



METHACTON SCHOOL DISTRICT

HIGH SCHOOL CAMPUS PROJECT

SCHEMATIC DESIGN UPDATE

25 FEBRUARY 2025

METHACTON HS

01

02

01 SCHEDULE, LAND DEVELOPMENT, ESTIMATES

02 SCHEMATIC DESIGN UPDATE: SITE & BUILDING PLANS, FLY-THROUGH

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02 SCHEMATIC DESIGN UPDATE: SITE & BUILDING PLANS, AERIAL VIDEO



Timeline – Current Design Schedule

MILESTONES

DATES

BOARD DECISION

2024 - 2025

Schematic Design (SD)

10/29/24 - 3/18/25

3/25/25

Design Development (DD)

3/26/25 - 9/16/25

9/23/25

- Approve Act 34 Resolution
- ACT 34 Hearing

10/21/25

Construction Documents (CD)

9/17/25 - 1/25/26

January 2026

Bidding

2/6/26 – 3/17/26

- Board Approval of Bids

March 2026

**Architect and Owner's Representative will provide monthly progress reports to Board of School Directors*

***Schedule is completely contingent on permitting and approval process*



Timeline – Construction

MILESTONES

DATES

Construction

- Building Construction
- Students move to new building
- Demolition of existing HS
- Site restoration
- Project Complete

May 2026 – December 2028

May 2026 – August 2028

December '28

January '29 – March '29

April '29 – July '29

Summer 2029

***Schedule is completely contingent on permitting and approval process*

Land Development Status



KEY SUBMISSIONS

- Worcester Township Meeting – November 11
- Sketch Plan Submission – January 7
- Infiltration & Geotechnical Testing on-going
- NPDES Submission to Montgomery County Conservation District – (March/April)
- Traffic Impact Study – starting in February
- Meeting with adjacent neighbors – January 13
- Worcester Township Planning Commission – February 27

Zoning Considerations



WORCESTER TOWNSHIP

- Public School permitted by Conditional Use in AGR district
 - CU may or may not be needed since public school is existing use
 - Zoning Officer to confirm the bus depot is permitted as an accessory to a public school (existing to remain untouched); setbacks also existing non-conformity
- Zoning Relief likely needed:
 - Building height – 35 ft, not exceeding 2.5 stories
 - Impervious surface coverage – limit is 40%, existing is 43%, proposed is 45%
 - Parking lot(s) may not be located within 250 ft of front yard property line (Kriebel Mill existing non-conformity); 285 spaces shown within setback.
 - Varsity baseball/softball field lighting; also requires Conditional Use
 - Height of parking lot lighting (12' max)

Land Development Considerations



WORCESTER TOWNSHIP

- Land Development:
 - Curbing and sidewalks shall be provided along Germantown Pike, Kriebel Mill, and Mill Road.
 - Confirm widths of existing Roads (Kriebel Mill & Mill) meet township requirements.
 - Convey plan to limit Mill Road access point to bus and emergency vehicle only.
- Noted Improvements:
 - Increased parking from 603 existing to 877 new.
 - Building Coverage reduced from 8.7% of site to 8.0%
 - Safe and Efficient off-street passenger drop-off/pick-up area is provided

Other Opportunities for Input



- Land Development Approval Process
 - Township Planning and Supervisors meetings (first meeting February 27 @ 7pm)
- County Conservation District (NPDES) approvals
- Staff meetings for space design
- Student input sessions
- Parent / Community presentations of project progress
- Web-hosted project image updates

COST ESTIMATES

HARD COSTS

	<u>Cost Estimate</u>
New H.S. Building Construction	\$126,100,000
Utilities (Water, Sewer, Storm, Gas)	\$ 13,600,000
Site Excavation and Improvements	\$ 12,655,000
Athletic Facilities Improvements	\$ 6,620,000
Abatement & Demolition: HS & Farina	\$ 3,725,000
Road Improvements & Phasing Costs	<u>\$ 1,050,000</u>
	\$163,750,000

SOFT COSTS

Fees and Land Development	\$ 16,235,000
Technology, Fixtures & Equipment	\$ 5,500,000
Design & Construction Contingency	\$ 13,400,000
Escalation at 3% Annually	<u>\$ 14,500,000</u>
	\$ 49,635,000

Total Cost Estimate	\$213,385,000
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Comprehensive Budgeting Process

- Individual building system cost estimates
- Geotechnical considerations
- Prevailing wage labor rates
- Incidental phasing costs
- Land development fees
- Testing and Inspections
- Movable fixtures and equipment

Next Step

Path Forward

- Mar 18 (Work Session)
 - Detailed cost estimate
 - Updated plans and elevations
 - Feedback from Township Planning Commission
 - Updated Borrowing Scenario
 - Updated 5-year budget forecast with tax impact

Design Development

March through September

- Develop overall High School and individual educational spaces through various rounds of end user meetings with students, staff and department heads.
- Select desired finishes and building materials.
- Produce a preliminary set of documents including dimensional drawings, comprehensive building elevations and sections, typical details, and initial specifications.
- Provide a cost estimate based on updated documentation.
- Submit plans to the Montgomery County Conservation District to begin the NPDES approval process.
- Complete the required ACT 34 Hearing documentation and schedule the Hearing.

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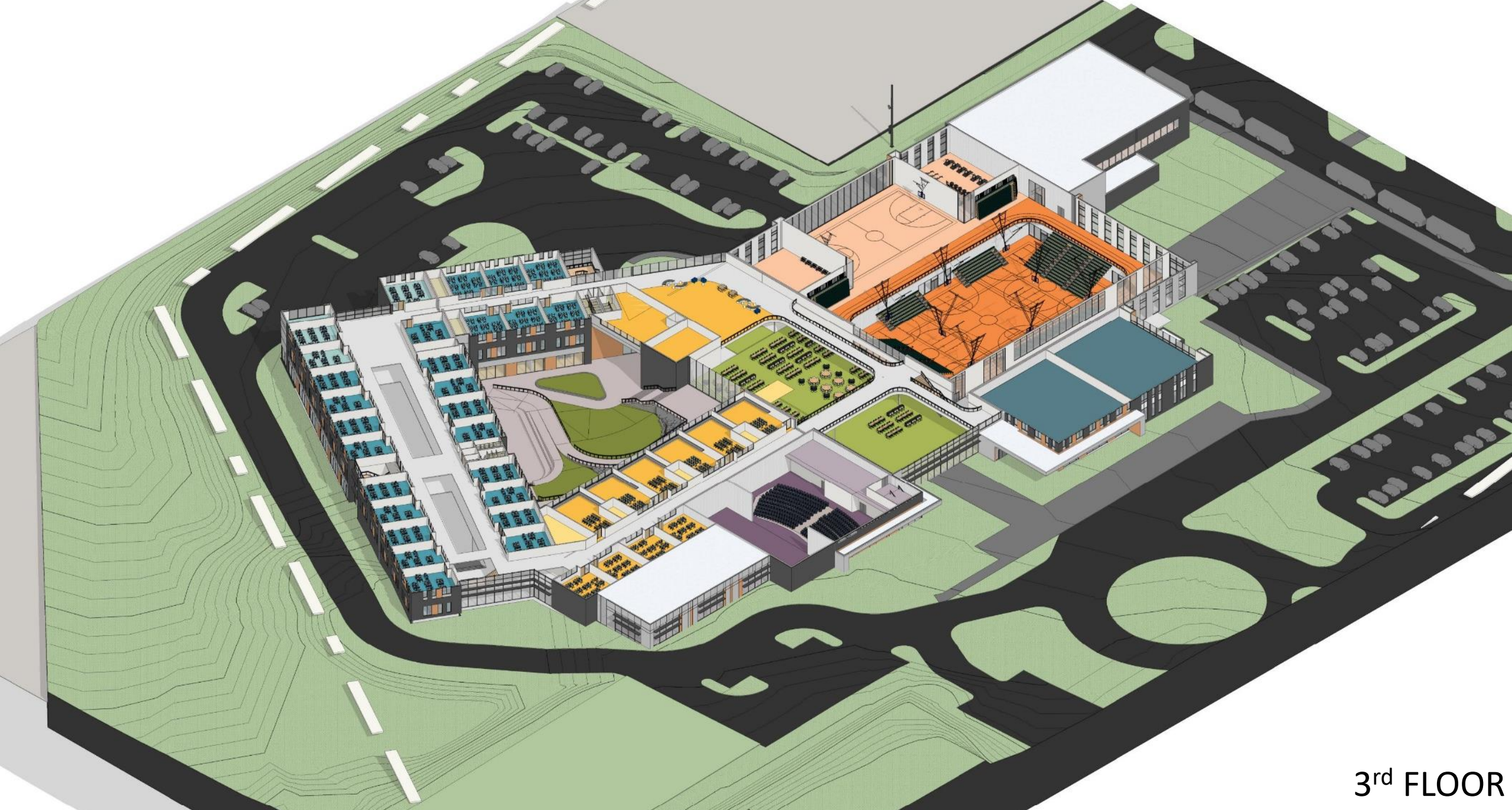


PROPOSED SITE PLAN

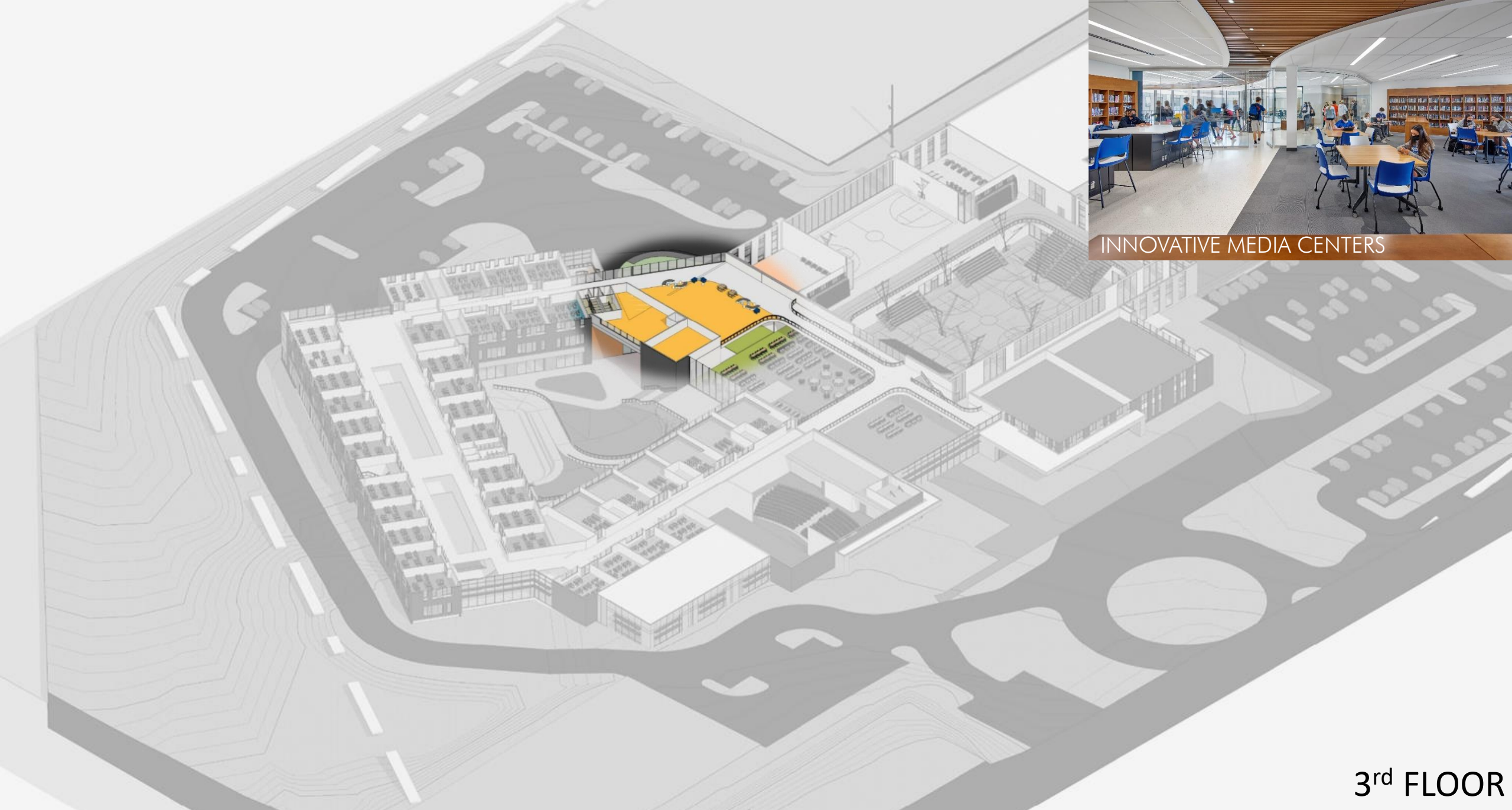




Aerial View

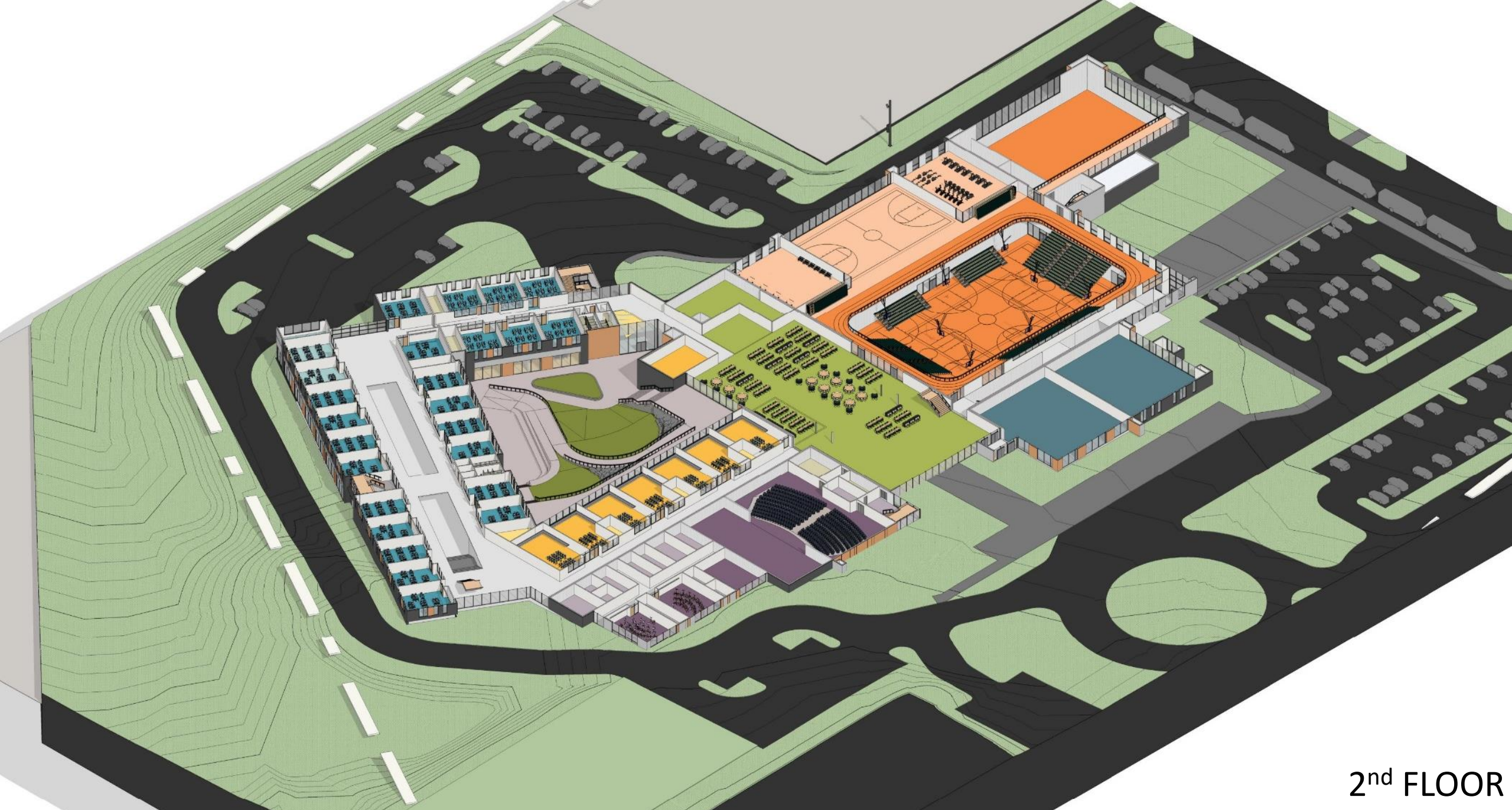


3rd FLOOR



INNOVATIVE MEDIA CENTERS

3rd FLOOR



2nd FLOOR



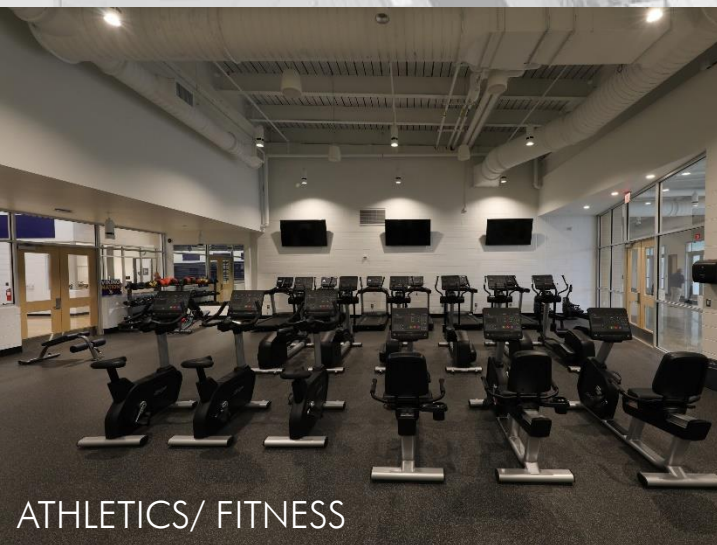
LGI/ COMMUNITY SPACE



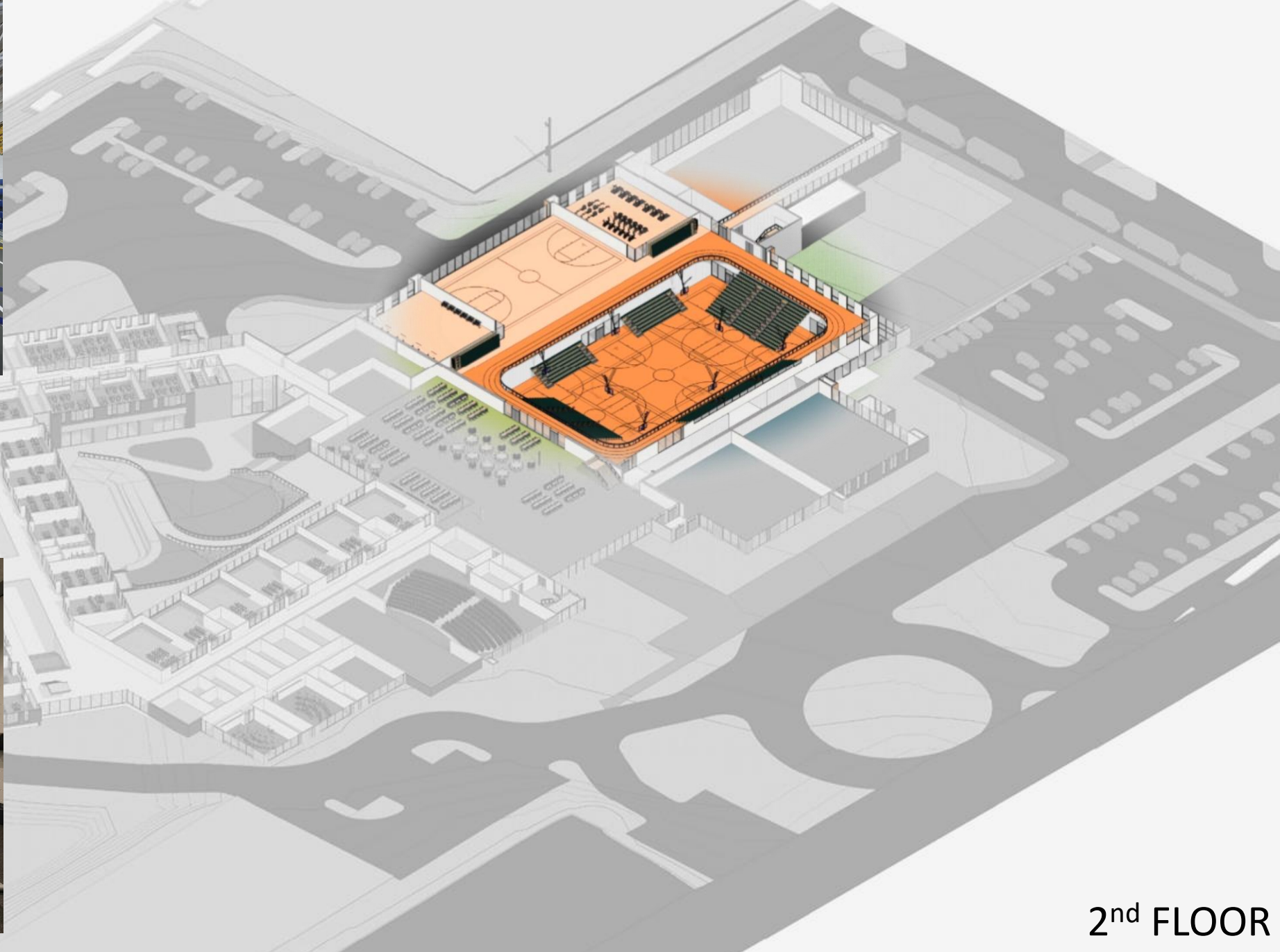
MULTI-USE COMMUNITY SPACE



ATHLETICS



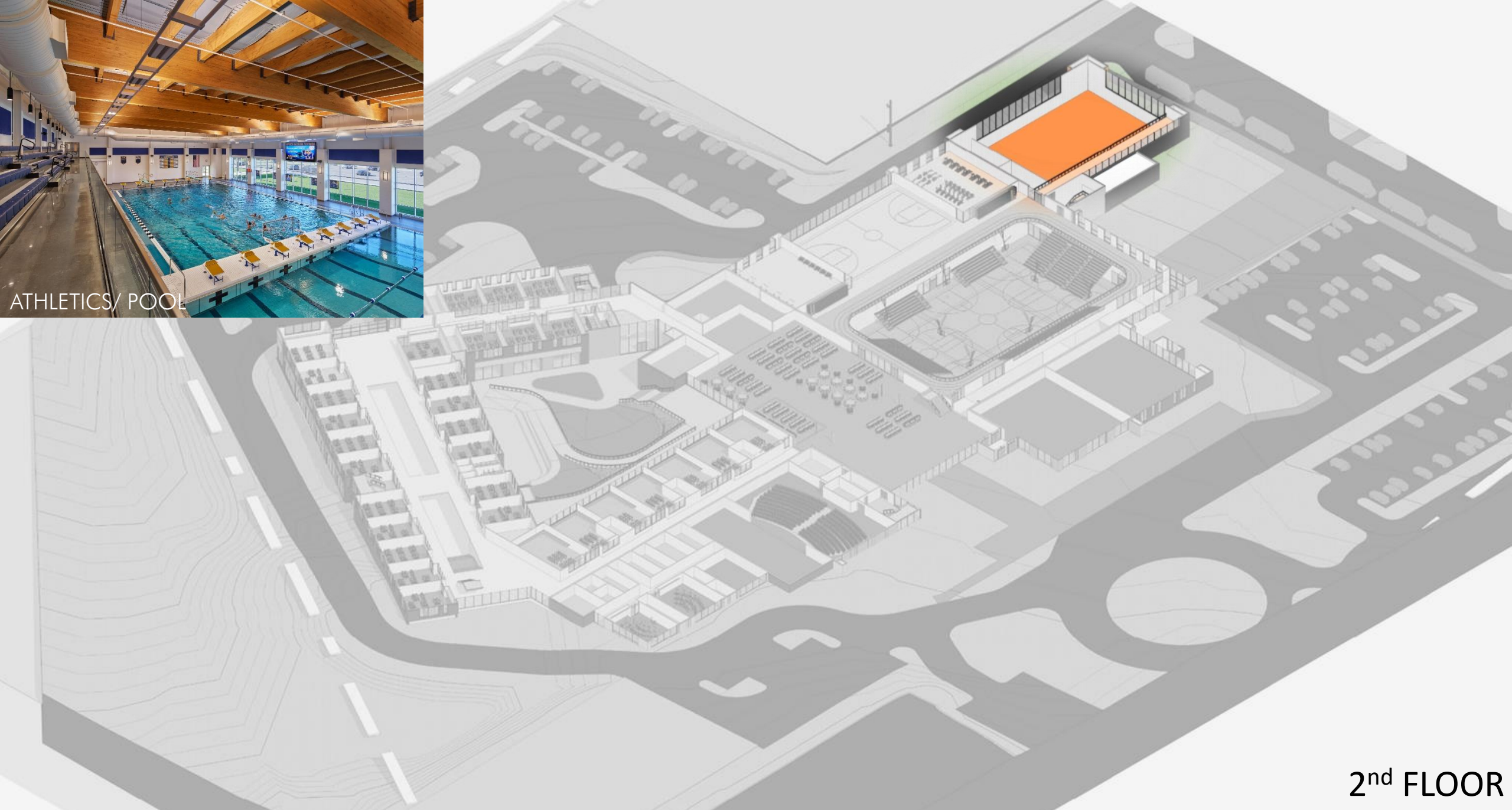
ATHLETICS/ FITNESS



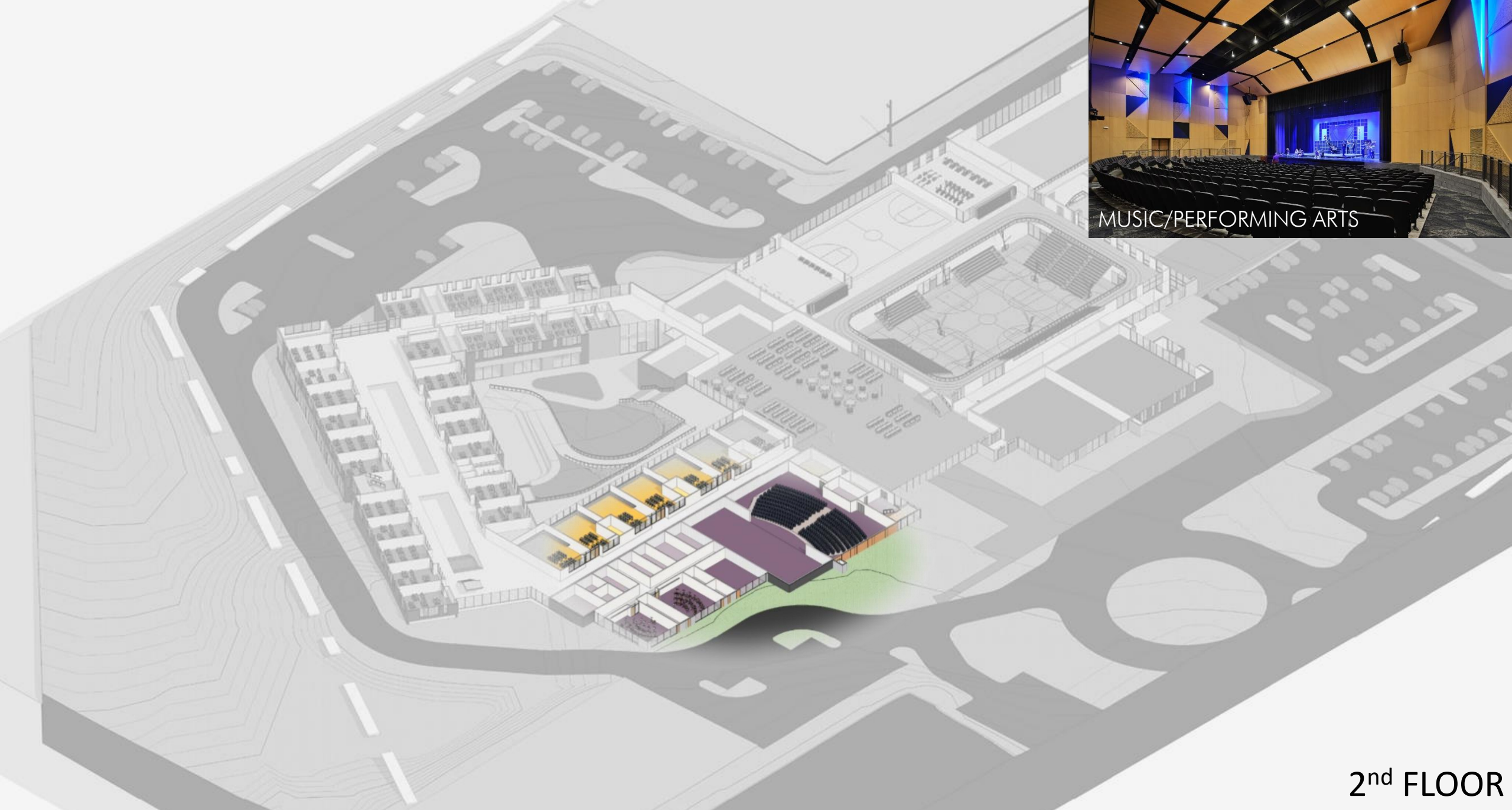
2nd FLOOR



ATHLETICS/ POOL

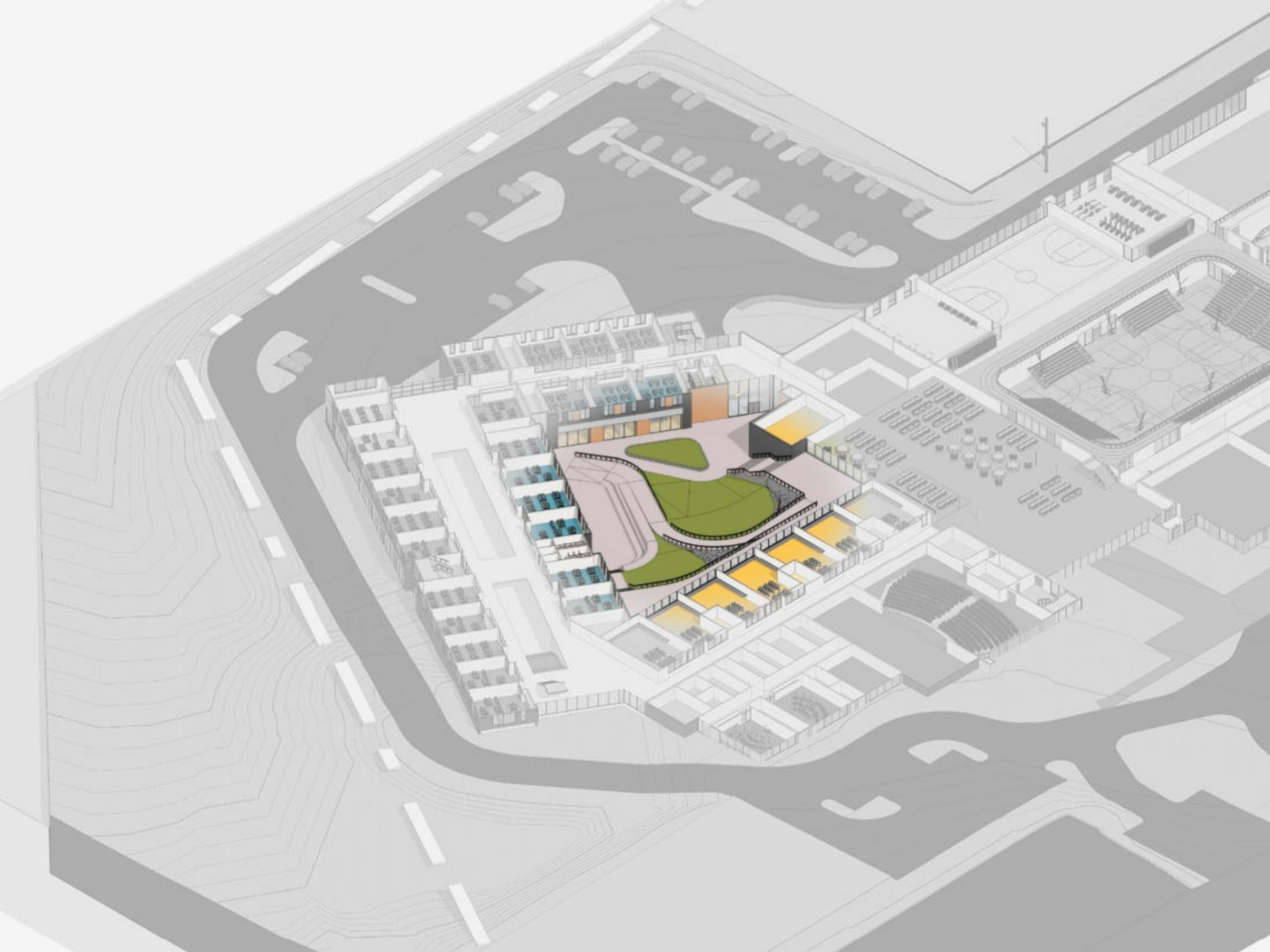


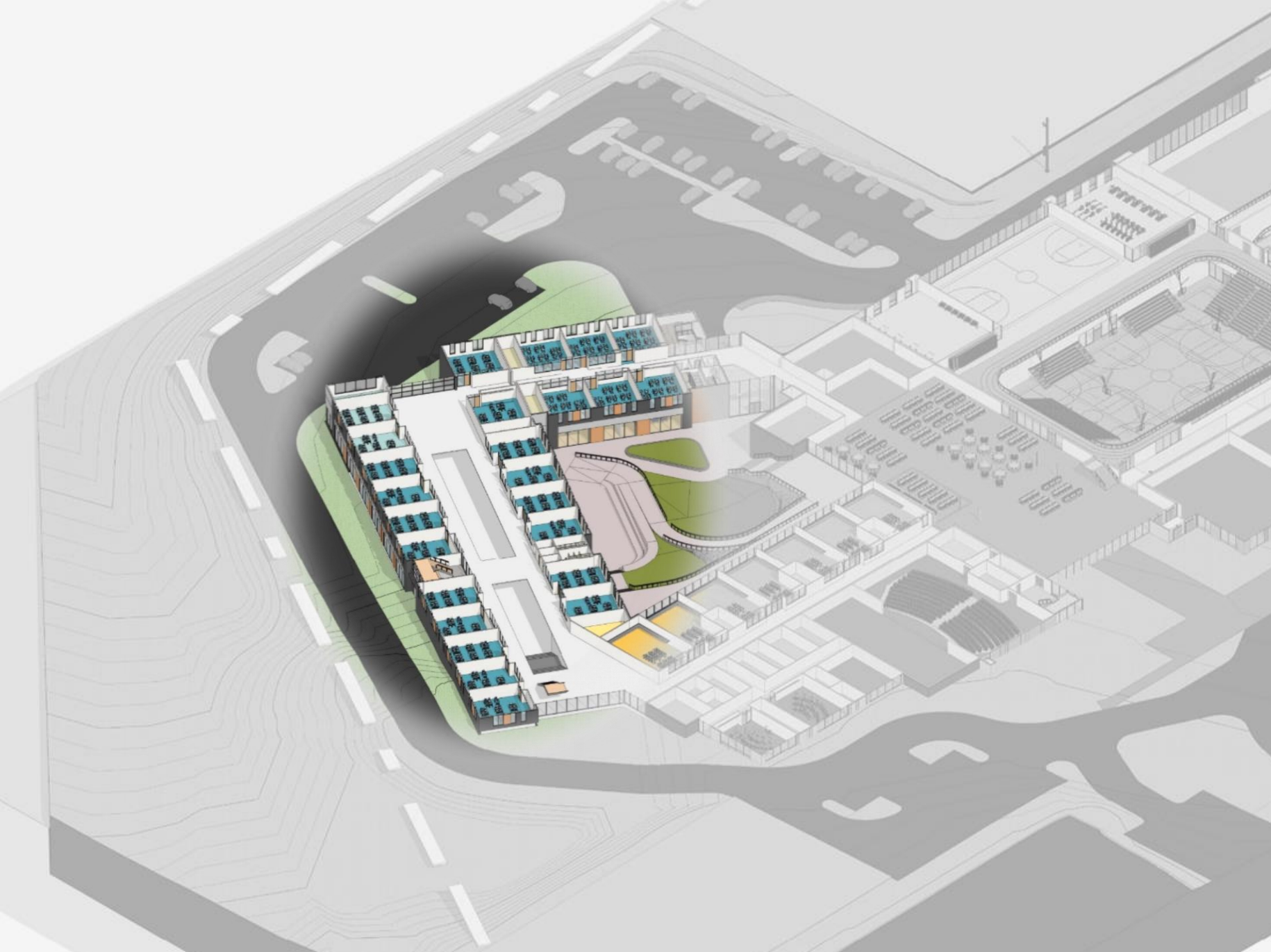
2nd FLOOR



MUSIC/PERFORMING ARTS

2nd FLOOR





FLEXIBLE LEARNING



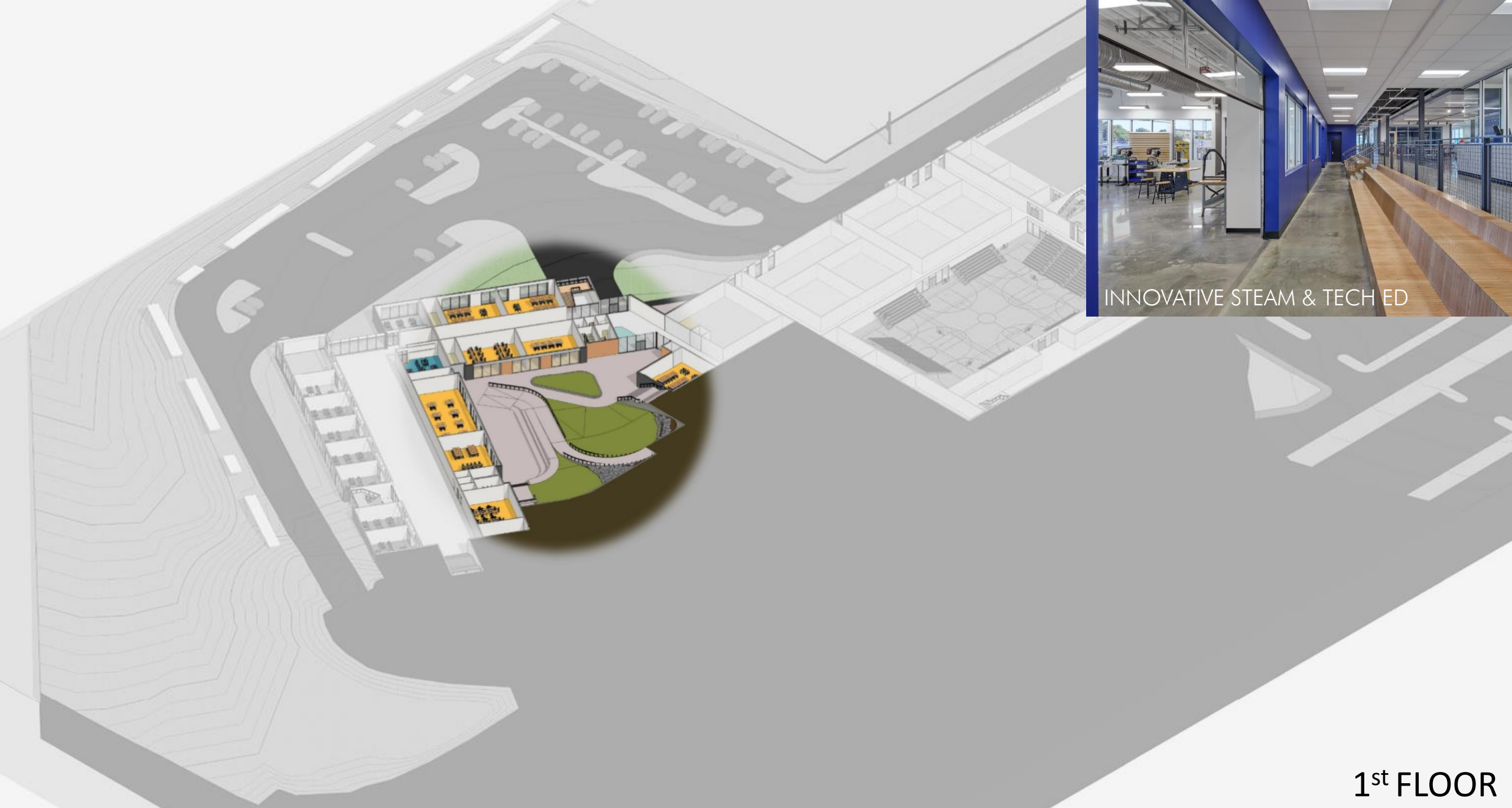
COLLABORATION SPACE



STUDENT WORK AREAS



1st FLOOR



INNOVATIVE STEAM & TECH ED

1st FLOOR







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