



Methacton High School Campus

Methacton High School Fields Project Review
Presentation by Dr. David Zerbe, April 25, 2017





Agenda

- Overall Presentation Purpose
- Rationale for Project
- Major Improvements
- Historical Timeline
- Fundraising Efforts
- Costs and Analysis
- Lessons Learned

Rationale for Project

- Safety of our athletes and students
- Playability
- Safety of neighbors and surrounding area
- Place the quality of our athletic complex on par with the academic quality of our district
- Bring community together (Friday night football, band, other evening events)
- Maintain quality of life, schools, and community



Major Improvements

- Campus-wide storm water management
- Stadium field
- Track
- Auxiliary field
- Softball fields
- Field lighting



Historical Timeline





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VISIONARIES
\$250,000+
 The family of Joseph P. Mascaro Sr. and Ida E. Mascaro helped make this project a reality.
 Anahon Land Development
 Christine and Lawrence Smith and Family

LEADERS
\$100,000 - \$249,999
 Philadelphia Eagles

WARRIORS
\$25,000 - \$49,999
 Education Foundation for the Methacton Community
 The Shepherd Agency, LLC
 John and Linda Tolome

VARSIITY
\$10,000 - \$24,999
 Anahon Recreation Association
 Kim and Jon Reem
 The Chipman Family
 Washell Ruelle-Dondley Law Offices
 Scott and Debbie Owen
 Methacton Baseball Association
 Methacton United Soccer Club
 Tim and Carmen Meyer

WARRIOR FANS
\$5,000 - \$9,999
 Lois and Tim Byrne
 Tony and Nig Ciofili
 Conchita-Jen Ballant Baker
 Mark and Nancy Coonville - In Honor of LeAnn Kay
 Trent Shulman
 Nancy and Gary Gallagher
 Don, Chris, Lisa, Mike, Yana, and Maryann Gathone
 Woodrow Senior Living
 Mack, Shery & Deborah Federal Credit Union
 Norman Inc., Robert Anderson
 Methacton Warriors Youth Association
 Greg and Anne Williams



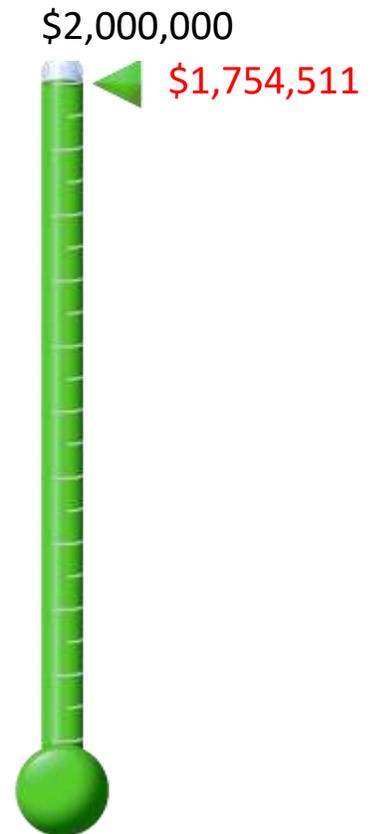
Warrior Pride Capital Campaign 2016
 To honor the contributions that brought us together as a community to enhance these facilities and benefit thousands of Methacton High School students for years to come.

WARRIOR FRIENDS
\$1,000 - \$4,999
 The Aronow Family
 The Barone Family - Paul, Cathleen, Alex, Tanner, and Peyton
 The Benton Family - Kaitlyn, Class of 2019 and Jack, Class of 2022
 David and Andrea Billic
 Pat and Erica Chilson
 Michael P. Corrigan, Class of 1994
 The DeFilippis Family - Nick, Class of 2017 and Carlo, Class of 2022
 Mike DeWan, Class of 1995 and Kelly Daddona DeWan, Class of 1990
 The Dickey Family
 Jeff and Brett Eberly
 Chris, Bill, Kyle, Zach, and Dylan Feaster
 Gambone Steel Company, Inc.
 Ralph, Tracy, Diane, and Samantha Gambone
 Bill, Kim, Dylan, and Tyler Gray
 Brenda G. Hackett
 Ken and Mary Hull
 Chris, Beth, Lauren, and Ryan Hunt
 The MacDonald Family - Máille 2017, Aydán 2019, Liám 2021, Declán 2026
 Peter and Mary MacFarland
 Jackie Sunderland Maestrale, Class of 1994
 The Marberger Family - David, Doreen, Erik, Brett, and Alexa
 The Markowitz Family
 Kevin and Gina Mazzucola
 The McClure Family
 Methacton Class of 1969
 Methacton Class of 2015
 Methacton Music Boosters
 Methacton Schoolmen's Club - Founded 1961
 Christian, Meredith, Charlie, CJ, Leo, and Sophia Nascimento
 The Navarrete Family
 The O'Neill Family - Ken, Geraldyn, Sean, Patrick, and Shannon
 Jeffrey and Barbara Ost
 Jim Phillips MSD Director 2009-2017
 Shawn and Trish Remish
 The Rothe Family
 Lauren and Joe Ruhl
 Ron, Christina, Nick, and Micaela Salerno
 Maria Shackelford
 Joe and Kathy Sterchak
 Milo Tong
 James T. Van Horn
 Kim Woodring and Family
 Tiffany, Jillian, Sydney, Chris, and David Zerbe

Fundraising

In November of 2014, Methacton kicked off a \$1.7 million capital campaign.

- Engaged capital campaign consultant – later transitioned to in-house management of the effort, business and communications offices administer the campaign pledge follow-up.
- Gathered chairs, 7 advisory committee leaders, and more than 25 additional community leaders to serve on the steering committee.
- Pledges exceeded the original goal of \$1.7 million, goal raised to \$2 million.
- To date:
 - \$1,754,511 pledged
 - \$889,259 collected
 - Remaining pledges spread over the next 3-4 years
 - Remaining \$245,489 to be raised pending approval of signage by Twp.



Project Costs

VENDOR	ORIGINAL BUDGET	CONTRACT AMT	C.O.	ADJ CONTRACT
Applied	-	\$4,164,000	\$295,674	\$4,459,674
Janney	-	\$437,800	\$549,405	\$987,205
Vision	-	\$67,400	\$6,302	\$73,702
American Ath.	-	\$249,000	\$0	\$249,000
Evergreen	-	\$205,810	\$2,750	\$208,560
Musco	-	\$376,981	\$0	\$376,981
Construction TOTALS	\$5,700,000	\$5,500,991	\$854,131	\$6,355,122
Differential from Budget	-	-	-	(\$655,122)
VENDOR	ORIGINAL BUDGET	CONTRACT AMT	C.O.	ADJ CONTRACT
*Worcester Twp	\$0	\$95,484	\$0	
*Montgomery County	\$0	\$6,155	\$0	
*Services	\$0	\$21,695	\$0	
Permit/Fees/Related Services	\$0	-	-	\$131,220
*Architerra	\$0	\$395,735	\$0	
*Czop Specter	\$0	\$109,957	\$0	
*Fidevia	\$0	\$135,642	\$0	
Architect Fees/Professional Services	\$0	-	-	\$656,356
*Lamb McErlane PC	\$0	\$16,846	\$0	
*Rhoads and Sinon	\$0	\$6,315	\$0	
*Dischell, Bartle & Dooley	\$0	\$340,950	\$0	
Legal Services	\$0	-	-	\$364,111
*Tomlinson Bomberger Lawn Care	\$0	\$18,082	\$0	
*Degler-Whiting Inc	\$0	\$15,400	\$0	
*Terra Landscaping & Hardscaping	\$0	\$9,750	\$0	
Misc. Matters	\$0	-	-	\$58,574
Soft Costs TOTALS	\$0	-	\$0	\$1,210,261
Differential from Budget	-	-	-	(\$1,210,261)
<i>Total Construction and Soft Costs</i>	-	-	-	\$7,565,383
<i>Total Project Costs Overrun from Budget</i>	-	-	-	(\$1,865,383)
<i>Estimated Bond Financing Costs</i>	-	-	-	\$870,271
<i>Total Project Costs</i>	-	-	-	\$8,435,654
<i>Capital Campaign Fundraising</i>	\$1,700,000	-	-	\$1,754,511



*Predominant vendor in costs category

Cost Analysis

- Oct 2008-athletic feasibility study by Hayes Large Architects with concept drawing projected to cost \$3,051,250-\$3,560,000 (*original plan was for 1 field without lights/without extensive storm water*)
- Jan 2015-accepted bids in amount of \$5,124,010 (without lights \$842,000) – The District planned for \$5.7 million for construction project
- Owners Rep costs estimated at between \$100,000-\$130,000 (not hired)
- 63% of legal costs (\$230,819) were associated with the field lighting which saved us more than \$700,000
 - Saved approximately \$450,000 on fencing required by the Conditional Use decision.
 - Saved approximately \$150,000 for additional light poles and arrays would have been required due to height limitations of ordinance. Settlement increased the height to 100' allowing for these reductions.
 - Saved approximately \$175,000 from settlement limiting our exposure to additional storm water requirements under the Conditional Use such as further "berming" & additional plantings. In addition, we were not required redo the land development application. This saved many thousands of dollars and time.
 - The fields were not restricted further than that contained in the TWP ordinance. Conditional Use restricted the quantity and frequency of games and/or practices that could be played on the fields during the week and jeopardized safe student play.

○ Permit, fees, & other related costs prior to acceptance of construction bids	\$588,490
○ Total Cost of services, fees, and construction with change orders	\$7,565,383
○ Interest/fees on borrowing projected (life of loan) at	\$6,370,271 (\$5.5 Million plus \$870,271 district costs)
○ Total cost of project – (construction/services/fees/loan/interest)	\$8,435,654
○ Pledges of \$1,754,511 offset total costs for final total (\$8,435,654 - \$1,754,511)	\$6,681,143
○ Un-budgeted soft costs and change orders constituted overrun	\$1,865,383



Lessons Learned

- Better planning and costs analysis are needed for future projects - Project of similar size, scope, and complexity needs 3rd party professional supervision from outset
- It is nearly impossible to predict costs associated with challenging a municipality - Litigation on lights was appropriate given the potential limit on investments and other unnecessary proposed costs
- Plan for greater contingency on projects with similar size, scope and complexity
- Include financing and other similar costs in overall costs projection from outset
- Projects traversing multiple superintendents and school boards require clear historical documentation
- Projects of similar scope should include regular communications process

**These lessons shall serve us to better prepare
and progress forward with future projects.**

