

METHACTON SCHOOL DISTRICT



HIGH SCHOOL CAMPUS PLANNING PROJECT
New HS Concept Presentation

20 AUGUST 2024



SCHRADERGROUP

DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

An aerial photograph of a school campus, showing various buildings, a large oval-shaped field with 'METFACTORY' and 'WARRIORS' written on it, and surrounding residential areas. The word 'DISCUSSION' is written in large, bold, green letters across the center of the image.

DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

SCHEDULE – CONCEPT DESIGN

- Kick-Off Meeting (April)
- Programming (April)
- Virtual Tours (April)
- Worcester Twp Meetings (May & July)
- Building Tours (May & August)
- Staff Meetings (May)

SCHEDULE – CONCEPT DESIGN

AUG.

SEPT.

OCT.



DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

Existing High School Program Spaces

- Core Academic Classrooms
- Science Labs
- Academic Support Spaces
- Family Consumer Science
- Technology Education
- Arts
- Business
- Special Education Spaces
- HS Administration Offices
- Nursing Center
- Career/Counseling Center/Mental Health
- Kitchen
- Cafeteria
- Storage
- Faculty Dining
- Restrooms
- Library
- Methacton Virtual Academy
- Media/TV Center
- Weight Room
- Locker Rooms
- Athletic Support
- 1 Large Group Instruction (LGI – 100 seats)
- Athletic Training Center
- Natatorium (Pool)
- Music/Band/Orchestra/Vocal

Baseline Program Spaces (included in each option)

Existing High School Program Spaces

PLUS:

- PDE standard sized classrooms
- 2 Additional science labs
- 6 Small group spaces (8-15 seats)
- 1 Large group space (LGI – 100 seats)
- Additional Storage
- Fab Lab
- Special Education
 - Apartment program
 - School store
 - Sensory room
- Lunch & Learn
- 4 Academic support commons
- 1 Outdoor learning courtyard
- Auditorium balcony with flexible seating
- Indoor track
- 8 Lane pool
- Main gymnasium (1,600 seating)
- Wellness/fitness Center
- Field house
- District Office

An aerial photograph of a school campus, featuring a large central building complex, a sports field, and surrounding residential areas. The word "DISCUSSION" is written in large, bold, green capital letters across the top left portion of the image.

DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03



NORTH





ANVIL DRIVE

TRANSPORTATION CENTER

TURF MULTI-PURPOSE FIELD

SEWER TREATMENT FACILITY

KRIEBEL MILL ROAD

POTENTIAL ACCESS

GERMANTOWN PIKE

WARRIORS FIELD

EXISTING DAO

EXISTING HIGH SCHOOL

WARRIORS STADIUM

MILL ROAD

NORTH

CURRENT ACCESS

KRIEBEL MILL ROAD

CURRENT ACCESS

CURRENT ACCESS

CURRENT ACCESS



ANVIL DRIVE

TRANSPORTATION CENTER

NON-BUILDABLE AREA

NON-BUILDABLE AREA

SEWER TREATMENT FACILITY

POTENTIAL ACCESS

KRIEBEL MILL ROAD

GERMANTOWN PIKE

NON-BUILDABLE AREA

NON-BUILDABLE AREA

NON-BUILDABLE AREA

MILL ROAD

NORTH

EXISTING PAO

CURRENT ACCESS

KRIEBEL MILL ROAD

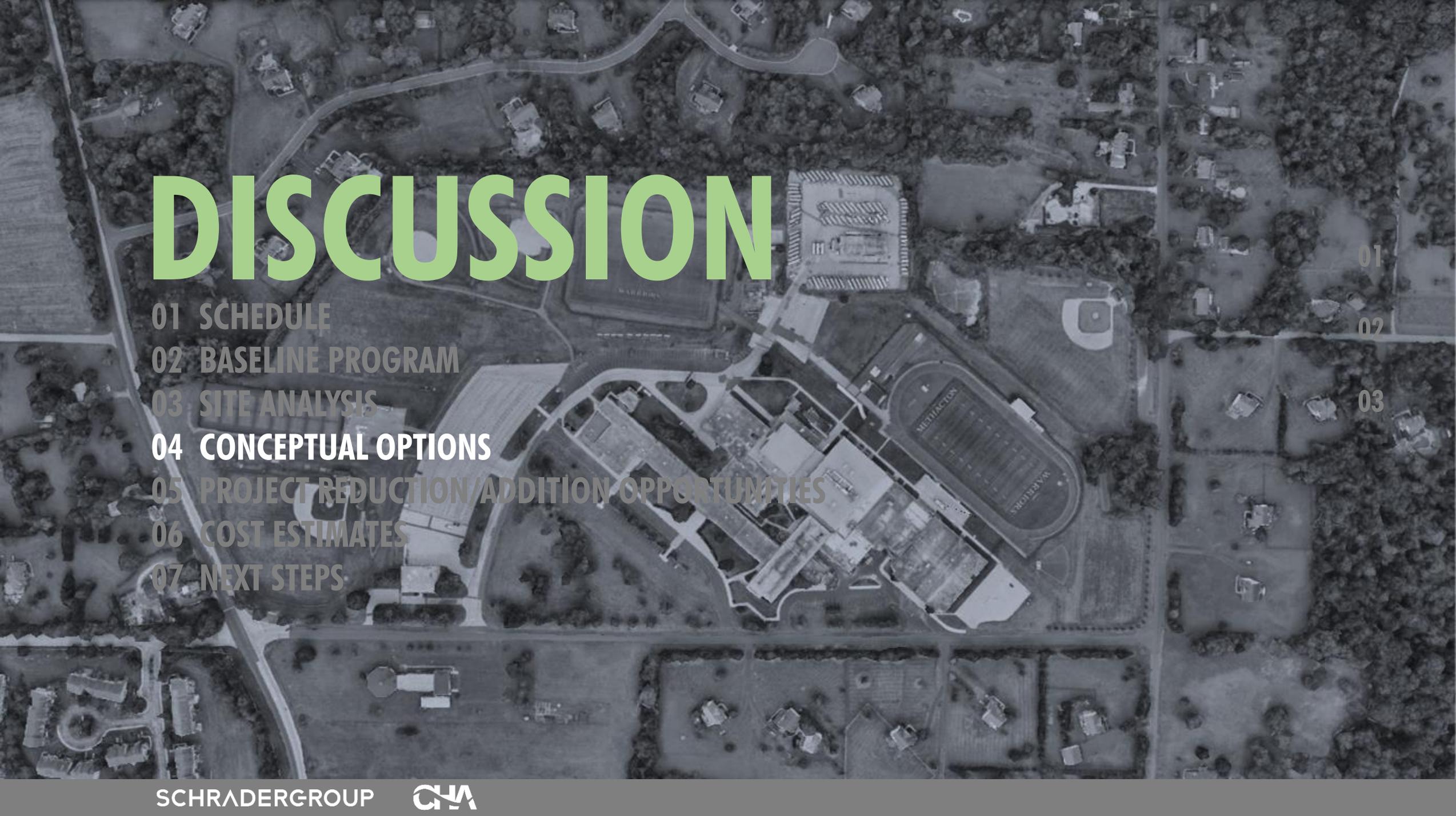
CURRENT ACCESS

CURRENT ACCESS

CURRENT ACCESS

Worcester Township Zoning Considerations

- Public School is a use permitted by Conditional Use in AGR district
 - CU may or may not be needed since public school is existing use
- Zoning Relief likely needed:
 - **Building height – 35 ft, not exceeding 2.5 stories**
 - Impervious surface – 40%
 - **Parking lot(s) within building setbacks – 250 feet front yard**
 - Steep slope disturbance
 - Varsity baseball/softball field lighting; also requires Conditional Use
- Parking, Traffic, and Speeding are all areas of concern and are viewed as opportunities for improvement. Off-site parking should be eliminated if possible with increased parking on the campus.
- Potential bus-only access on Mill Road is being considered.

An aerial photograph of a school campus, featuring a large central building complex, a sports field, and surrounding residential areas. The word "DISCUSSION" is overlaid in large, bold, light green letters.

DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

AUGUST 20 PRESENTATION

- **3 CONCEPTS**
 - 3 Distinct concept designs
 - Each concept including the baseline program spaces
 - Each concept allowing for any of 12 alternates
 - Each concept providing costs and alternate costs (add/deduct)

MHSCPC Recommendations

Possible in new
construction concepts

CRITERIA 1 Build a state-of-the-art facility that will prepare our student body for their current interests and desired careers, inspire our faculty and staff and engage our community



CRITERIA 2 Create stand-alone athletic wing that contains pool, gyms, weight room, locker/team rooms, etc. that will allow for parking, accessibility, and visitor management / security



CRITERIA 3 Determine the property and capital costs of running the sewer line into the Lower Providence public sewer system. This is the only option that removes the need for treatment.



CRITERIA 4 Develop a STEAM Center for collaboration and engagement for all students, staff and community on a first floor location with natural sunlight.



CRITERIA 5 Provide proper spaces for music program, science program, Life Skills Education, ELD program, Technology Education program, and FCS program along with proper sized spaces and locations for offices and hallways that provide a high level of accessibility and movement.



CRITERIA 6 Re-design / re-purpose / build large group gathering areas (LGI, Cafeteria, Auditorium, Library).



CRITERIA 7 Evaluate the cost of new construction.



CRITERIA 8 Overhaul the HVAC system to improve air quality / climate within the building.



MHSCPC Recommendations

Possible in new
construction concepts

CRITERIA 9

Increase available spaces to: Bring currently outsourced programs back to the high school, and Provide opportunities for the development of new programs and supports for all students.



CRITERIA 10

Culture – Create open spaces throughout the building with flexible seating options and in consideration of lunch and learn program.



CRITERIA 11

Provide additional parking for students, staff , and visitors.



CRITERIA 12

Relocate the administrative building.



CRITERIA 13

Improve traffic flow on and off campus for regular day traffic and emergency situations.



CRITERIA 14

Create innovative learning spaces to provide more opportunities for collaboration, engagement, and authentic learning.



CRITERIA 15

Create an ADA friendly educational environment that provides consideration beyond that of the current code to optimize access and learning for all students.





MUSIC/PERFORMING ARTS



INDOOR/ OUTDOOR TEACHING



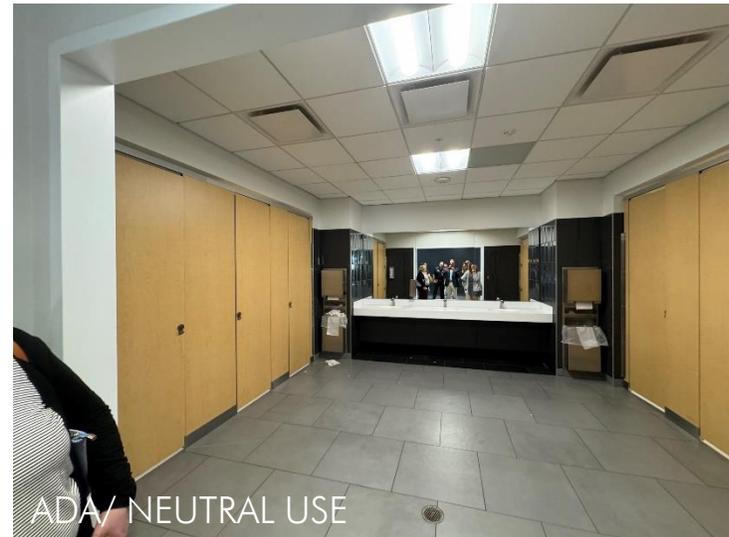
LGI/ COMMUNITY SPACE



ATHLETICS/ POOL



STUDENT WORK AREAS



ADA/ NEUTRAL USE



MULTI-USE COMMUNITY SPACE



SPECIALIZED PROGRAMMING



INDOOR/ OUTDOOR TEACHING



FLEXIBLE LEARNING



INNOVATIVE MEDIA CENTERS



STAFF WORK AREAS



INNOVATIVE STEAM & TECH ED



ATHLETICS



ATHLETICS/ FITNESS



FCS FOODS



FCS EARLY CHILDHOOD



FLEXIBLE LEARNING AREAS



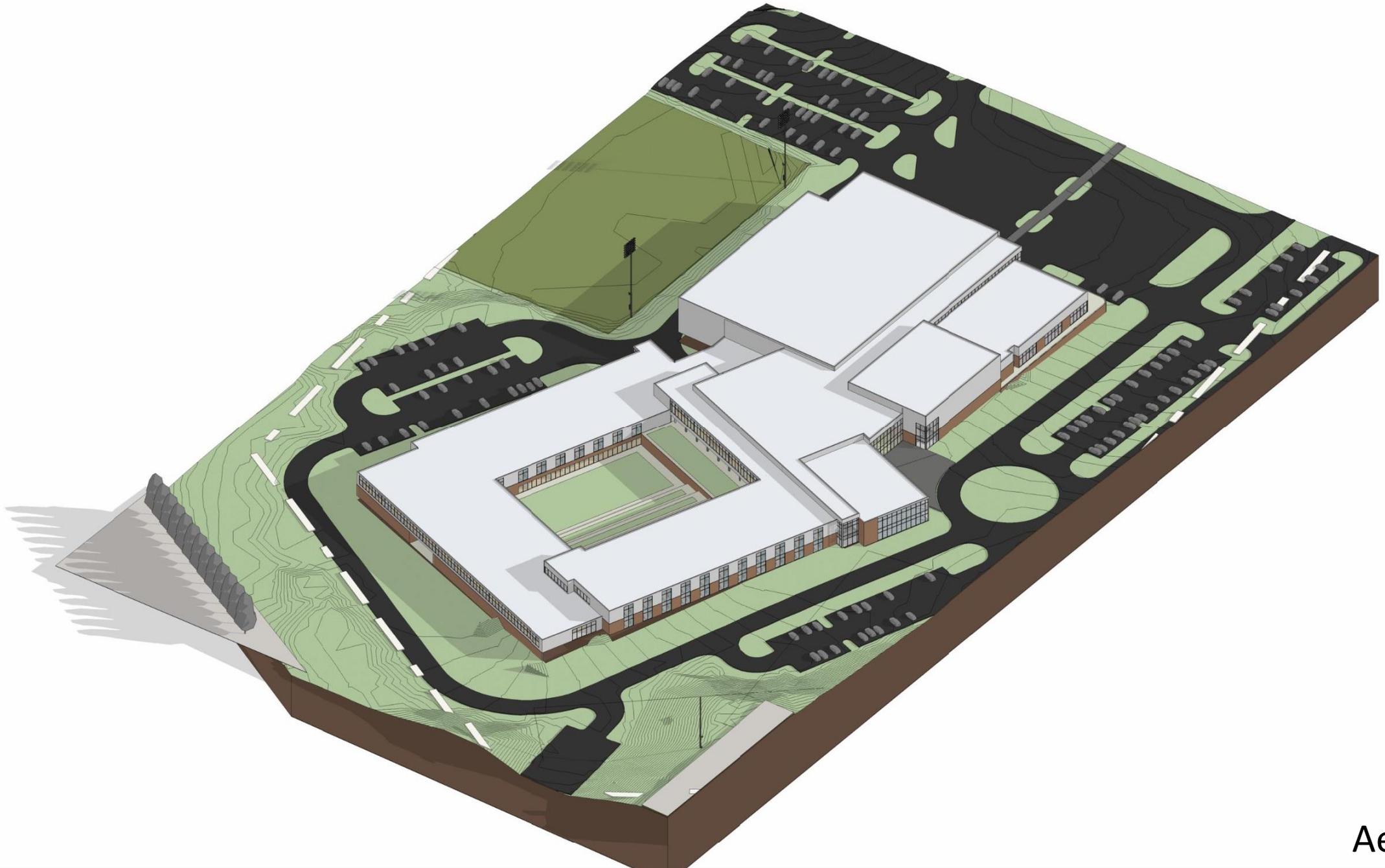
An aerial photograph of a school campus, showing various buildings, sports fields, and parking areas. The text "OPTION 1" is overlaid in the center of the image in a large, white, sans-serif font.

OPTION 1





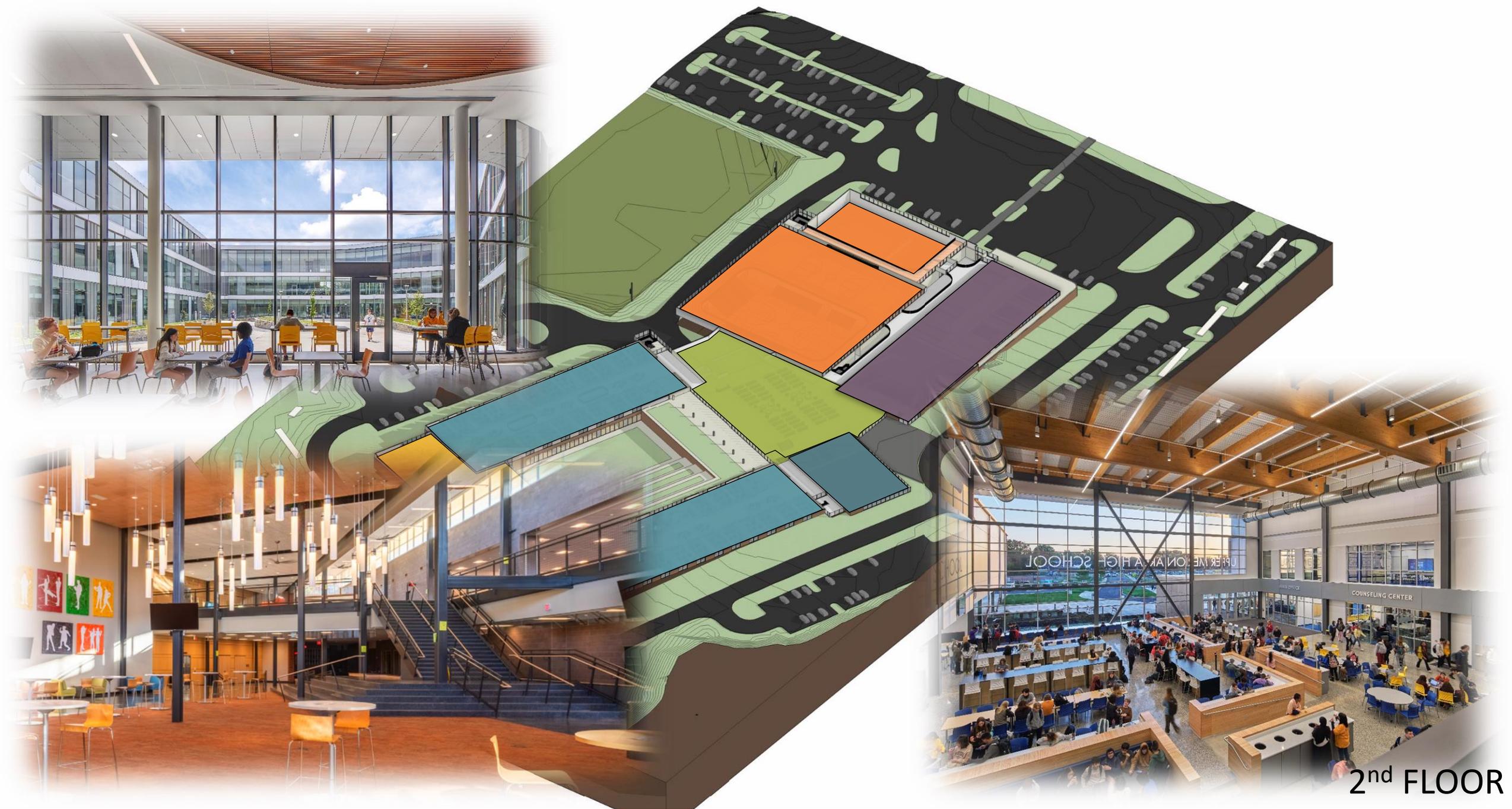
Image courtesy of KCBA website



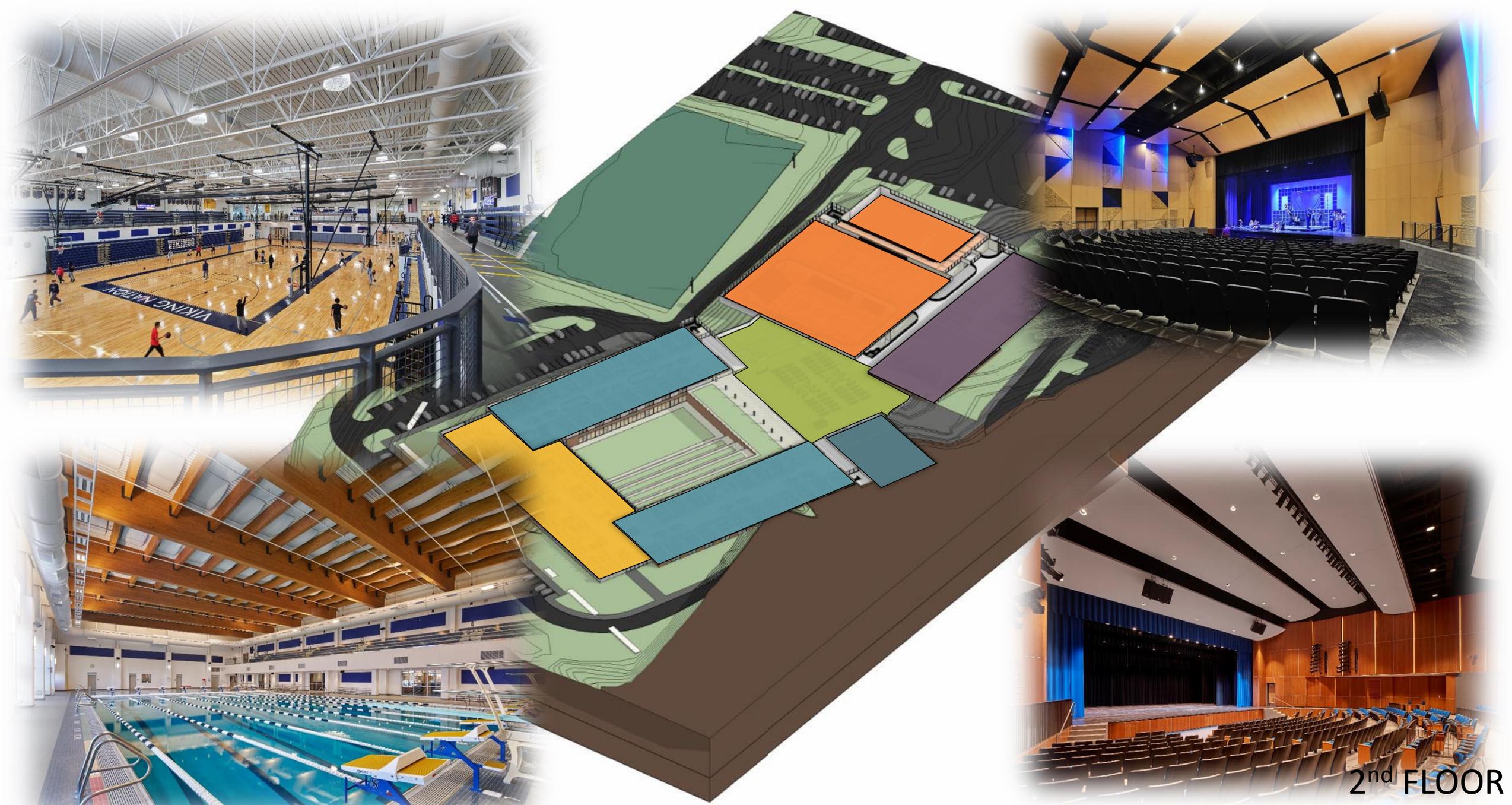
Aerial View



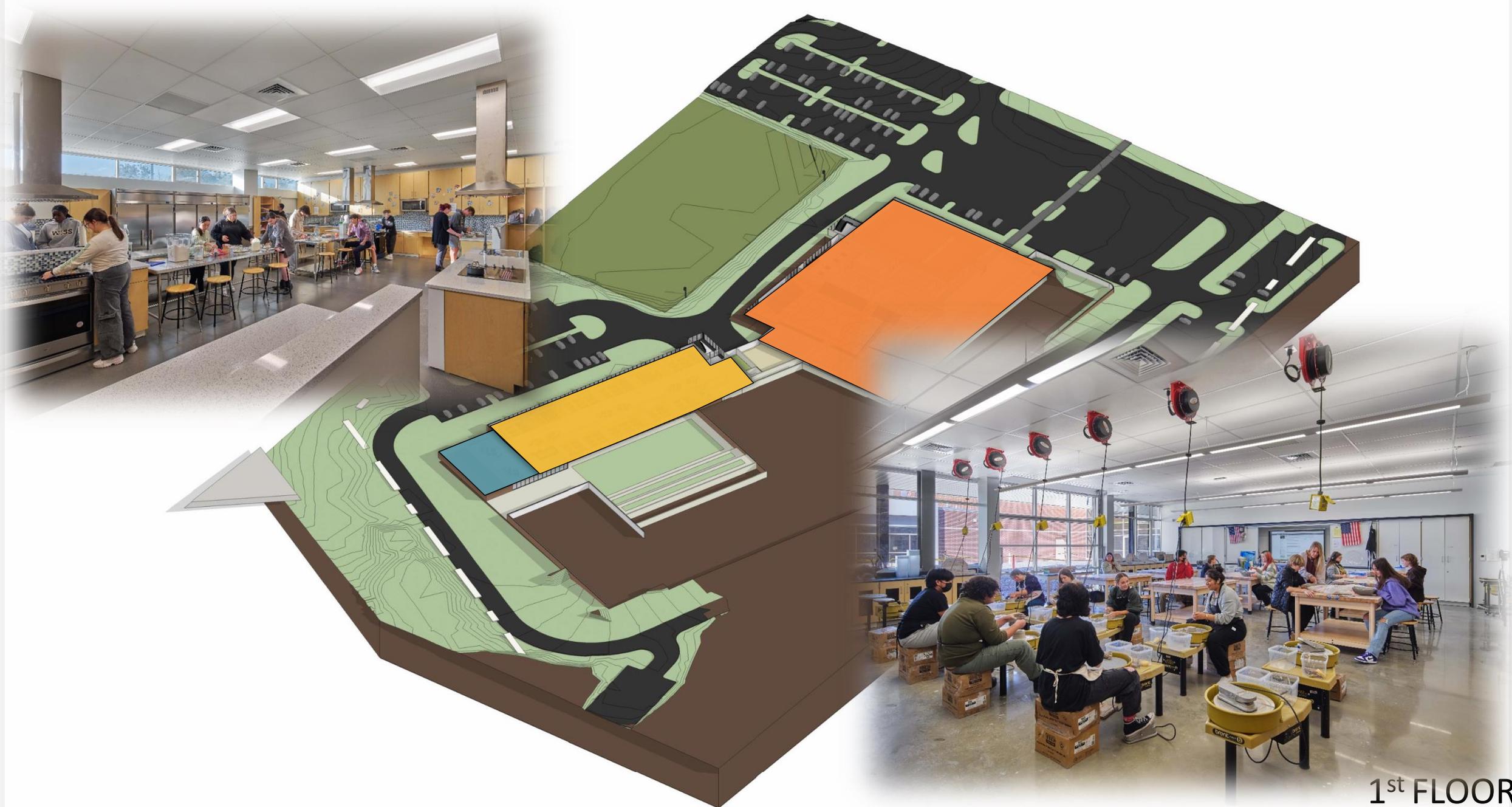
3rd FLOOR



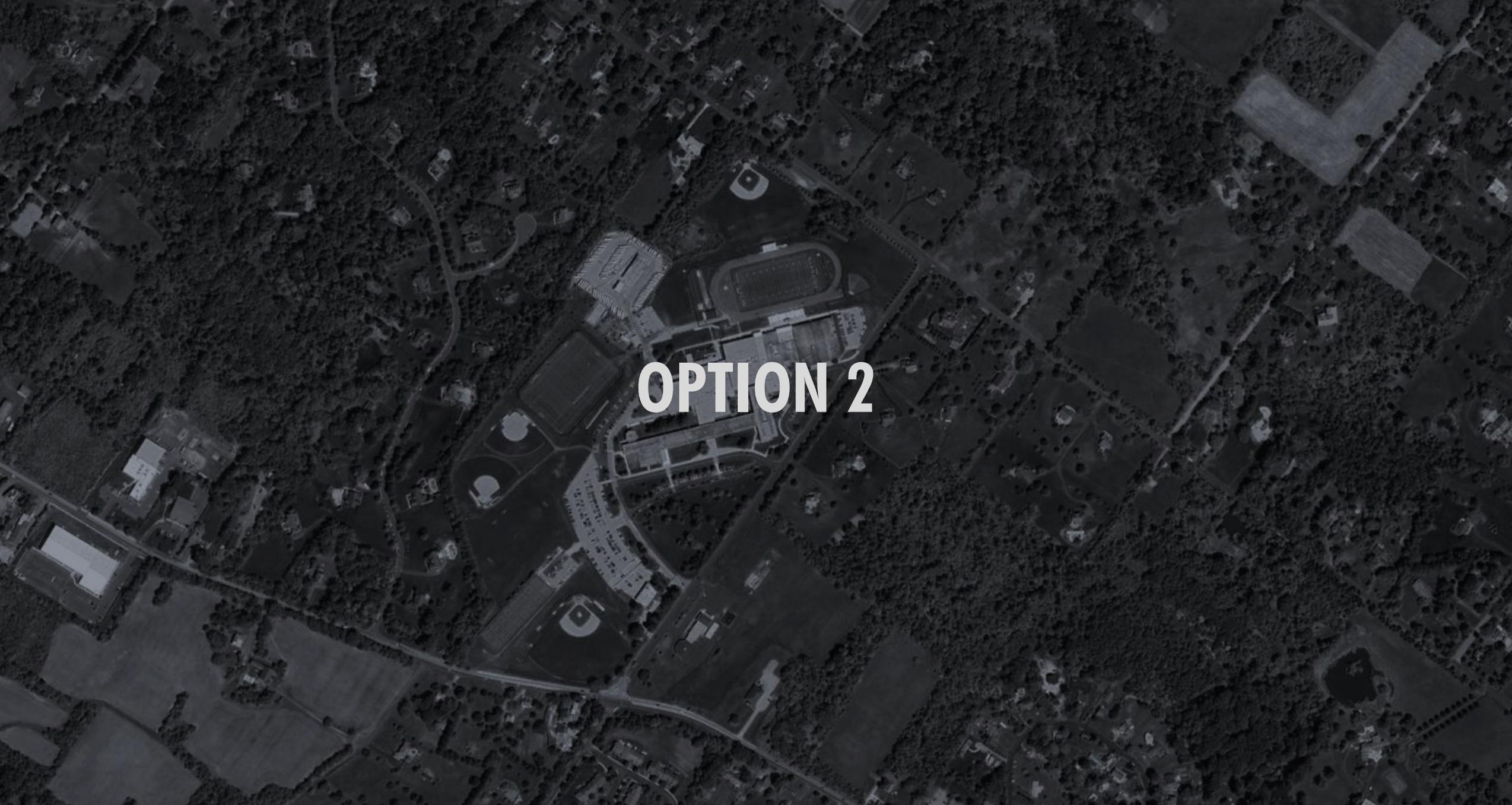
2nd FLOOR



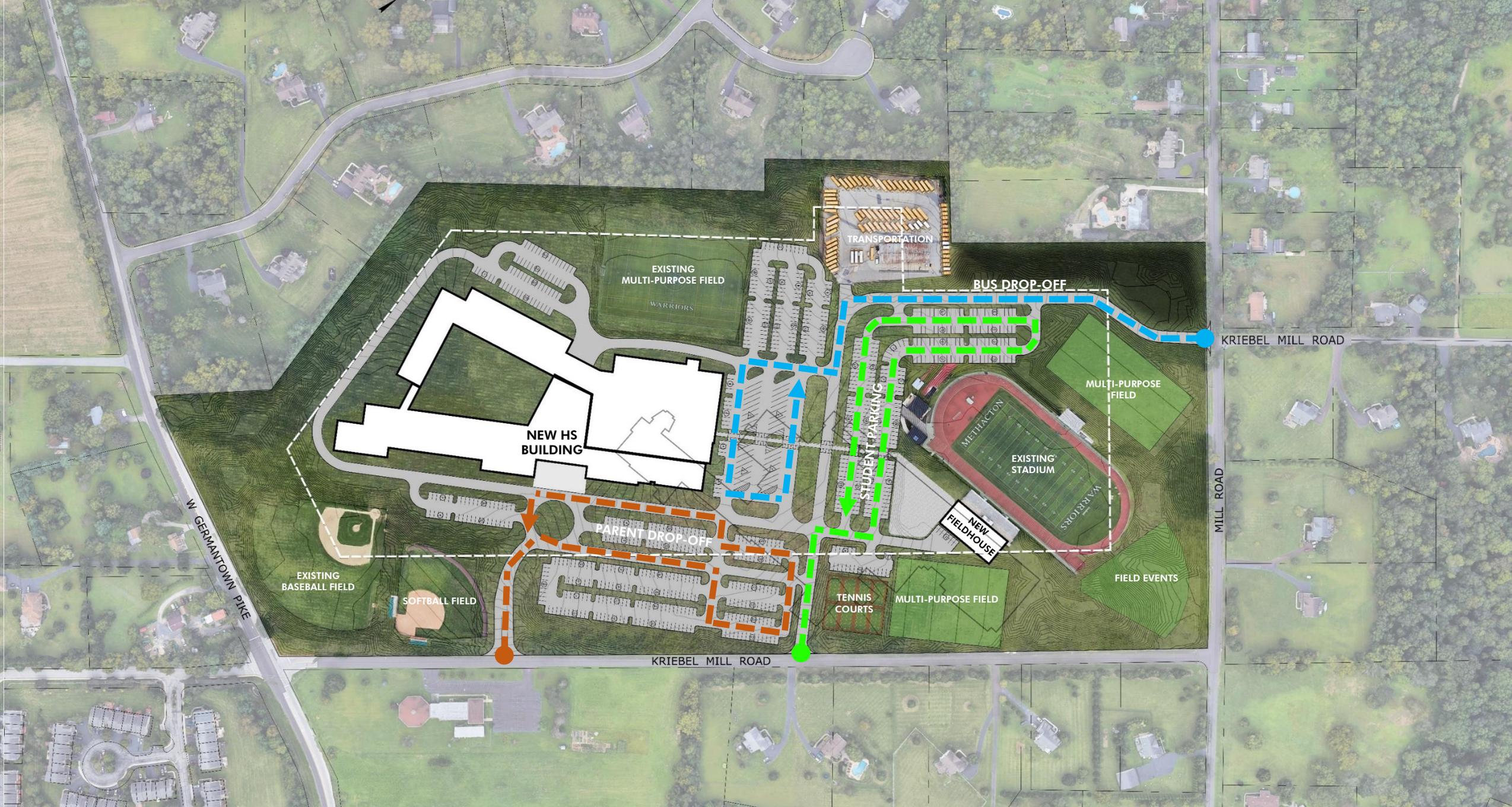
2nd FLOOR



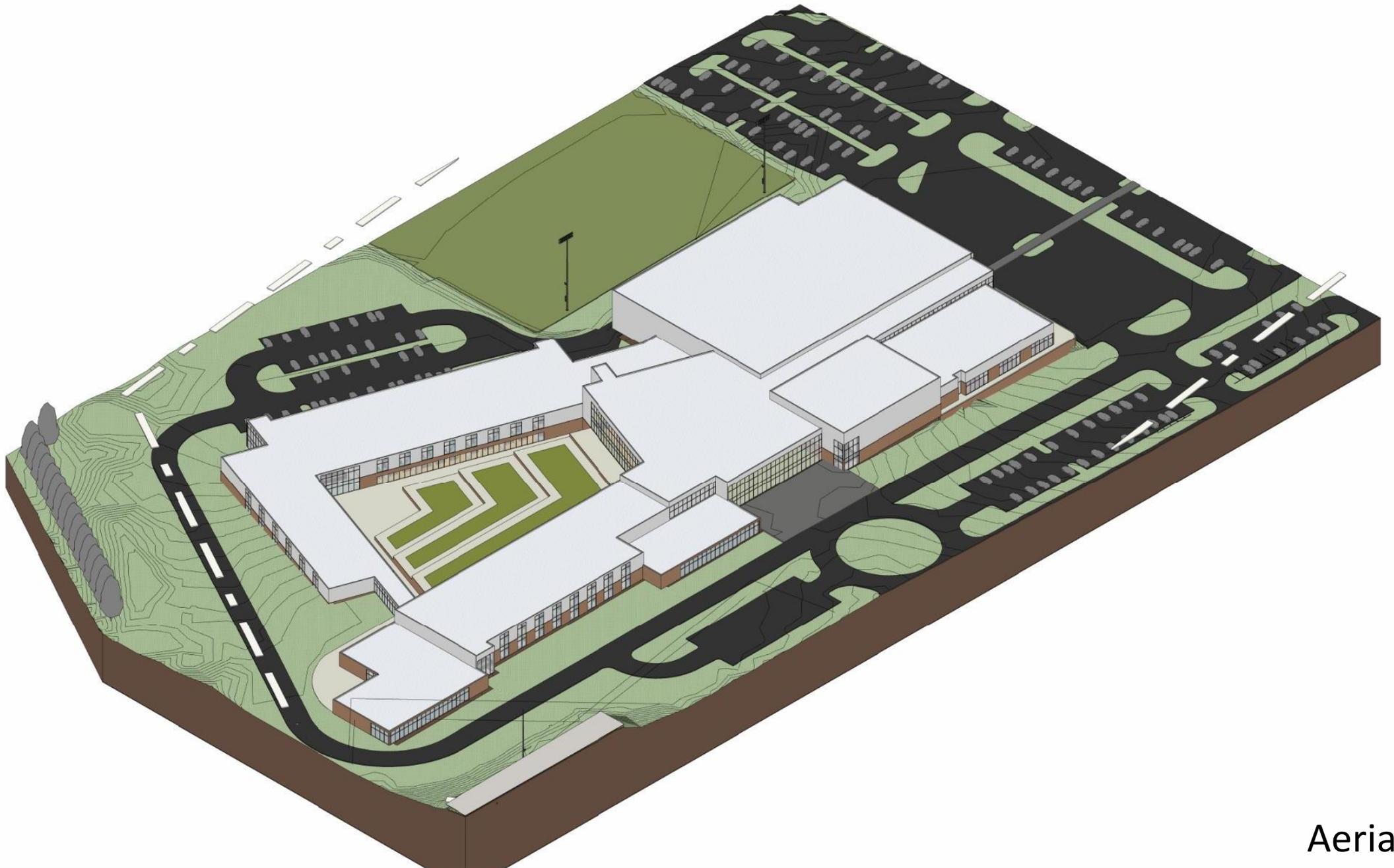


An aerial photograph of a school campus, showing various buildings, sports fields, and parking lots. The text "OPTION 2" is overlaid in the center of the image in a large, white, sans-serif font.

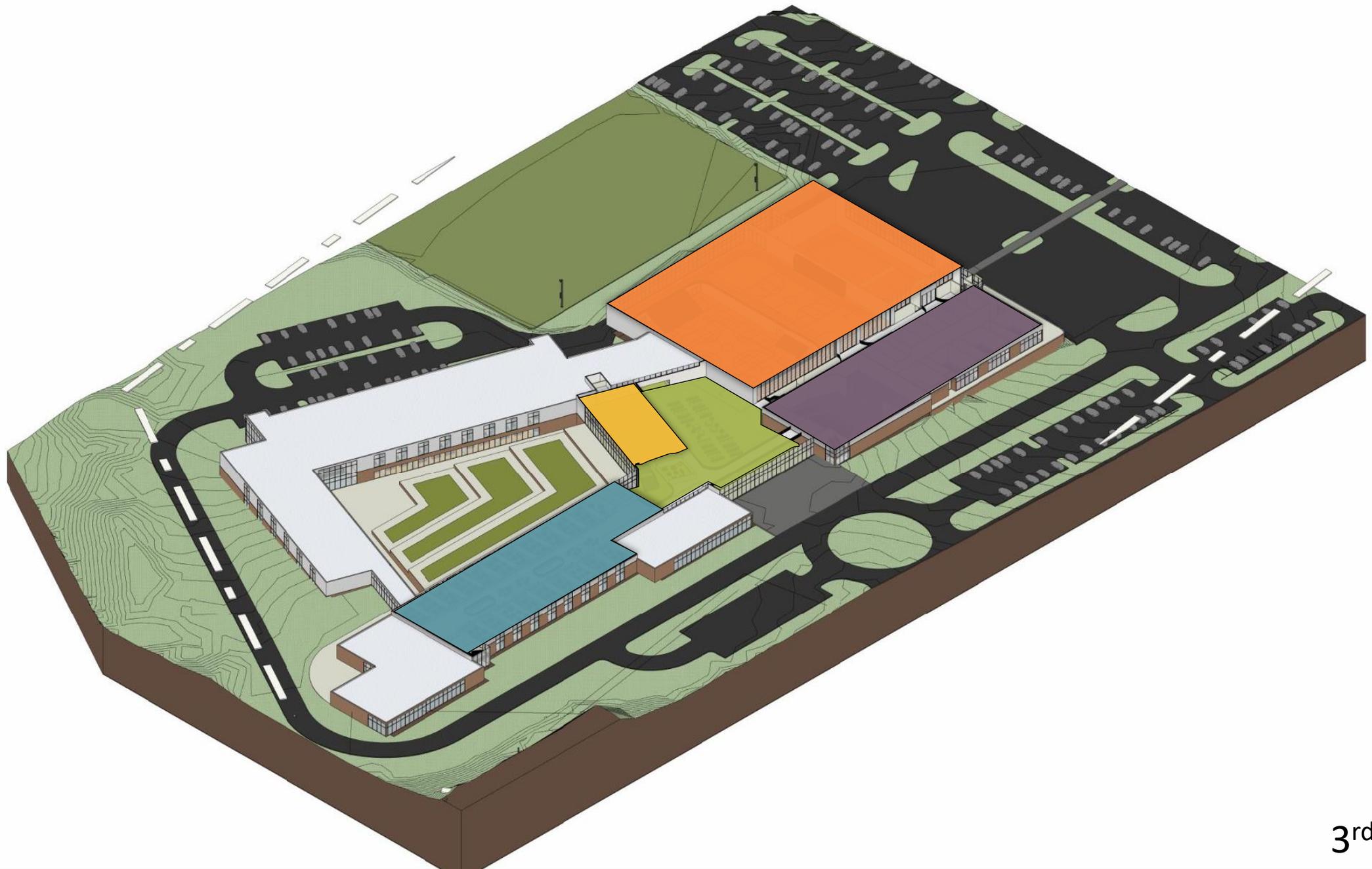
OPTION 2



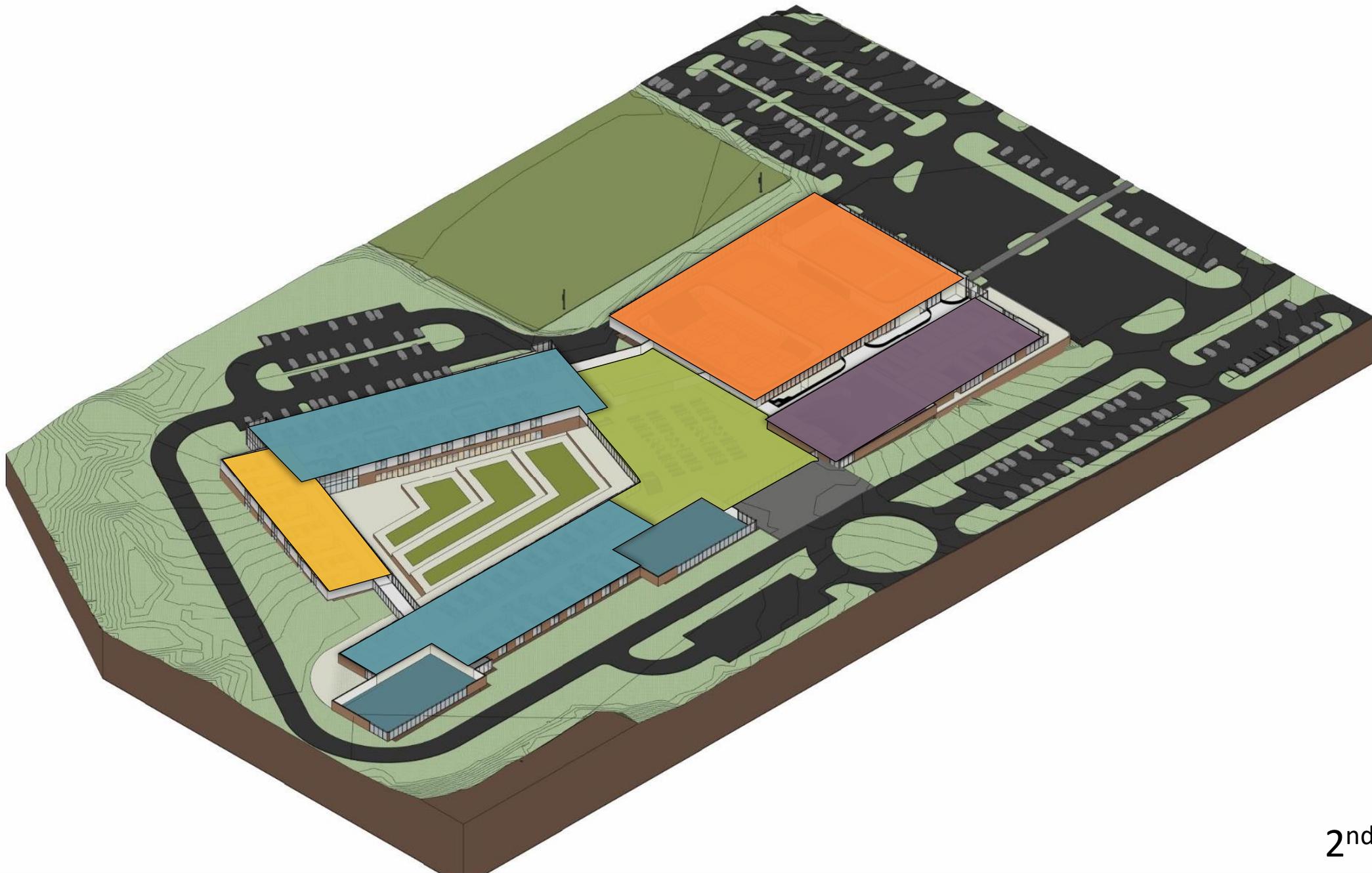




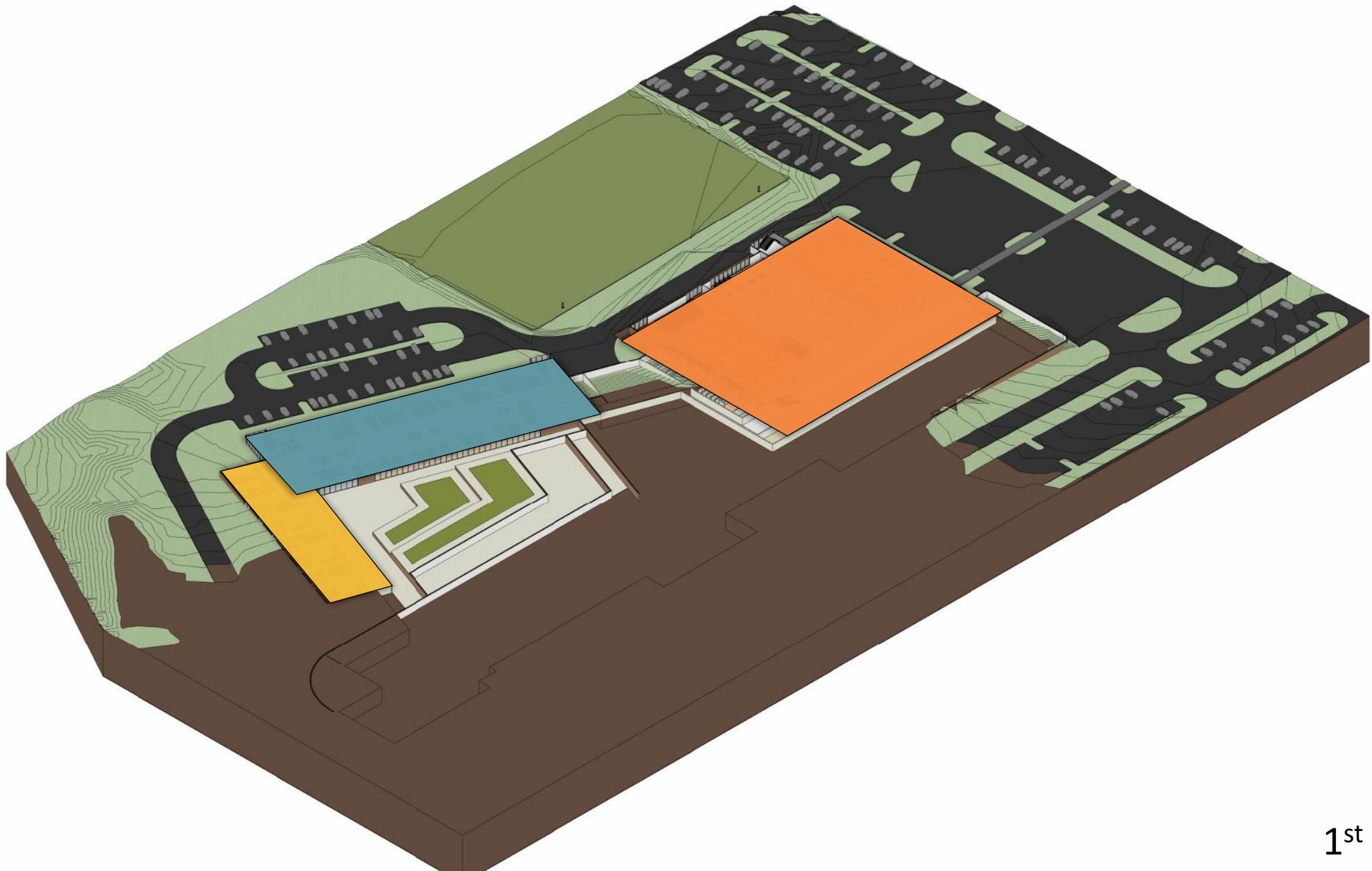
Aerial View



3rd FLOOR

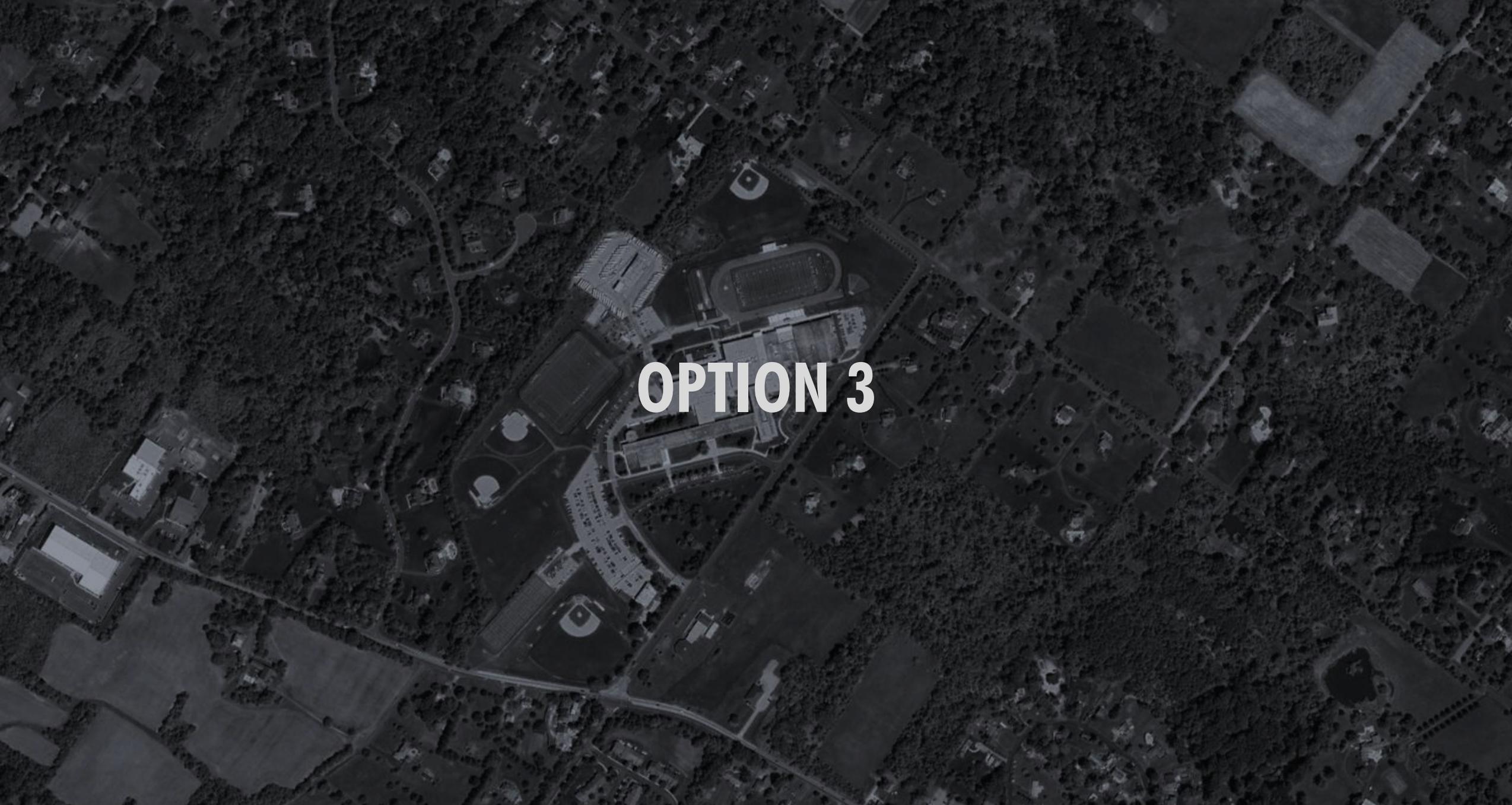


2nd FLOOR

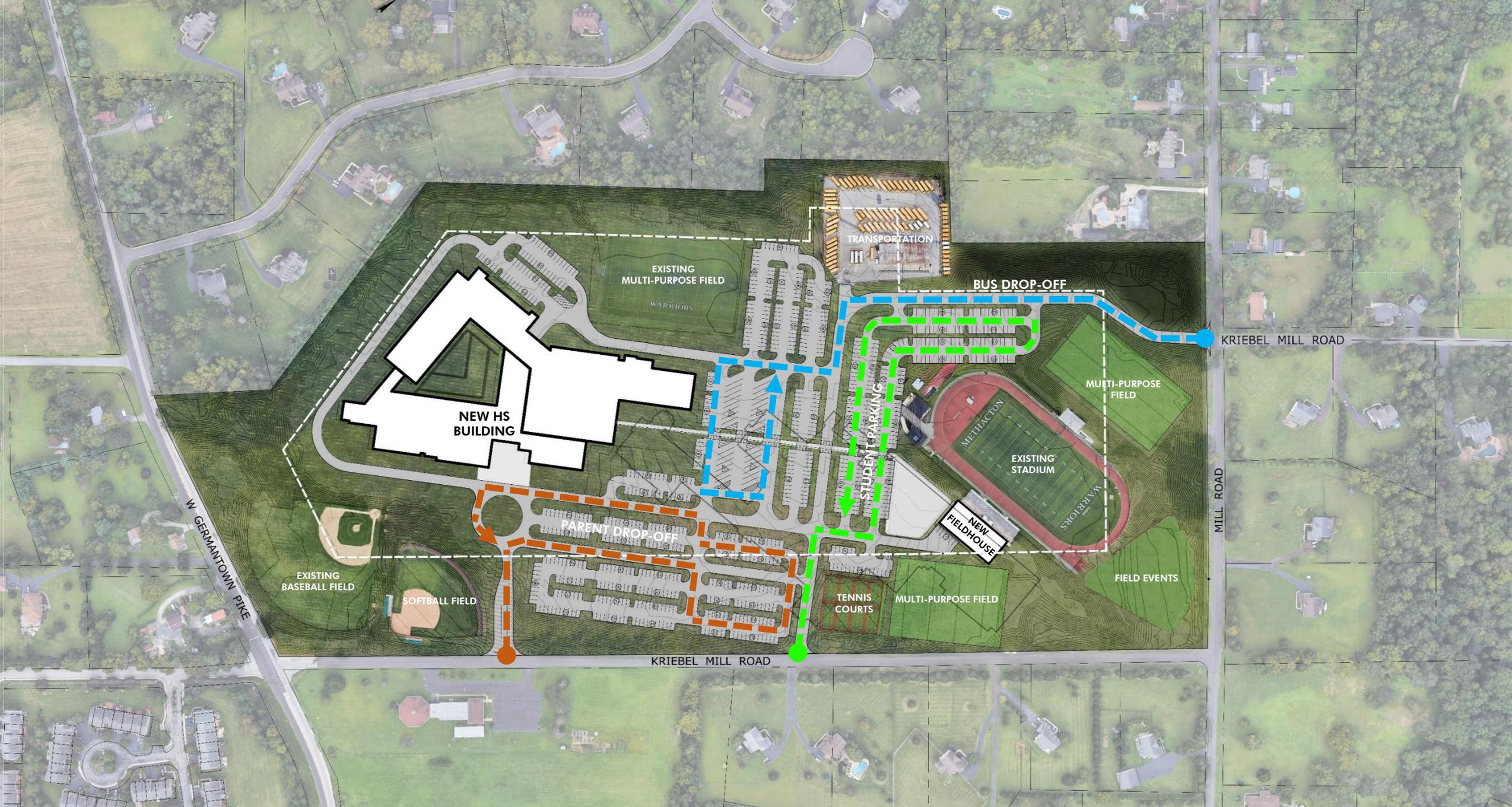


1st FLOOR

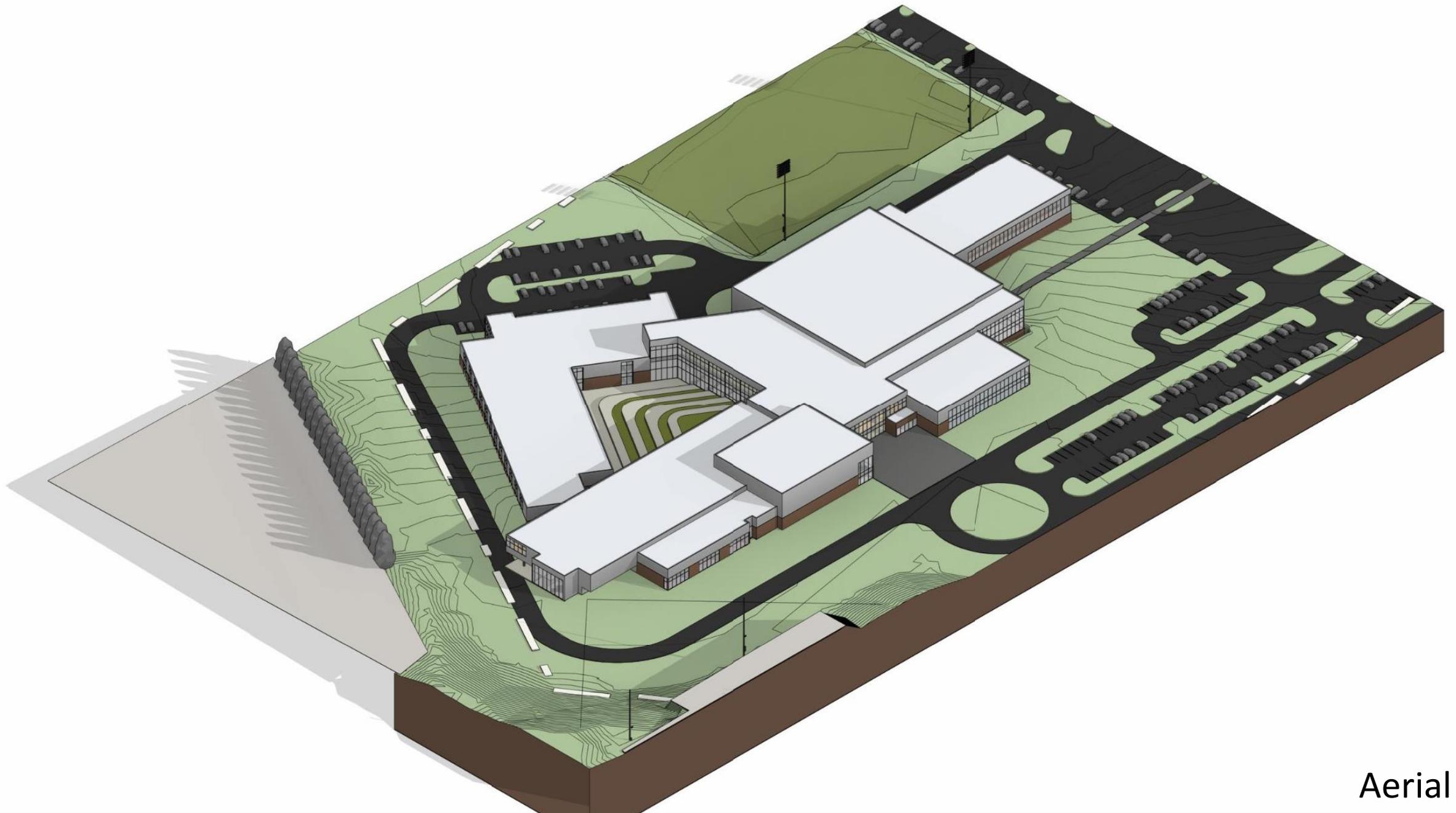


An aerial photograph of a school campus, showing various buildings, sports fields, and parking areas. The text "OPTION 3" is overlaid in the center of the image in a large, white, sans-serif font.

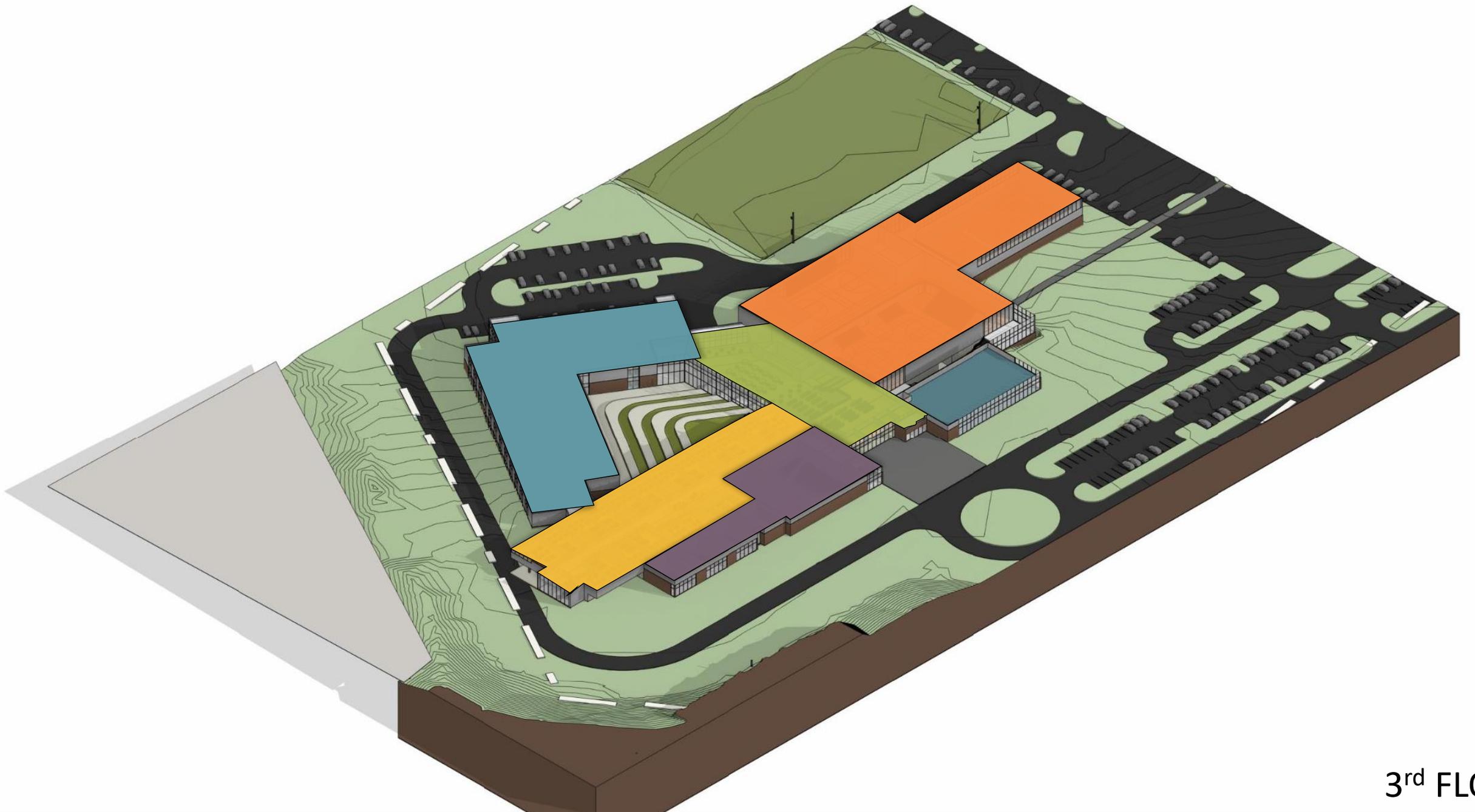
OPTION 3



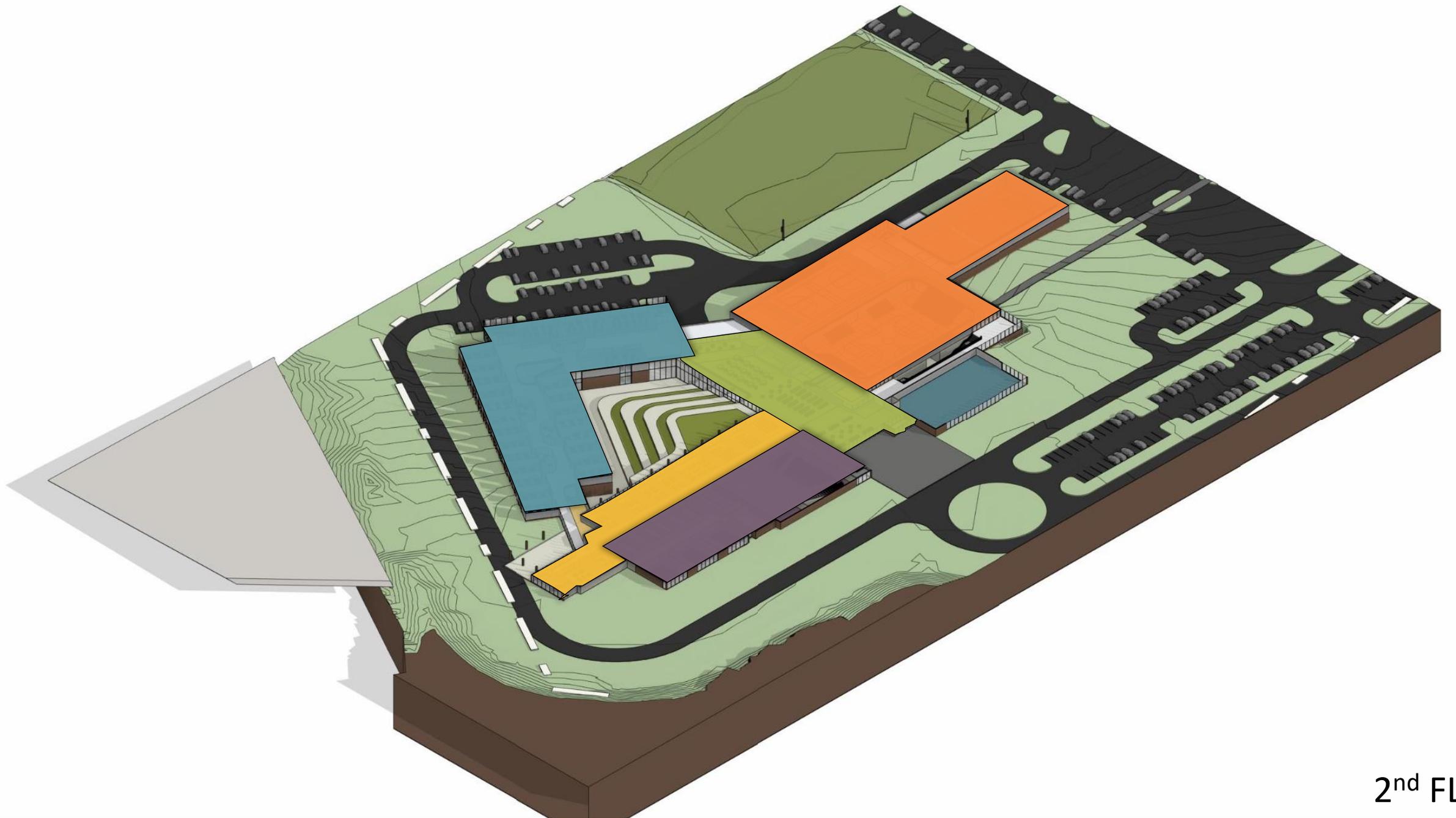




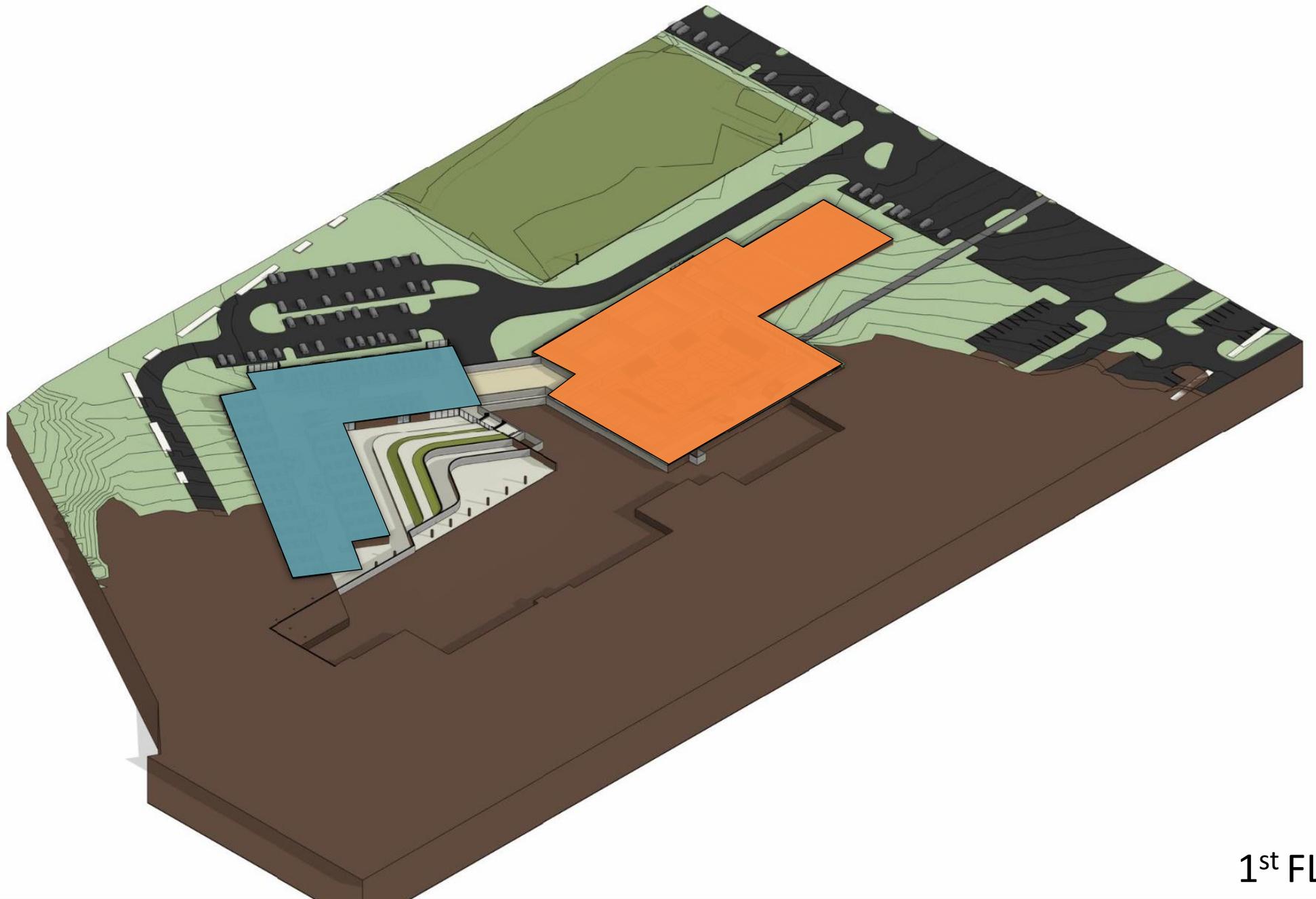
Aerial View



3rd FLOOR



2nd FLOOR



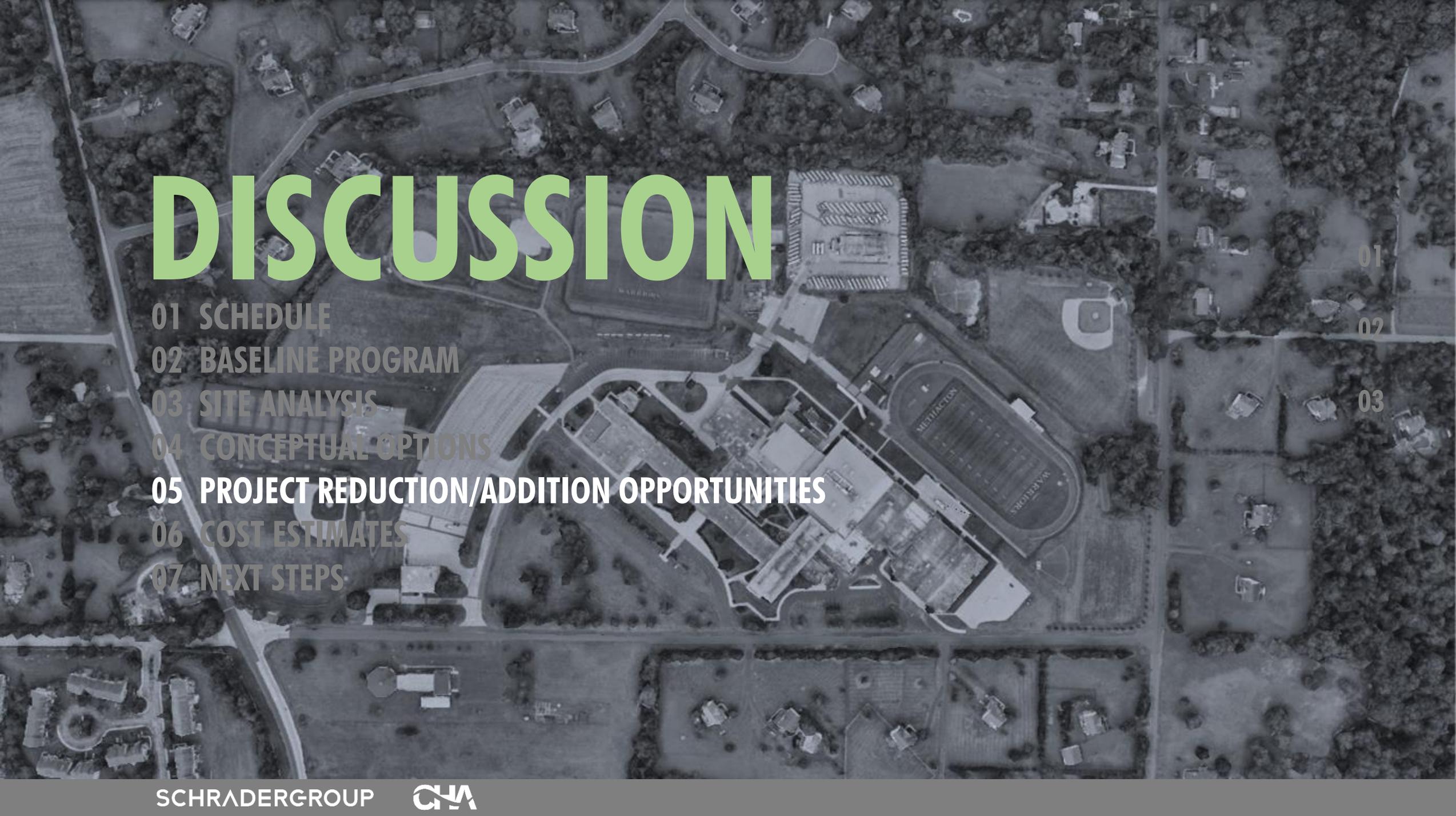
1st FLOOR



Sustainability Considerations

The NEW High School will be designed to be the equivalent of a LEED Certified Building and can add sustainable features to achieve LEED Silver or Gold equivalent if requested.

- The building does not need to be LEED to be sustainable.
- Examples of opportunities to add sustainable features (add additional cost) include:
 - Photovoltaic Arrays
 - Geothermal HVAC systems
 - Green Roofs
 - Increased Daylighting & Views
 - Material Selections (durability, recycled content, etc)



DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

PROJECT REDUCTION / ADDITION OPPORTUNITIES

		Possible Cost Reduction	Possible Cost Addition
01	Instructional Planning Centers	✓	
02	District Administration Office	✓	
03	Shared Science Labs	✓	
04	Auditorium Balcony Removal	✓	
05	Black Box Theater / Dance Studio		✓
06	Auditorium Seating Increase		✓
07	Orchestra Pit		✓
08	Scene Shop		✓
09	Green Room		✓
10	Pool Bulkhead		✓
11	Child Development Center		✓
12	Field House Expansion		✓

Project Reduction Opportunities

01 INSTRUCTIONAL PLANNING CENTERS

- REMOVE (11) Classrooms and ADD (5) Instructional Planning Centers (IPC's)
- Teachers would not have their own classroom, and instead would share classrooms and have dedicated personal space in the IPC's
- Reduces building area

02 DISTRICT ADMINISTRATION OFFICE

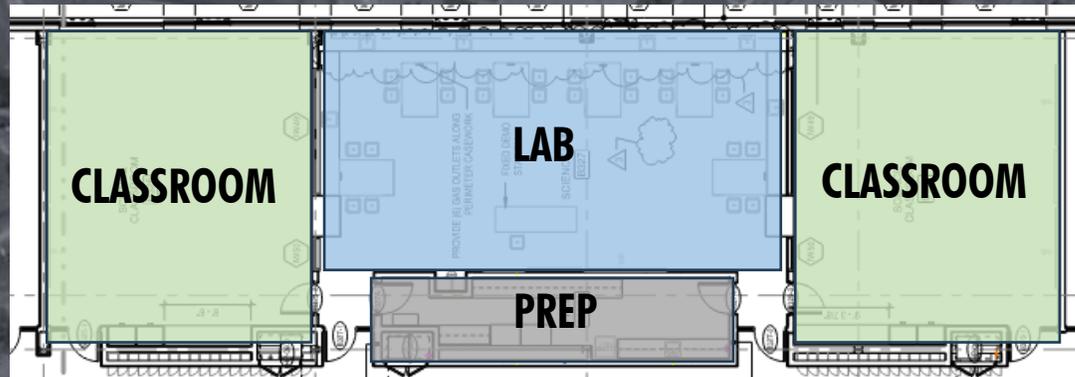
- REMOVE the District Administration Offices from the new HS design
- Lease or purchase space off the HS campus, or renovate an existing District property



Project Reduction Opportunities

03 SHARED SCIENCE LABS

- Provide one shared science lab for every 2 classrooms in lieu of providing full labs for every science class.



Project Reduction Opportunities

04 AUDITORIUM BALCONY REMOVAL

- REMOVE Auditorium Balcony
- Reduces auditorium capacity to 475 seats
- Eliminates the flexible LGI spaces on the balcony with 200 total retractable seats
- Add 1 LGI back into the HS program to account for the loss of the LGI spaces on the balcony.



Project Addition Opportunities

05 BLACK BOX THEATER / DANCE STUDIO

- ADD building area for a black box theater that can also function as a dance studio.

06 AUDITORIUM SEATING INCREASE

- Baseline program includes 675 seats
- Increase auditorium capacity to 900 seats, which increases the size of the auditorium

07 ORCHESTRA PIT

- ADD an orchestra pit below the stage.



Project Addition Opportunities

08 SCENE SHOP

- ADD a Scene Shop adjacent to the stage to allow for building of theatrical production scenes and props.

09 GREEN ROOM

- ADD a Green Room space to the program to support Performing Arts events.

10 POOL BULKHEAD

- Increase size of pool to support additional programs and add movable bulkhead to maximize flexibility and capacity for programs.



Project Addition Opportunities

11 CHILD DEVELOPMENT CENTER

- ADD spaces for a Child Development Center which includes a Classroom and Lab.
- Will require additional staff to support the new program.



12 FIELD HOUSE EXPANSION

- ADD an approximate 3,000 SF space to the Field House with synthetic turf to support athletic programs.



Would require significant renovations, roof replacement, and exterior walls on 3 sides. Full systems replacement. Location on site is not ideal.

GYM

**AUX
GYMS**

CAF.

CLASSROOMS

60,000 SF space – too large for approximate 20,000 sf program

Structure is not isolated, would require significant structural upgrades

Structure is not isolated, south and west walls would need structural reinforcement and new exterior walls, full systems replacement



FIELD HOUSE PROGRAM

- WRESTLING / CHEERLEADING ROOM
- 2 SMALL TEAM LOCKER ROOMS
- 2 LARGE TEAM LOCKER ROOMS
- STORAGE
- PUBLIC TOILET ROOMS
- PRESS BOX
- ATHLETIC TRAINER SPACE

An aerial photograph of a school campus, showing various buildings, a large oval-shaped structure labeled 'METFACTOR', and surrounding residential areas. The word 'DISCUSSION' is written in large, bold, green letters across the center of the image.

DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

COST ESTIMATES

HARD COSTS

	<u>Low Range</u>	<u>High Range</u>
New H.S. Building Construction	\$120,250,000	\$130,000,000
Utilities (Water, Sewer, Storm, Gas)	\$ 13,600,000	\$ 13,600,000
Site Excavation and Improvements	\$ 12,600,000	\$ 12,600,000
Athletic Facilities Improvements	\$ 6,612,000	\$ 6,894,000
Abatement & Demolition: HS & Farina	\$ 3,725,000	\$ 4,225,000
Offsite Road Improvements & Phasing Costs	\$ 1,050,000	\$ 1,050,000
	<u>\$157,837,000</u>	<u>\$168,369,000</u>

SOFT COSTS

Fees and Land Development	\$ 14,729,000	\$ 15,525,000
Technology, Fixtures & Equipment	\$ 4,500,000	\$ 4,500,000
Design & Construction Contingency	\$ 12,626,000	\$ 13,470,000
Escalation at 3% Annually	\$ 16,416,000	\$ 17,464,000
	<u>\$ 48,271,000</u>	<u>\$ 50,959,000</u>

Total Project Budget

\$206,108,000

\$219,328,000

DISCUSSION

01 SCHEDULE

02 BASELINE PROGRAM

03 SITE ANALYSIS

04 CONCEPTUAL OPTIONS

05 PROJECT REDUCTION/ADDITION OPPORTUNITIES

06 COST ESTIMATES

07 NEXT STEPS

01

02

03

SCHEDULE – DESIGN & CONSTRUCTION

- OCTOBER 2024 – APPROVAL TO MOVE INTO SCHEMATIC DESIGN
- DESIGN THROUGH DECEMBER 2025
- BIDDING: DECEMBER 2025 – JANUARY 2026
- CONSTRUCTION: MARCH 2026 – JUNE 2028
 - NEW BUILDING OPERATIONAL FOR FALL 2028
- DEMOLITION & SITEWORK COMPLETE JUNE 2029

METHACTON SCHOOL DISTRICT

THANK YOU



20 AUGUST 2024



SCHRADERGROUP