



METHACTON SCHOOL DISTRICT

HIGH SCHOOL ADDITIONS AND RENOVATIONS August 2026 Work Session

18 AUGUST 2026



A LEONCE Company



SCHRADERGROUP

A HORD COPLAN MACHT STUDIO

METHACTON HIGH SCHOOL





CONSTRUCTION DOCUMENTATION (August 2026 – January 2027):

- September 22, 2026 Board Meeting – Community Presentation of HS Project
- Board Action to approve Act 34 Hearing Resolution/Advertisement – tentative Sept 22, 2026
- Act 34 Hearing – tentative Oct 28, 2026

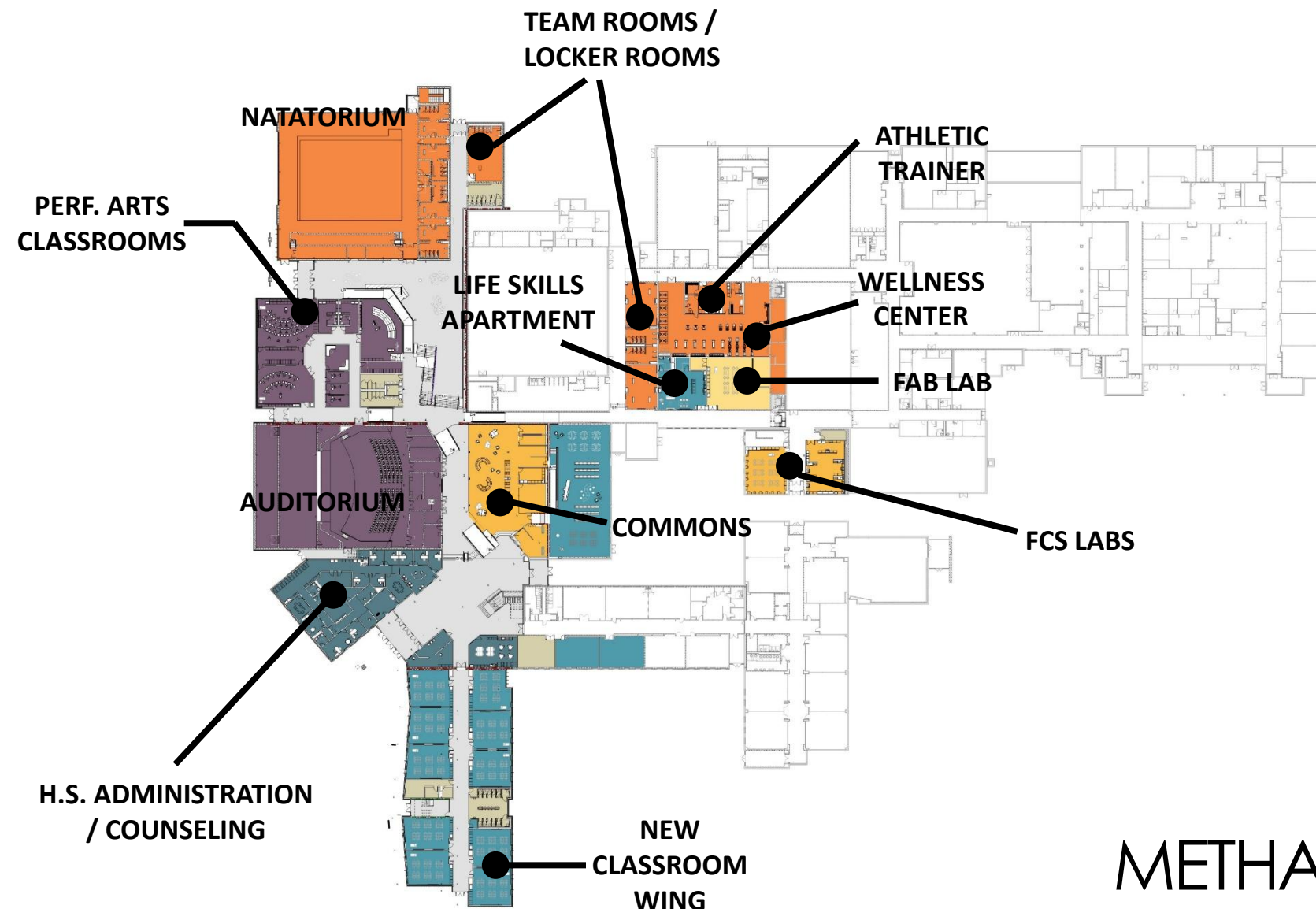
LAND DEVELOPMENT:

- Planning Commission & Board of Supervisors (Next PC Meeting September 24)
- Montgomery County Conservation District – NPDES Application has been submitted

BIDDING (February – April 2027):

- Receive Bids – tentatively mid-March 2027
- Board Action to approve Bids – April 2027 Board Action Meeting

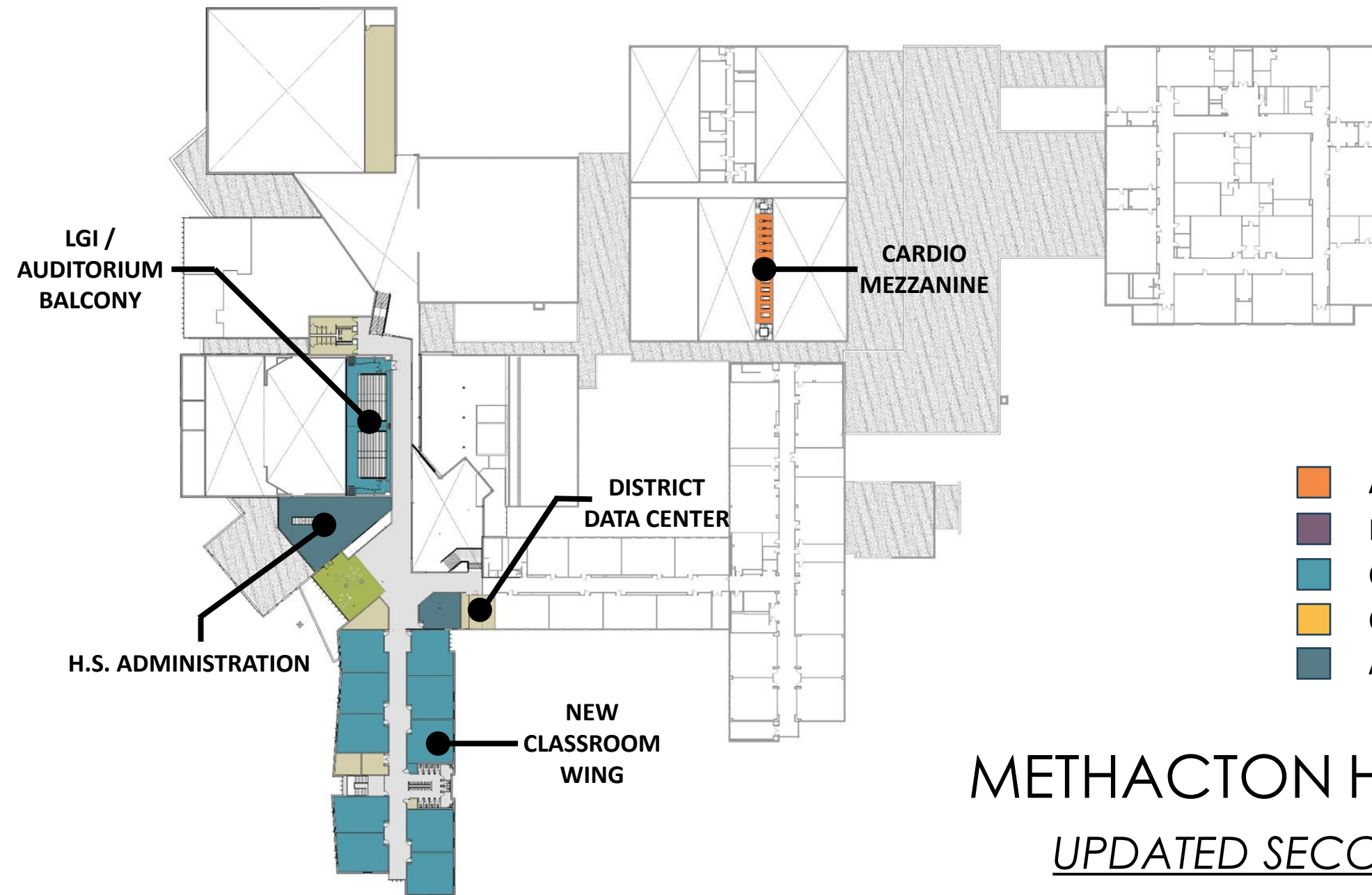
CONSTRUCTION (May/June 2027 – July 2030)



- 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

METHACTON HIGH SCHOOL





DESIGN DEVELOPMENT EFFORT:

- April 14th, 15th, 16th, 20th, 22nd – End User Meetings
- May 6th – 50% Constructability Review
- June 17th – ICS Completed “Draft” Estimate & Reviewed Assumptions with Design Team
- July 8th – 75% Constructability Review
- July 14th – ICS Received Estimate from 3rd Party Estimator, and Confirmed Scope, Takeoffs, Unit Costs, and Finalized the Estimate
- August 4th – ICS Presented Final Estimate to Design Team & Administration
- August 7th – Public School Facility Improvement grant (PSFIG) application submitted, also assisting with Redevelopment Assistance Capital Program (RACP) grant submission

DESIGN DEVELOPMENT ESTIMATE



- ICS Process
 - Team effort – focused on specific areas (HVAC, Electrical, Plumbing, Site, Structure, Interior, Specialties, Demolition etc.)
 - Quantity take offs, unit prices based on recent projects, vendor support
 - Peer review sessions to review each specific area
 - Compare with 3rd party estimate (quantities, unit prices, assumptions)
 - Led Value Engineering (VE) Process
- 3rd Party Partner
 - Estimate summary and breakdown
 - Follow up meetings to review discrepancies
 - Assisted with Value Engineering (VE) Recommendations & Estimating

METHACTON HIGH SCHOOL

Value Engineering Process (VE)



- The design team identified scopes of work that could be utilized to keep the project on budget.
- VE Workshop to prioritize each item.
- Prioritized items are estimated to determine the possible budget reduction.
- Examples include (all savings):
 - Use ground mats for church parking lot in lieu of asphalt = \$165,000
 - Install EPDM roofing in lieu of TPO = \$421,000
 - Remove the sun louvers on the new classroom wing = \$30,600
 - Remove 2nd floor mechanical room for natatorium = \$822,000
 - Combine office spaces on shared VAVs = \$100,000
- Several VE items are currently being implemented in the design.
- Many other VE items may be bid as alternates.

METHACTON HIGH SCHOOL

Improvements Included for the Existing H.S.



CATEGORY	ITEM #	ITEM DESCRIPTION	ADDRESSED IN PROJECT
Repair / Replace Building Envelope	1A	Repair Roofs	Critical Roof Sections (see Roof Map) Included in Project
	4	Address Ground Water Infiltration	
HVAC System Replacement	5A	Classroom Unit Ventilators (HVAC) - Horizontal, "Like-for-Like" Replacement	Included in Project
	6A	Replace Central Heating Plant Equipment	Included in Project (Partial) Pumps Only
	7A	Replace Central Cooling Plant Equipment	
	8	Replace Temperature Control System	Included in Project
	9A	Improve Ventilation & Implement Dehumidification	Classroom Unit Vents
	9B	Improve Ventilation & Implement Dehumidification - TAB Existing HVAC	HVAC Testing & Balancing
Electrical System Replacement	14	Replace Fire Alarm System	Included in Project
Safety & Security Improvements	20	Replace Surveillance Cameras & Card Access Components	Extended into Addition Included in New Front Entrance
	21	Create Secure Vestibule for Visitor Access	
	22	Improve Signal Coverage for Cell Phones & First Responder Comm.	Included in Project
Other Improvements (Existing HS)	28	Maintenance/Cleaning to SWGR	Included in Project

METHACTON HIGH SCHOOL

Additional Work Scope to be Considered for Existing H.S.



CATEGORY	ITEM #	ITEM DESCRIPTION	Not included in Base Bid (to be bid as ADD alternates)
Repair / Replace Building Envelope	1B	Repair Roofs – Other Sections Nearing Warranty Expiration	Alternate
HVAC System Replacement	6B	Central Heating Plant Equipment - Boiler Plant (Refurb. Existing Boilers)	Alternate
	6C	Central Heating Plant Equipment - Boiler Plant (Provide Additional Condensing Boilers)	Alternate
	7B	Central Cooling Plant Equipment - Chiller Refurbishment	Alternate
	7C	Central Cooling Plant Equipment - Chiller Replacement	Alternate
Electrical System Replacement	10A	Upgrade Lighting to LED (Corridors)	Alternate
	10B	Upgrade Lighting to LED (Classrooms)	Alternate
	13	Replace Emergency Generator	Alternate

METHACTON HIGH SCHOOL

Renovations / Additions Budget Update



OVERALL BUDGET SUMMARY

	CONCEPT PHASE (CHA / 10.10.2025)	SCHEMATIC PHASE (ICS / 02.10.2026)	DESIGN DEVELOPMENT PHASE (ICS / 08.12.2026)	REMARKS (DD Phase)
ESTIMATE SQFT FOR RENOVATION:	34,750	33,100	28,100	
ESTIMATE SQFT FOR ADDITIONS:	83,700	103,190	102,000	
Interior Renovations and Exterior Shell Upgrades	\$18,376,500	\$18,497,780	\$16,690,239	Design Development Allowance for MEP includes Unit Ventilator Replacements, Controls & TAB in Existing Bldg.
Allowance for Various MEP and GC Replacements	\$7,500,000	\$2,700,000	\$2,721,280	
Natatorium Addition with New 8-Lane Pool	\$9,257,500	\$9,115,505	\$9,898,759	Site Cost Increase: Expand the parent drop off, temporary parking at the church, site lighting, additional retaining walls, increased quantity of infiltration basins
Performing Arts, Admin, Classroom Additions	\$34,080,000	\$37,809,664	\$38,282,817	
Site Improvements	\$13,960,000	\$14,036,400	\$17,461,690	
Design/Estimate Contingency	\$4,544,000	\$5,340,358	\$4,252,739	Typically 5-10% of construction cost, lowered as design progresses.
Construction Cost Escalation	\$7,712,000	\$8,215,935	\$8,215,935	Anticipated future construction cost escalation.
Construction Contingency	\$4,544,000	\$4,785,782	\$4,785,782	Construction contingency.
Permits, Testing, Studies, Etc.	\$1,159,000	\$1,159,000	\$650,000	Permits, municipal approvals, special testing & studies, insurance and legal.
Design, Land Development, Construction Management, Etc.	\$8,485,900	\$7,419,789	\$7,598,291	Design, consultants, commissioning & construction management services.
Furniture, Equipment & Technology Allowance	\$3,475,000	\$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	\$114,032,533	

METHACTON HIGH SCHOOL

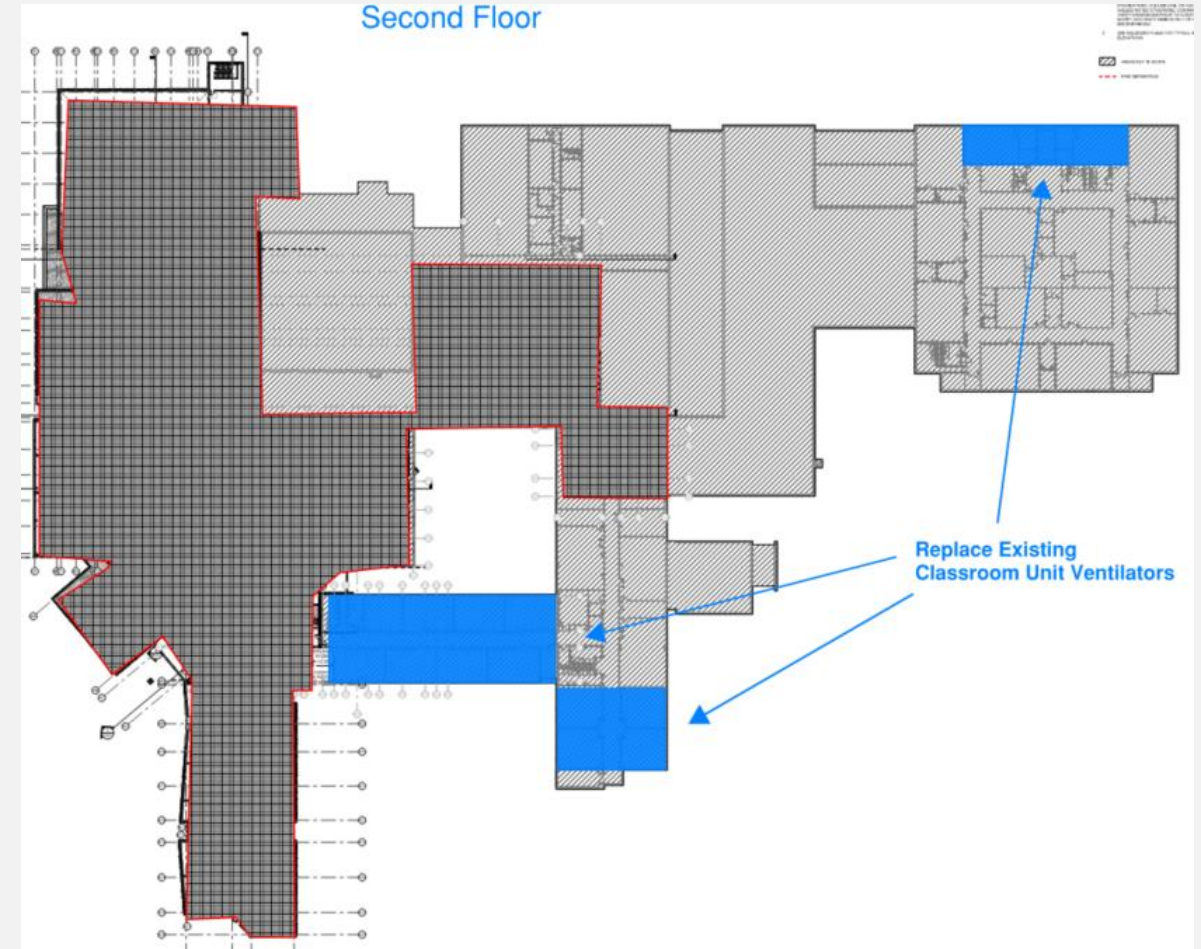
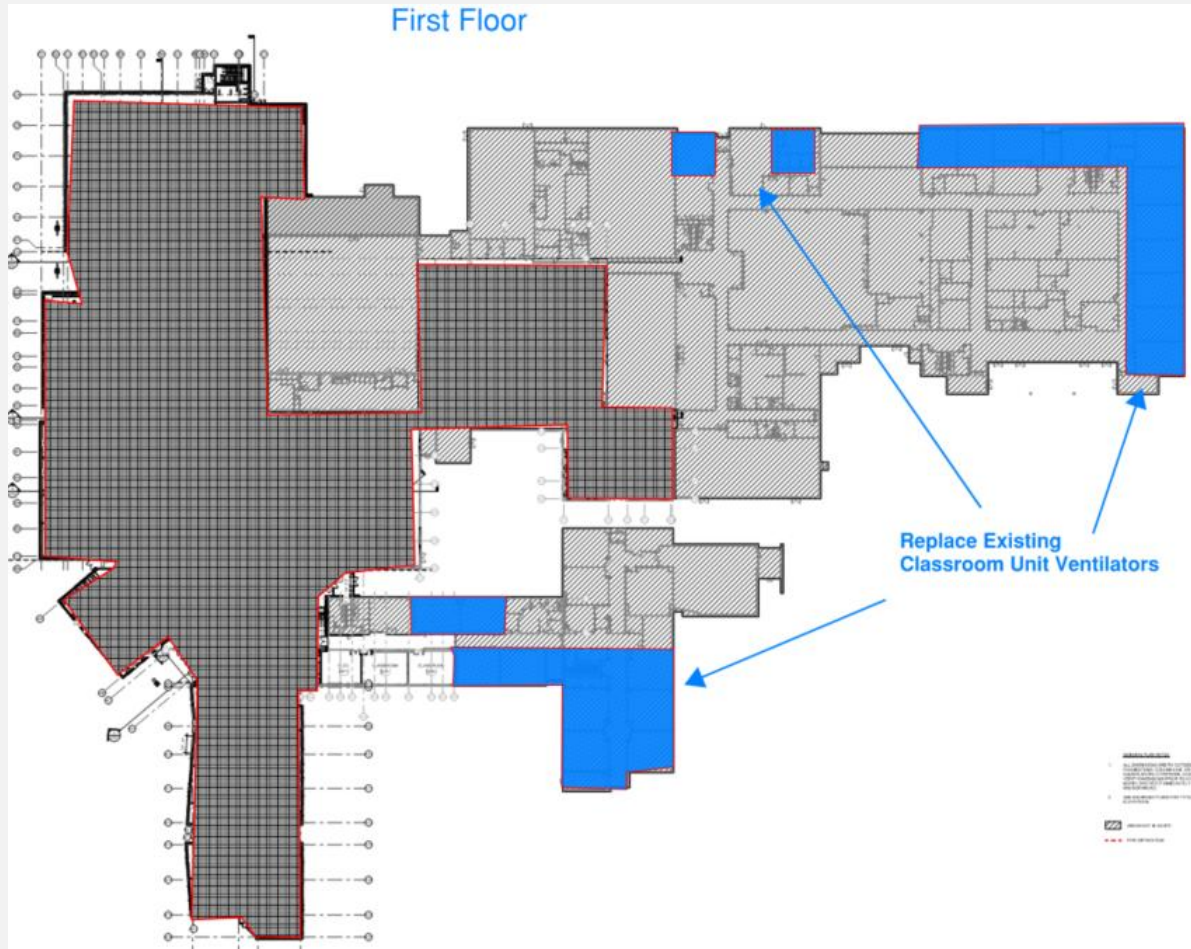
EXISTING H.S. CRITICAL ROOF SECTION REPLACEMENT MAP



METHACTON HIGH SCHOOL

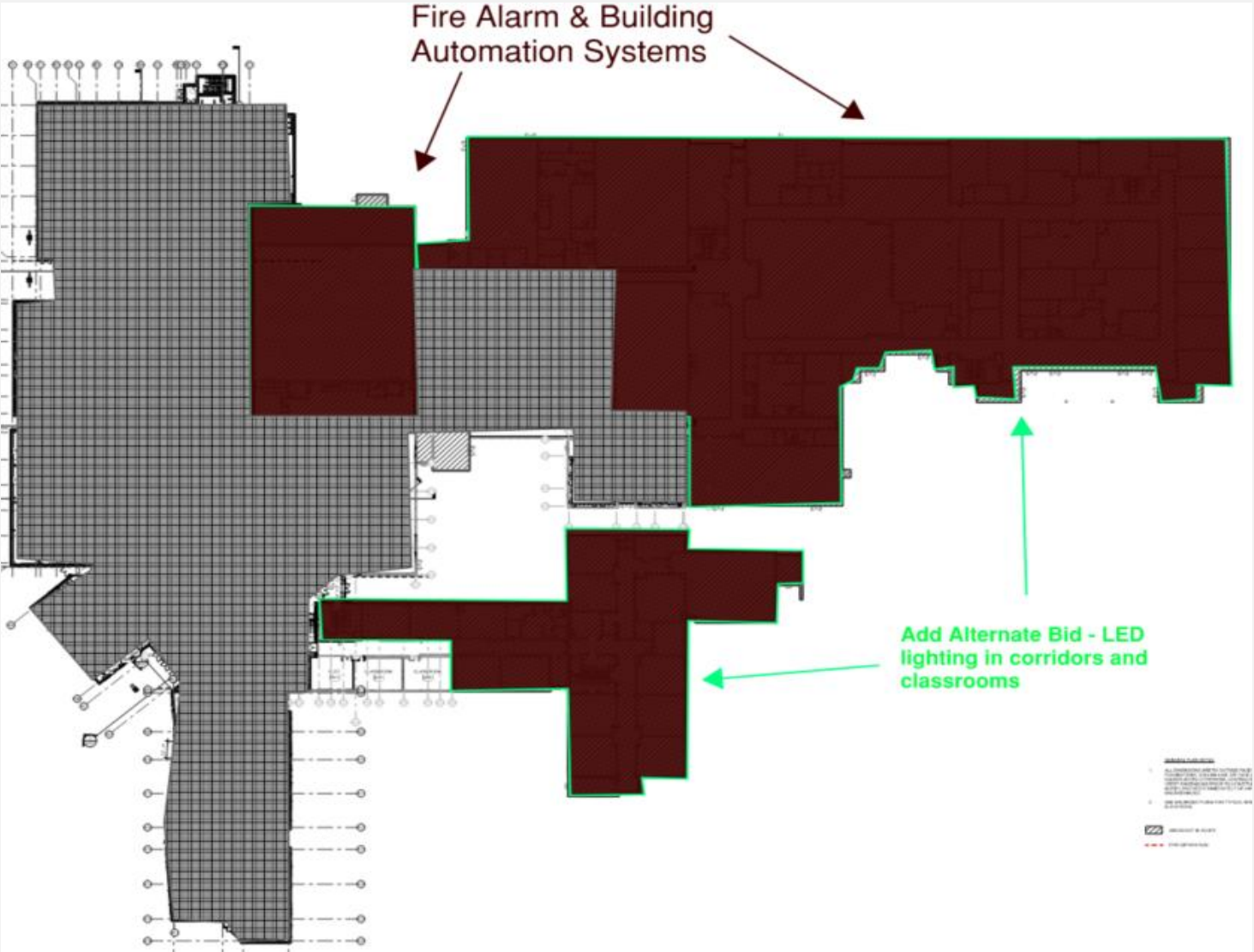


EXISTING H.S. CLASSROOM UNIT VENTILATOR REPLACEMENT MAP



METHACTON HIGH SCHOOL

EXISTING H.S. SYSTEMS REPLACEMENT MAP



METHACTON HIGH SCHOOL

Remaining Design Schedule



CONSTRUCTION DOCUMENTS (Sept. 2026 – Jan. 2027):

- Design Team Meetings – every 2 weeks
- Parent / Community Feedback Session
- Land Development Approvals
 - Worcester Planning Commission & Board of Supervisors – Fall 2026
 - Montgomery County Conservation District Review (NPDES Permit) – Fall/Winter 2026
- Continued Estimating & Value Engineering Efforts
- Monthly Board Updates
- Property Committee Updates
- Finance Committee Updates

METHACTON HIGH SCHOOL

Remaining Project Schedule



- Late Fall 2026
 - Worcester Township Approval
- January 2027
 - Completed Construction Documents
 - Estimates and Value Engineering
 - Finalize bid documents to include alternates
 - Receive NPDES Permit
 - Advertise for Bids
- February-April 2027
 - Submit application for building permits
 - Receive and award Bids
- May-June 2027
 - Construction Begins

METHACTON HIGH SCHOOL

Prof. Fees for Construction Documents (CD)



- ICS/CMTA: \$ 99,450
- SCHRADERGROUP (incl. Land Dev.): \$1,354,236
- **TOTAL:** **\$1,453,686**

RACI Chart

R = Responsible (does the work)

A = Accountable (ultimate decision authority)

C = Consulted (provides input)

I = Informed (kept updated)

MAJOR TASK (CONSTRUCTION DOCUMENTS PHASE)	OWNER (MSD)	ARCHITECT (SGA)	OWNER'S REP. (ICS/CMTA)
Final scope & budget confirmation	A/R	C	C
Construction Documents development	I	A/R	C
Permitting & agency approvals	I	A/R	C
Detailed cost estimating	I	C	A/R
Constructability review	I	C	A/R
Value engineering	C	C	A/R
Phasing & logistics planning	C	C	A/R
Security / Technology / Furniture coordination	C	A/R	C
Bid package preparation	I	C	A/R
Board approvals & Act 34 Hearing	A/R	C	I

METHACTON HIGH SCHOOL





THANK YOU!

QUESTIONS?



SCHRADERGROUP
A HORD COPLAN MACHT STUDIO