

METHACTON SCHOOL DISTRICT



HIGH SCHOOL ADDITIONS AND RENOVATIONS School Board Work Session

17 FEBRUARY 2026



A LEONCE Company



SCHRADERGROUP

A HORD COPLAN MACHT STUDIO

METHACTON HIGH SCHOOL

Renovations / Additions Schedule



SCHEMATIC DESIGN (through February 2026):

- **Design Team Meetings – every 2 weeks**
- **Worcester Township**
 - **Sketch Plan submission 12/23 (received Traffic Review Letter 2/5; Township Engineer letter received 2/11)**
 - **Additional waiver for cartway width**
 - **Identified waivers: Sidewalks and curbing along W Germantown Pike, Kriebel Mill Rd, & Mill Rd.**
 - **Confirmed the following zoning variances: Front Yard Setback, Parking Setback (noted pre-existing conditions)**
 - **Requested additional information regarding on-site circulation and parking**
 - **Zoning Application Submission Early March**
 - **Planning Commission 03/26**
- **February Board Meeting (Vote to move into Design Development)**

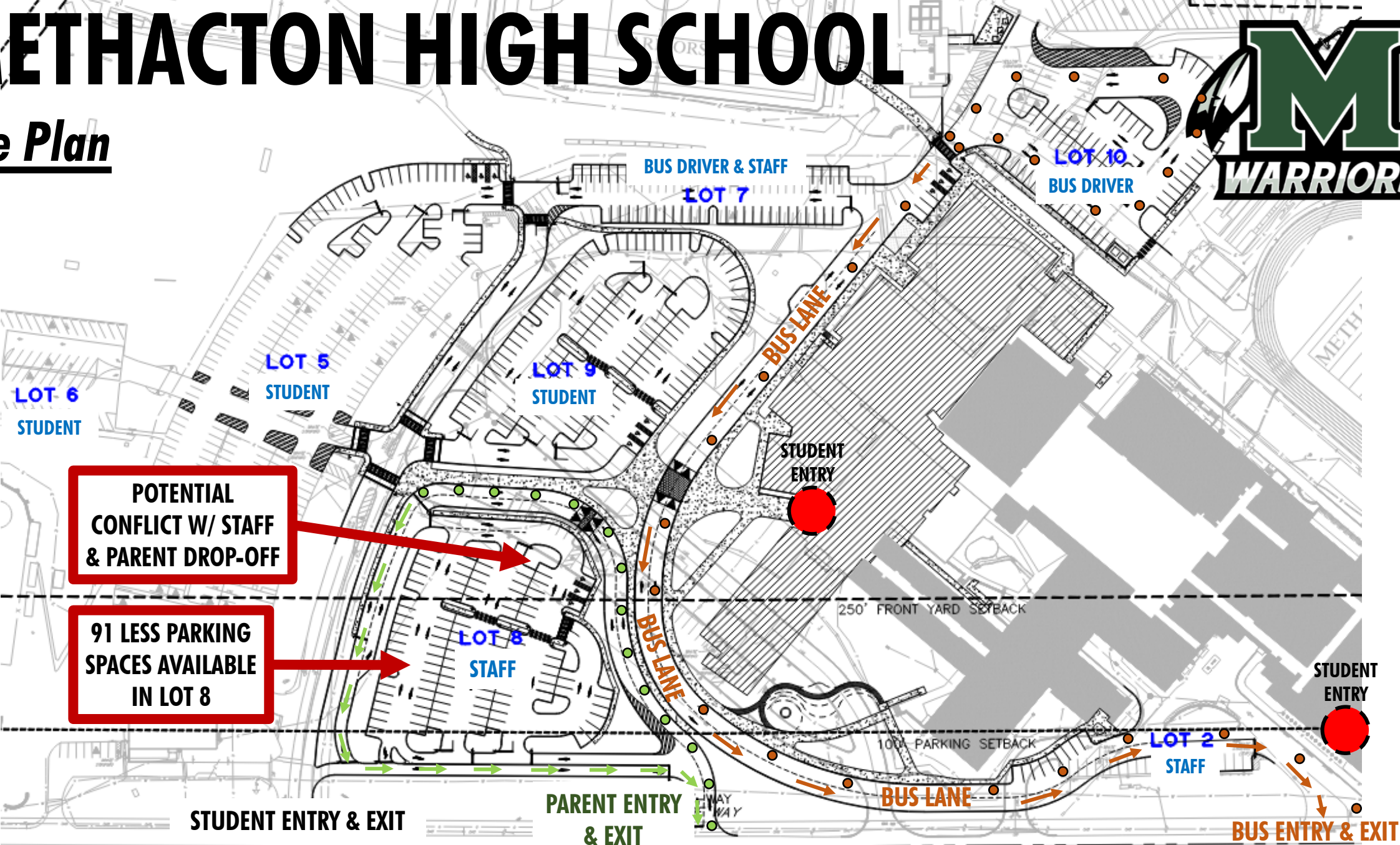
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Site Plan Submitted to Township



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Site Plan



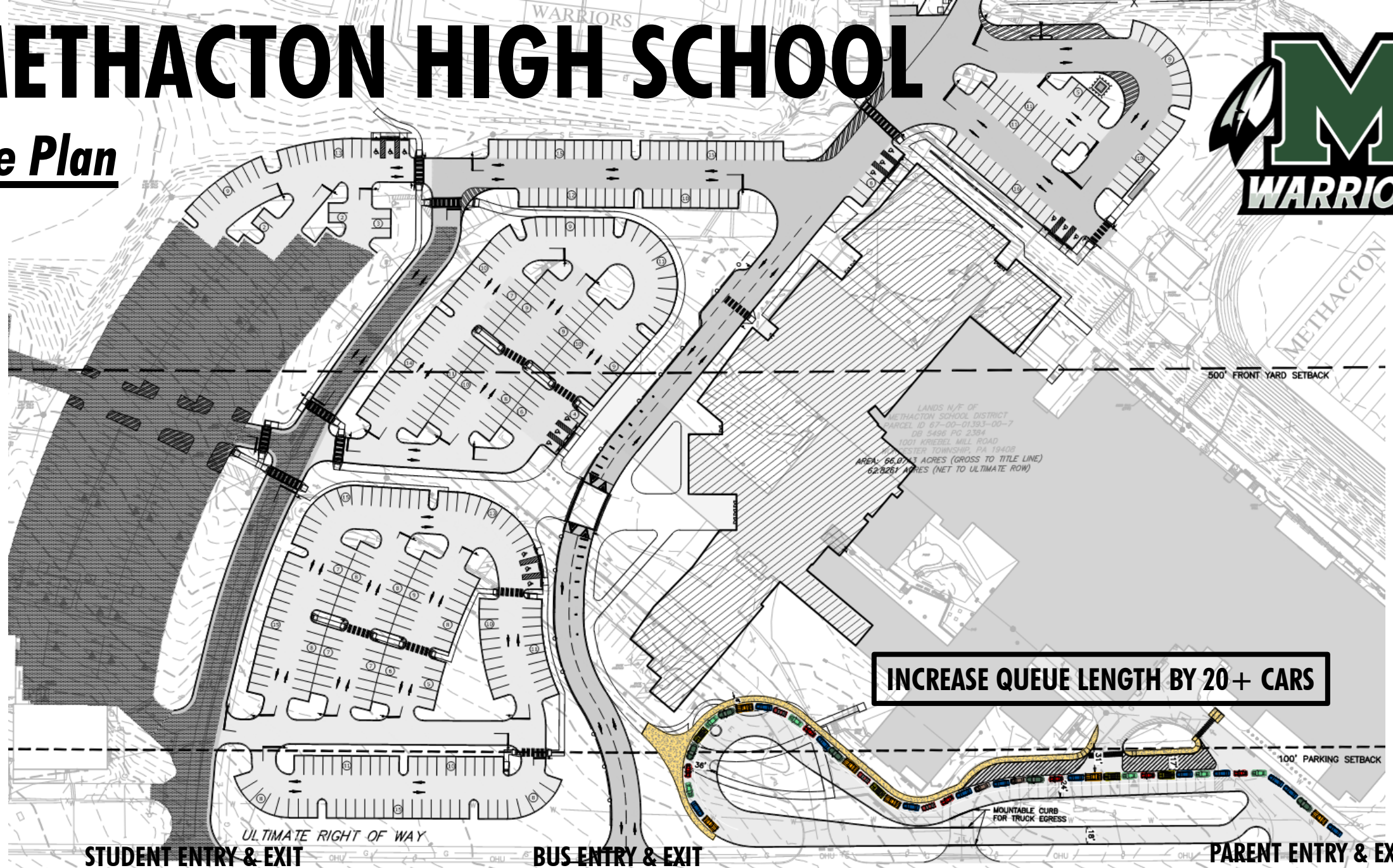
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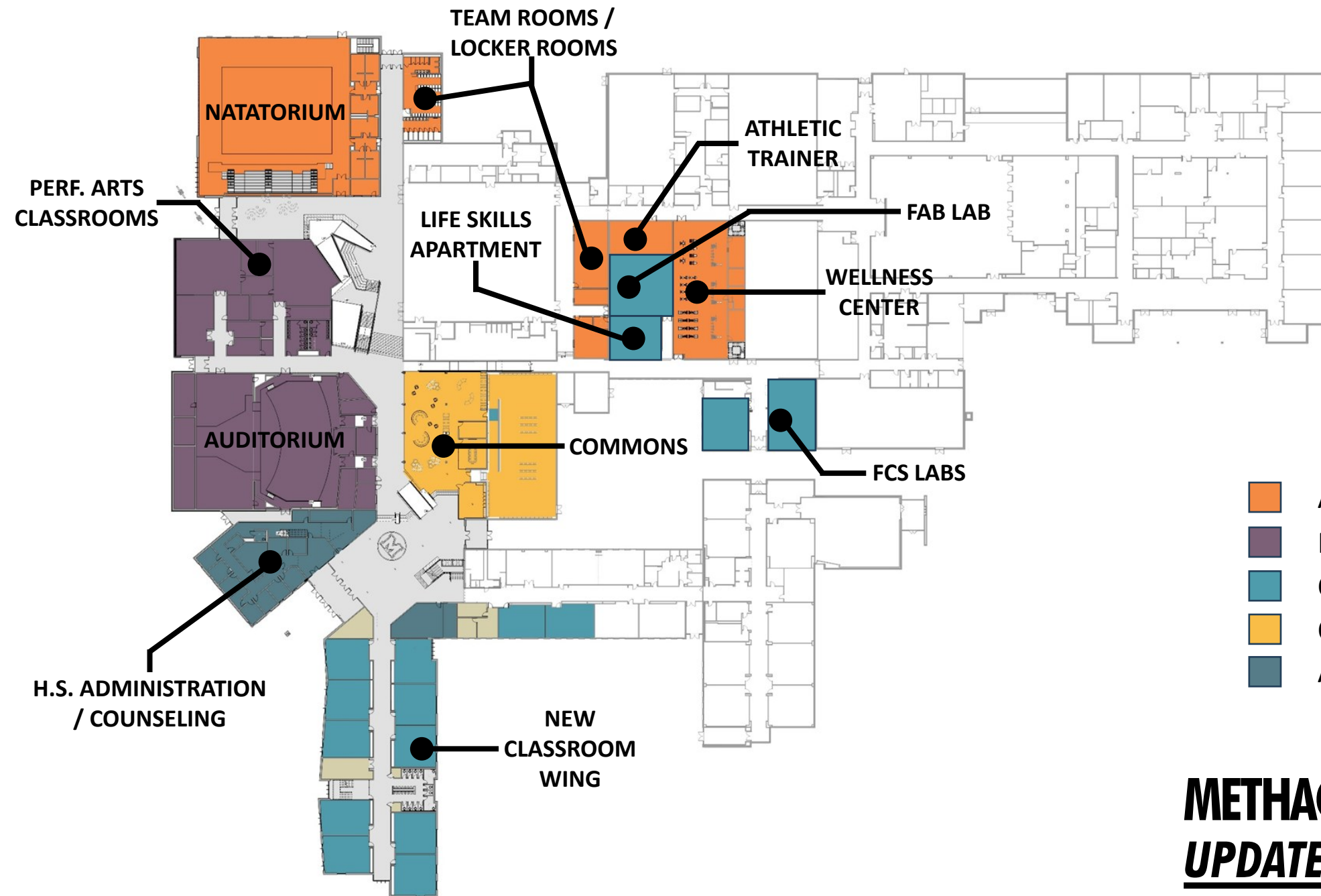
Site Plan



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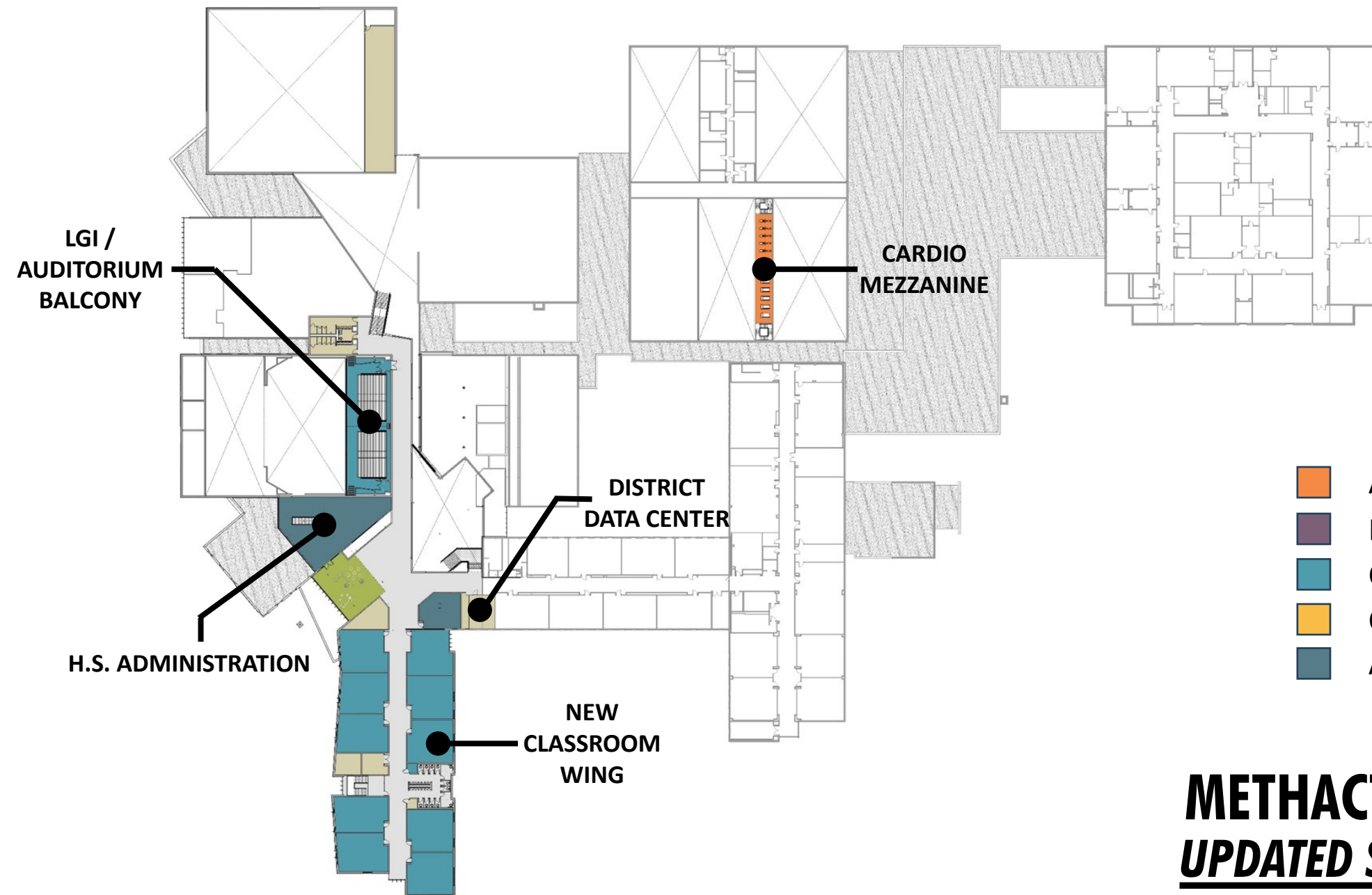
Site Plan





- ATHLETICS
- PERFORMING ARTS
- CLASSROOMS
- COMMONS
- ADMIN / COUNSELING

METHACTON HIGH SCHOOL **UPDATED FIRST FLOOR PLAN**



- ATHLETICS
- PERFORMING ARTS
- CLASSROOMS
- COMMONS
- ADMIN / COUNSELING

METHACTON HIGH SCHOOL **UPDATED SECOND FLOOR PLAN**

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Site Animation



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New Main Entry



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New Main Entry



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Renovations / Additions Budget Update



SCHEMATIC DESIGN ESTIMATE EFFORT:

- Jan. 16th – Plans & Scope Narrative Received from Design Team, ICS Initiated Internal Estimating Effort & Engaged 3rd Party Estimator (QA/QC)
- Feb. 4th – ICS Completed “Draft” Estimate, Compared to Oct. 2025 Budgetary Estimate (from CHA) & Reviewed Assumptions with Design Team
- Feb. 4th – Square Footage Discrepancy Uncovered by ICS vs. Oct. 2025 Budget (CHA)
- Feb. 5th – ICS Updated Estimate & Reviewed Draft with Administration
- Feb. 6th – ICS Received Estimate from 3rd Party Estimator, and Confirmed Scope, Takeoffs, Unit Costs, and Finalized the Estimate
- Feb. 9th – ICS Presented Final Estimate to Design Team & Administration

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Renovations / Additions Budget Update



SCHEMATIC DESIGN SQFT VS. CONCEPT SQFT:

	CONCEPT PHASE (CHA / 10.08.2025)	SCHEMATIC PHASE (ICS / 02.10.2026)
Total Renovations	34,750	33,100
Total Additions	83,700	103,190
- Total 1 st Floor Additions	*Breakout not Provided	76,990
- Total 2 nd Floor Additions		26,200

METHACTON HIGH SCHOOL

Renovations / Additions Budget Update



OVERALL BUDGET SUMMARY

	CONCEPT PHASE (CHA / 10.08.2025)	SCHEMATIC PHASE (ICS / 02.10.2026)	REMARKS
ESTIMATE SQFT FOR RENOVATION:	34,750	33,100	
ESTIMATE SQFT FOR ADDITIONS:	83,700 ¹	103,190	
Interior Renovations and Exterior Shell Upgrades	\$18,376,500	\$18,497,780	➤ Construction cost estimate (renovations, additions, & site work). ➤ Schematic Design Allowance (\$2.7M) includes classroom unit ventilator replacements, temperature controls and HVAC testing & balancing in Exist. Bldg.
Allowance for Various MEP and GC Replacements	\$7,500,000	\$2,700,000	
Natatorium Addition with New 8-Lane Pool	\$9,257,500	\$9,115,505	
Remaining Building Additions	\$34,080,000	\$37,809,664	
Site Improvements	\$13,960,000	\$14,036,400	
Design/Estimate Contingency	\$4,544,000	\$5,340,358	➤ Typically, 5-10% of construction cost, lowered as design progresses.
Construction Cost Escalation	\$7,712,000	\$8,215,935	➤ Anticipated future construction cost escalation.
Construction Contingency	\$4,544,000	\$4,785,782	➤ Construction contingency.
Permits, Testing, Studies, Etc.	\$1,159,000	\$1,159,000	➤ Permits, municipal approvals, special testing & studies, insurance and legal.
Design, Land Development, Construction Management, Etc.	\$8,485,900	\$7,419,789	➤ Design, consultants, commissioning & construction management services.
Furniture, Equipment & Technology Allowance	\$3,475,000	\$3,475,000	➤ Allowance for new furniture, fixtures and equipment within the school.
TOTAL PROJECT BUDGET	\$113,093,900	\$112,555,213	

¹83,700 SQFT included in 10.08.2025 estimate for additions did not match design at that time. No significant change in SQFT between Concept & Schematic (~5,000 SQFT added).

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Renovations / Additions Budget Update



SCHEMATIC DESIGN BUDGET VS. CONCEPT BUDGET (OCT. 2025):

- The Overall Budget is similar at ~\$113M including the following items in the remaining portion of the building:
 - Fire Alarm system upgrades
 - PA System head-end upgrade
 - First responder infrastructure
 - Central heating plant upgrades & pump replacements
 - Classroom unit ventilator replacements (**see separate slide for HVAC Map**)
 - Temperature controls upgrades
 - HVAC testing & balancing
 - Critical roofing upgrades (**see separate slide for Roof Map**)
- ICS will continue leading the value engineering effort through Design Development to put the district in the position to include as many “Warm-Safe-Dry” items in the project as possible. Identified areas of focus:
 - Continued review of design and SQFT associated with the addition
 - Confirm site-related scope with feedback from township
 - Additional existing HVAC / Electrical / Plumbing system replacements
 - Existing generator replacement, security upgrades (cameras/card access), LED lighting upgrades
 - Additional Architectural finish upgrades

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Baseline Scope Included at Schematic Design for Existing H.S.

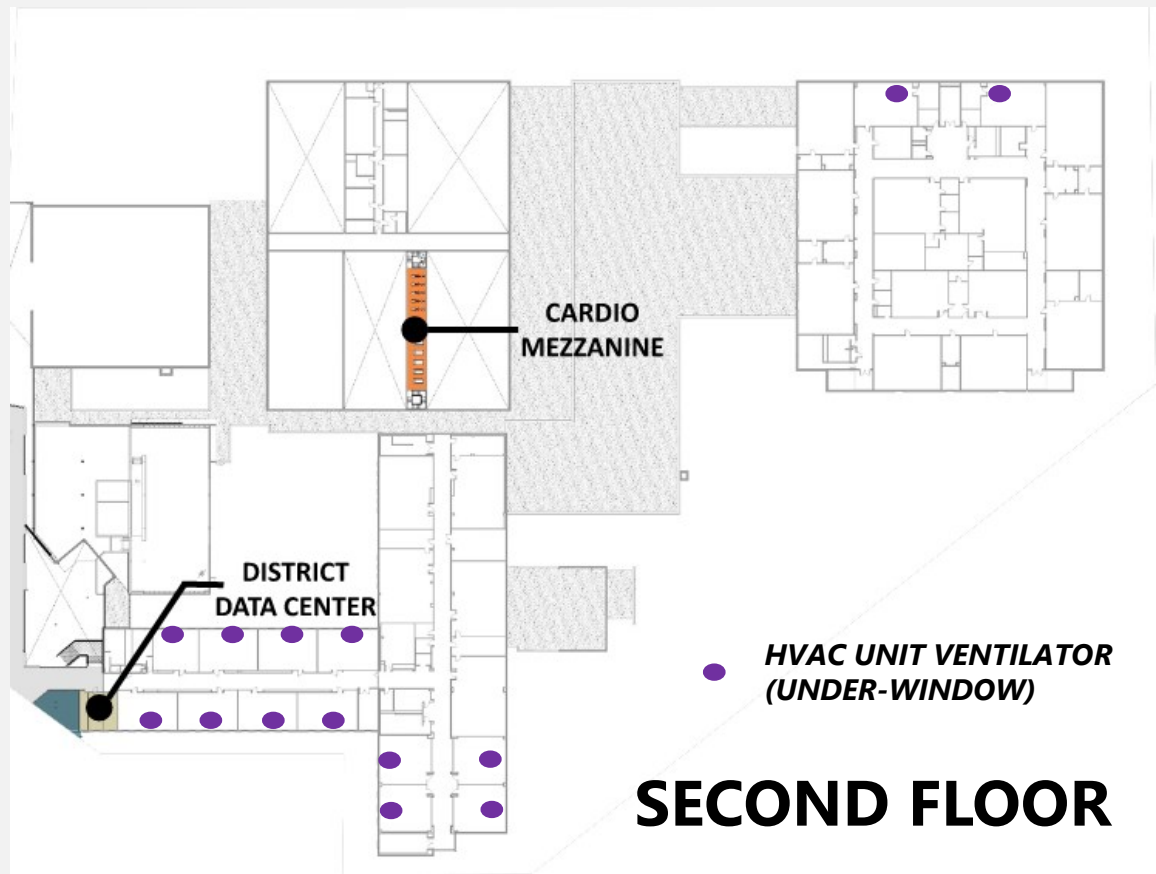
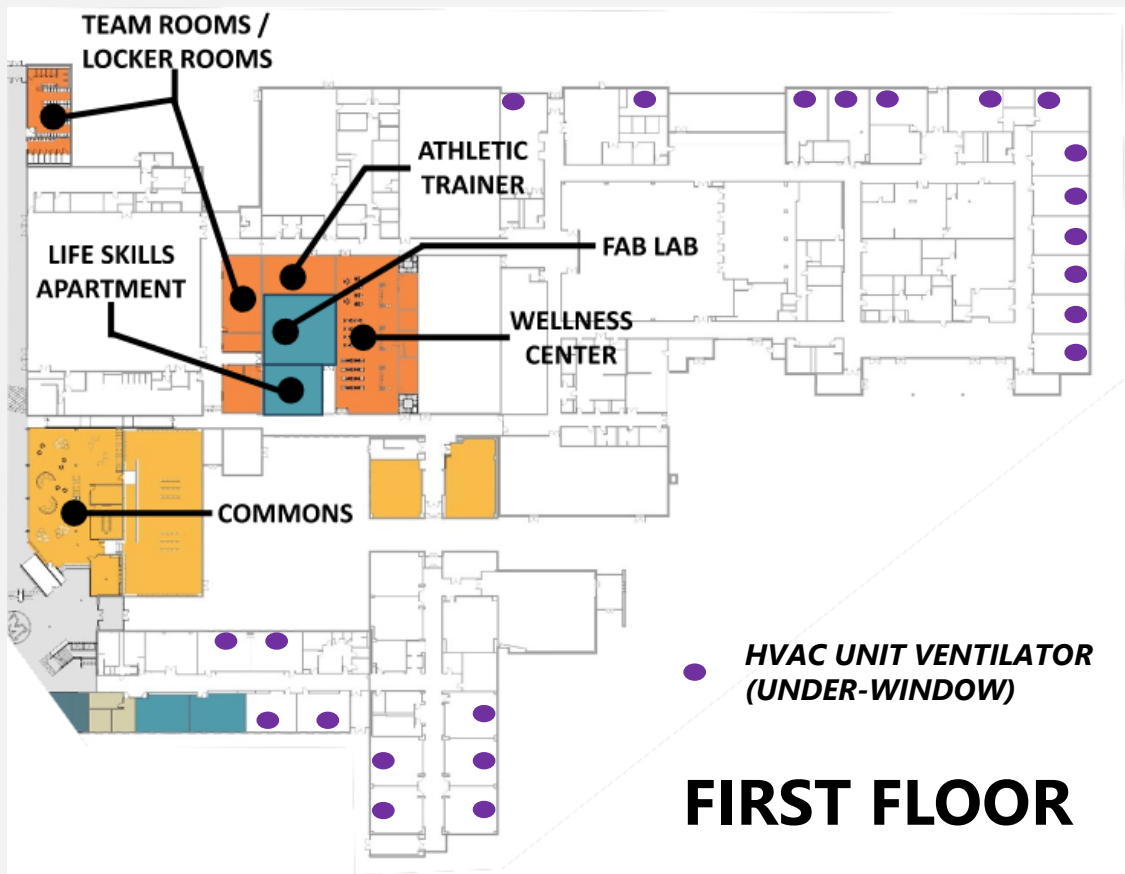
CATEGORY	ITEM #	ITEM DESCRIPTION	ADDRESSED IN PROJECT?
Repair / Replace Building Envelope	1	Repair Roofs	Critical Roof Sections (see Roof Map)
	2	Exterior Windows	Not Included
	3	Masonry Façade Upgrades	Not Included
	4	Address Ground Water Infiltration	Included in Project
HVAC System Replacement	5	Classroom Unit Ventilators (HVAC)	Included in Project (see HVAC Map)
	6	Replace Central Heating Plant Equipment	Included in Project
	7	Replace Central Cooling Plant Equipment	Pumps Only
	8	Replace Temperature Control System	Included in Project
	9	Improve Ventilation & Implement Dehumidification	Classroom Unit Vents; HVAC Testing & Balancing
Electrical System Replacement	10	Upgrade Lighting to LED	Not Included
	11	Replace Distribution Equipment (Electrical Panels)	Not Included
	12	Replace Distribution Equipment (Transformers)	Not Included
	13	Replace Emergency Generator	Not Included
	14	Replace Fire Alarm System	Included in Project
	15	Upgrade Data Distribution & Wi-Fi	Not Included
Plumbing System Replacement	16	Replace Plumbing Fixtures (Toilets, Sinks, etc.)	Not Included
	17	Verify Condition of Underground Waste Piping	To be Determined
	18	Replace Domestic Hot Water Components	Not Included
	19	Install Fire Sprinkler System	Not Included
Safety & Security Improvements	20	Replace Surveillance Cameras & Card Access Components	Extended into Addition
	21	Create Secure Vestibule for Visitor Access	Included in New Front Entrance
	22	Improve Signal Coverage for Cell Phones & First Responder Comm.	Included in Project
ADA Improvements	23	Meet and Exceed Code Requirements for Accessibility	To be Determined

METHACTON HIGH SCHOOL

Baseline Scope Included at Schematic Design for Existing H.S.



EXISTING H.S. UNIT VENTILATOR REPLACEMENT MAP (TOTAL QTY. 36)

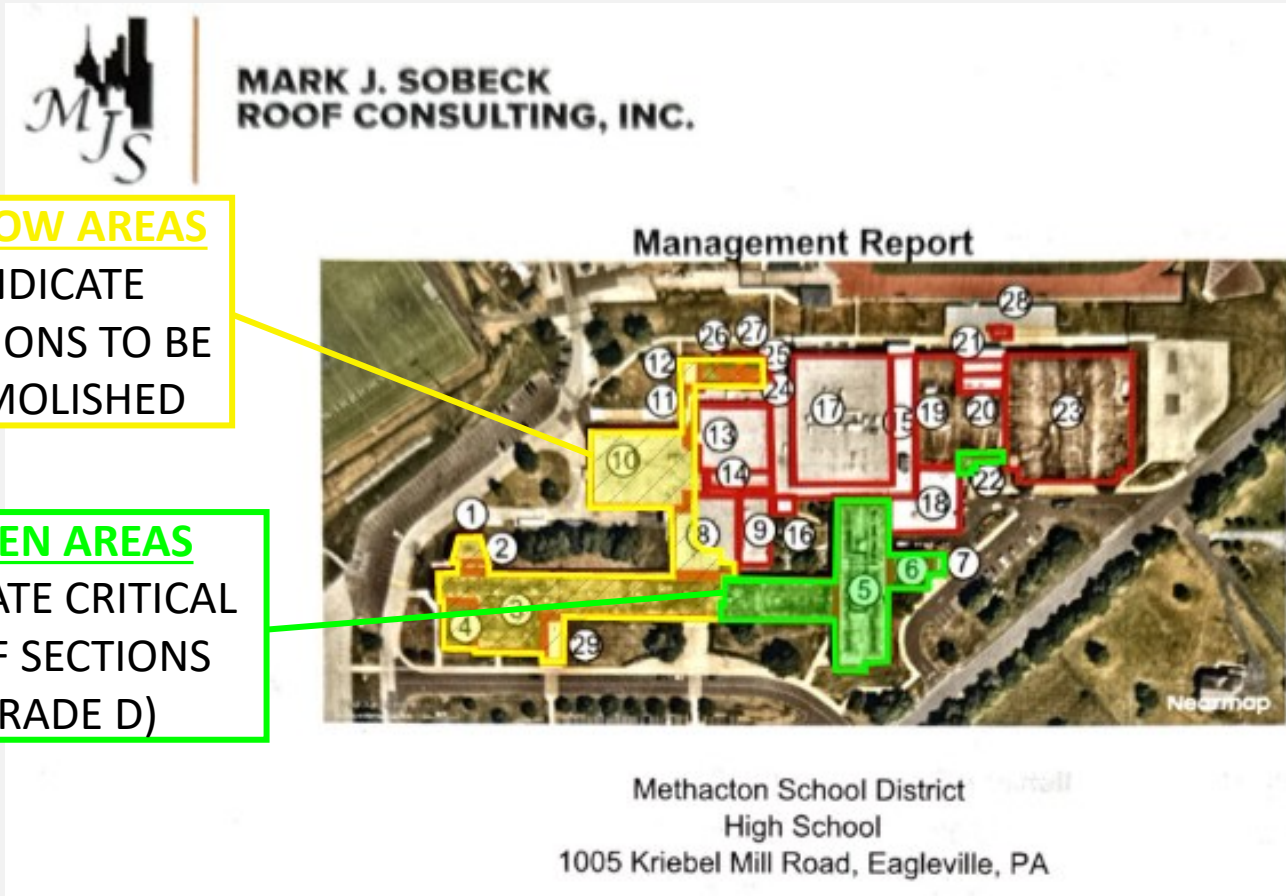


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Baseline Scope Included at Schematic Design for Existing H.S.



EXISTING H.S. CRITICAL ROOF SECTION REPLACEMENT MAP



YELLOW AREAS

INDICATE
SECTIONS TO BE
DEMOLISHED

GREEN AREAS

INDICATE CRITICAL
ROOF SECTIONS
(GRADE D)

Critical Roofing Upgrades (Grade D), per assessment by Mark J. Sobeck Roof Consulting:

- Section 1 (Demolished)
- Section 2 (Demolished)
- Section 3 (Partially Demolished)
- Section 4 (Demolished)
- Section 5
- Section 6
- Section 7
- Section 22
- Section 26 (Demolished)
- Section 27 (Demolished)

METHACTON HIGH SCHOOL

Renovations / Additions Schedule



DESIGN DEVELOPMENT (Feb – August 2026):

- Design Team Meetings – every 2 weeks
- End User Meetings w/ all HS Staff
- Student Feedback Sessions
- Parent / Community Feedback Sessions
- Land Development Approvals
 - Zoning Hearing – April 2026
 - Worcester Planning Commission & Board of Supervisors – Spring through Fall 2026
 - Montgomery County Conservation District Review (NPDES Permit) – Spring through Fall 2026
- Estimating & Value Engineering
- Monthly Board Updates
- Property Committee Updates
- Finance Committee Updates
- August Board Meeting (Vote to move into Construction Documents)

METHACTON HIGH SCHOOL



Prof. Fees for Design Development (DD) Phase

- ICS/CMTA: \$ 198,900
- SCHRADERGROUP (incl. Land Dev.): \$1,454,236
- **TOTAL:** \$1,653,136

RACI Chart
R = Responsible (does the work)
A = Accountable (ultimate decision authority)
C = Consulted (provides input)
I = Informed (kept updated)

MAJOR TASK (DESIGN DEVELOPMENT PHASE)	OWNER (MSD)	ARCHITECT (SGA)	OWNER'S REP. (ICS/CMTA)
Refine program & confirm budget alignment	A/R	C	C
Develop DD drawings/outline specs (Arch/Site/MEP/Struct.)	I	A/R	C
Detailed DD cost estimate	I	C	A/R
Constructability review	I	C	A/R
Develop construction phasing plan & schedule	C	C	A/R
Security design coordination	C	A/R	C
Technology/IT/AV coordination	C	A/R	C
Value engineering	C	C	A/R
DD approvals (board)	A/R	C	I



THANK YOU!

QUESTIONS?

17 FEBRUARY 2026



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