching, and Temporary Enclosures for New Auditorium & Classroom Additions			$ 500,000	
34	**Total New Auditorium & Classroom Additions**	**69,400**	**$ 491.07**	**$ 34,080,000**	
Abatement, Demolition, and Site Improvements					
35	Allowance for Site Improvements, Building Pad Preparation, SWM, and Utility Relocation for Natatorium Addition			$ 1,000,000	
36	Allowance for Site Improvements, Building Pad Preparation, SWM, and Utility Relocation for Auditorium & Classroom Additions			$ 2,500,000	
37	GC Parking Lot and Circulation Improvements			$ 6,500,000	Construction of Lot's 7, 8, and 9. Does NOT include driveway to Mill Road or Lots 5 and 6.
38	Site Demolition			$ 160,000	
39	Allowance for Abatement of Existing High School			$ 500,000	Allowance to be revised pending DAO Abatement Requirements Confirmation
40	Allowance for Church Parking Lot Construction and Site Restoration			$ 300,000	
41	Allowance for Lane Widening or Other Off-Site Roadway Improvements			$ 1,000,000	
42	Allowance for Contractor Phasing Costs - Temp. Roadways, Utilities, etc.			$ 2,000,000	Must Confirm Phasing Scope
43	Allowance for 10 Modular Classrooms			$ -	Modular Allowance removed per District's request based on assuming use of existing space for temporary classrooms
44	**Total Site Improvements**			**$ 13,960,000**	
45	**TOTAL HARD CONSTRUCTION COSTS**	**83,700**		**$ 83,174,000**	
46	Escalation - Assume 3.0% Annual Escalation for 3.0 years to Midpoint of Construction - 9.273% Escalation Factor			$ 7,712,000	Escalation factor assumes 3 Year Construction Duration. Extending the construction duration will likely increase the project escalation costs.
47	**TOTAL HARD CONSTRUCTION COSTS with ESCALATION**			**$ 90,886,000**	

METHACTON HIGH SCHOOL

Row #	Item Description	Scope for Project 1, New 8-Lane Pool, and Renovate Library, and New Auditorium & Classroom Wing to Replace Area D (Zone 1)			Comments
48	**Soft Costs & Contingency**				
49	Site Survey			Completed	Allowance
50	Existing Utility Location and Investigation for Renovation			$ 40,000	
51	Geotechnical, Infiltration, Clean Fill Investigation			$ 25,000	Allowance
52	Environmental Testing Consultant			$ 100,000	Allowance
53	Materials Testing During Construction			$ 200,000	Allowance
54	Commissioning Verification Authority and Testing, Adjusting, & Balancing (CVA/TAB)			$ 200,000	Allowance
55	Builder's Risk Insurance			$ 100,000	Allowance
56	Architect & Subconsultant Fees			$ 4,544,300	Allowance of 5% of Estimated Hard Construction Costs. Final Fee TBD pending selection of Design and Schedule.
57	Civil Engineer & Land Development			$ 350,000	Allowance to be confirmed pending selection of Design Options. Final Fee TBD pending selection of Design and Schedule.
58	Approvals, Permits, and Inspections			$ 909,000	Approx. 1% of Estimated Construction Costs
59	Traffic Study and Design Allowance			$ 50,000	TBD if Required
60	Construction Manager Fee			$ 2,726,600	Assume 3% of Est. Hard Costs. Final Fee TBD pending selection of Design and Schedule.
61	Legal Fees, Moving Costs, and Misc. Expenses			$ 100,000	
62	Utility Fees - Sanitary Tap-In Fees			$ -	
63	Utility Fees - Water			$ -	
64	Utility Fees - Power, Comms, Gas			$ 250,000	Allowance
65	Reimbursables (Printing, Mileage, Etc.)			$ 50,000	
66	Telephones and Fiber			$ 150,000	Allowance
67	Computer/Data/MDF/IDF, Instructional Technology, Cameras, WAP's			$ 1,000,000	Verify Allowances
68	Movable furniture, fixtures, and equipment			$ 2,325,000	
69	Design/Estimating Contingency (5%)			$ 4,544,000	Approx. 5% of Estimated Construction Costs
70	Construction Contingency (5%)			$ 4,544,000	Approx. 5% of Estimated Construction Costs
71	NO COST INCLUDED for PennDOT Permitting				
72	NO COST INCLUDED for Financing				
73	**TOTAL SOFT COSTS & CONTINGENCY**			**$ 22,207,900**	
74	**TOTAL PROJECT BUDGET with ESCALATION**			**$ 113,093,900**	

74	TOTAL PROJECT BUDGET with ESCALATION		$ 113,093,900

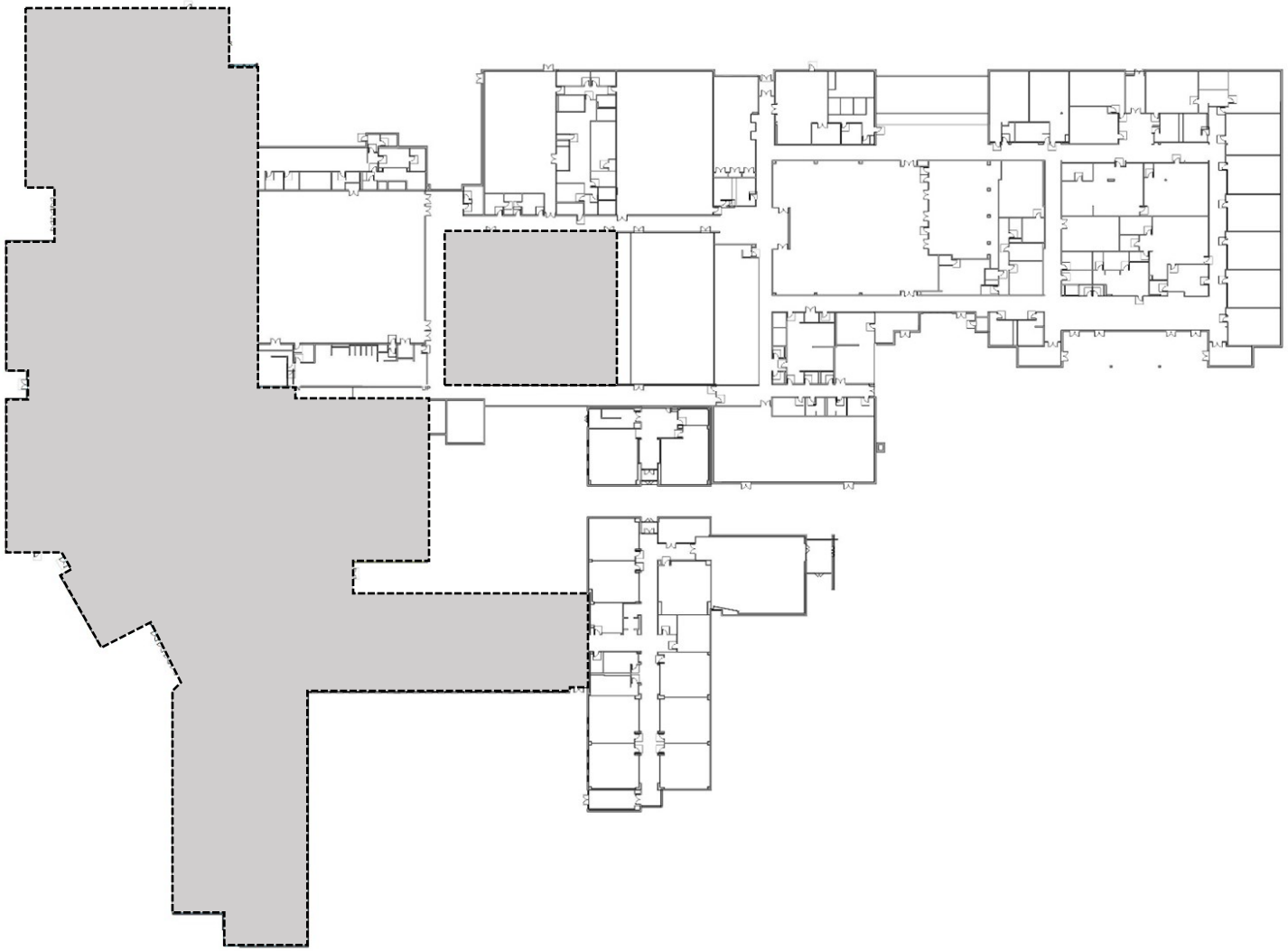
NOTE: Total cost includes a $7.5M allowance for baseline scope projects

DISCUSSION

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METHACTON HIGH SCHOOL

Renovations / Additions – REMAINING SCOPE



Future Projects:

- Replace Chilled Water plant
- Replace terminal units with VAV system
- Controls upgrades
- Piping replacement
- Insulation replacement
- Generator replacement
- Lighting upgrades
- Building Envelope (roof, windows, etc)
- Finish Upgrades
- Plumbing fixtures & piping
- Fire suppression
- Security (Cameras & card access)

METHACTON HIGH SCHOOL

PRIORITIES

- 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



THANK YOU!

QUESTIONS?

14 OCTOBER 2025

CHA SCHRADERGROUP