

Methacton School District

FACILITIES STATUS REPORT
AND RECOMMENDATIONS
JUNE 20, 2023





For Approval June 27, 2023

1. Accept the facility inventory of assets with conditions as prepared by Bureau Veritas.
2. Authorize the administration to proceed with the development of a Facilities Master plan.
3. Authorize the Superintendent to proceed with organizing a Comprehensive Facilities/Campus Planning process for Methacton High School campus.



Facilities

Total 10 Buildings – (7 School Buildings):

- High School - 1961
- Arcola - 1973
- Skyview - 2009
- Arrowhead - 2022
- Eagleville - 2002
- Woodland - 1969
- Worcester - 1999
- Facilities Building - 1998
- Administration Building - 1965
- Transportation Building - 1972

Last condition assessment of all district facilities was conducted by AEM in 2015/2016.

Resulting assessment was used to develop a Facilities Workbook and Master Plan that was prepared by district personnel, owners representative, AEM, and other third parties.

2016 Facilities Master Plan



METHACTON SCHOOL DISTRICT CAPITAL PROJECTS MASTER PLAN



10 YEAR CAPITAL PLAN	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTALS	
ARROWHEAD	AR 7 Carpet/Furniture 2 21,840 AR 11 A/C Replacement 2 21,840 AR 20 Cooling Tower 2 16,750 AR 20 Pkg Water Cook (Kitchen) 2 16,750			AR 1 Shower Room 2 14,200 AR 2 Memory Trackers 2 17,170 AR 3 Electrical Room 2 17,170 AR 16 Parking Replacement 2 17,170 AR 20 Handoff Room Upgrade 2 17,170		AR 2 Shower Room 2 14,200 AR 20 Pkg Water Cook 2 17,170 AR 21 Floor Upgrade 2 17,170			AR 4 Window Treatments 2 226,200 AR 10 Upgrade Library 2 181,000 AR 20 Staircase 2 181,000	AR 10 A/C Improvements 2 622,700 AR 20.12.16 HVAC Upgrade 2 622,700 AR 20.12.16 RTU Upgrade 2 622,700 AR 20.12.16 New Fan Upgrade 2 107,000	AR 7 Inverter System 2 150,000 AR 7 to 13 In/Face LR 2 1,250,000 AR 10 Upgrade Kitchen 2 140,200 AR 20 Inverter System 2 200,000 AR 20 Pkg Water Cook 2 17,170 AR 20 Fan Room 2 17,170	AR 20.22 In/Face LR 2 607,000 AR 21.20 Range Upgrade 2 226,000	AR 21 Building Addition 2 1,250,000	\$ 14,478,750
AUBURN														
BASILEVILLE	BV 2 Teacher 2 62,000 BV 2 Fuel Upgrade 2 17,170 BV 2 Window Treatments 2 171,000 BV 12.16.16 Windows/Door/Sign 2 21,140	BV 4.17 Clean Workroom 2 42,000 BV 12 Clean Upset 2 31,000 BV 20 Fuel Light 2 42,000 BV 20 Staircase 2 42,000								BV 1 Teacher Desk 2 126,000 BV 20.16 HVAC Upgrade 2 622,000 BV 20.16 RTU Upgrade 2 622,000 BV 21.20 In/Face LR 2 607,000 BV 21.20 Range Upgrade 2 226,000 BV 21.20 The Sign 2 226,000		BV 1 Memory Trackers 2 171,000 BV 21.20 In/Face LR 2 607,000		\$ 5,370,350
WOODLAND	WD 2 Wash Washers 2 16,750 WD 21 Shower Room 2 14,200	WD 2 Fuel Upgrade 2 17,170 WD 4 Shower Room 2 14,200 WD 11 Shower/Doorway/Tile 2 12,600 WD 12 Shower/Lock/Letter 2 31,000 WD 16 Wash Tray 2 31,000 WD 20.16 HVAC Upgrade 2 622,000 WD 20.16 Wash Washers 2 17,170					WD 2 Shower Room 2 14,200		WD 1 Memory Trackers 2 171,000 WD 16 Washing Room 2 62,000 WD 21 Fuel Light 2 17,170	WD 4 In/Face LR 2 607,000 WD 20 In/ Lighting 2 710,000		WD 12 Shower 2 14,200 WD 16.17 In/Face LR 2 607,000		2,342,695
WORCESTER	WR 2 Fuel Upgrade 2 17,170 WR 12 Teacher Desk 2 126,000	WR 2 Shower Room 2 14,200 WR 4 Shower Room 2 14,200 WR 11 Shower/Doorway/Tile 2 12,600 WR 12 Shower/Lock/Letter 2 31,000 WR 16 Wash Tray 2 31,000 WR 20.16 HVAC Upgrade 2 622,000 WR 20.16 Wash Washers 2 17,170					WR 2.17 Clean Workroom 2 42,000 WR 11 Teacher Desk Room 2 126,000 WR 20 Clean Upset 2 31,000 WR 21 Fuel Light 2 17,170	WR 20 HVAC Upgrade 2 622,000 WR 21 In/ Lighting 2 710,000	WR 11 Window Upgrade 2 427,000 WR 21 Staircase 2 42,000	WR 2 Memory Trackers 2 171,000 WR 2 Teacher Desk 2 126,000 WR 21 Range Upgrade 2 226,000	WR 10 In/Face LR 2 607,000 WR 11 In/Face LR 2 607,000	WR 11 Control Room 2 126,000 WR 21.12 In/Face LR 2 607,000 WR 21.20 RTU Upgrade 2 622,000 WR 21.20 The Sign 2 226,000		5,042,855
SKYVIEW-ARCOLA	SA 20.20.20 Addition and Range Upgrade 2 1,010,000	SA 22 In/Face LR 2 607,000 SA 24 Staircase 2 171,000 SA 20 Pkg Water Cook 2 17,170 SA 20 Wash Tray 2 17,170					SA 1 Teacher Desk 2 126,000 SA 11 Teacher Desk Room 2 1,260,000 SA 16.12.12.12 RTU Upgrade 2 1,260,000 SA 20.16 HVAC Upgrade 2 1,260,000 SA 20.16 Wash Washers 2 17,170 SA 21 Fuel Light 2 17,170	SA 20.16 HVAC Upgrade 2 1,260,000 SA 20.16 Wash Washers 2 17,170 SA 21 Fuel Light 2 17,170	SA 1 Memory Trackers 2 171,000 SA 1 Teacher Desk 2 126,000 SA 20 RTU Upgrade 2 1,260,000	SA 1 Room Upgrade 2 226,000 SA 7 Shower Room 2 14,200	SA 16.12.12.12 In/Face LR 2 1,010,000 SA 17 Lockers 2 622,000 SA 20 Library 2 622,000 SA 20.20.20 In/Face LR 2 1,010,000	SA 10 New Addition 2 470,000 SA 10 Shower Room 2 14,200 SA 10 Wash Washers 2 17,170 SA 10 Wash Tray 2 17,170 SA 10 Wash Washers 2 17,170 SA 10 Wash Washers 2 17,170		23,900,000
METHACTON HIGH SCHOOL	MS 2 Foundation Repair 2 262,000 MS 4 Teacher Desk 2 1,710,000 MS 12.16.20.20 RTU Upgrade 2 1,710,000 MS 20.16.16.16 RTU Upgrade 2 1,710,000 MS 20 Wash Tray 2 17,170	MS RTU Upgrade 2 1,710,000 MS 4 Teacher Desk 2 1,710,000 MS 2 Memory Trackers 2 683,000 MS 20 Fuel Light 2 17,170 MS 20 Staircase 2 171,000					MS 20 Fuel 2 1,710,000	MS 1 Teacher Desk 2 126,000 MS 8 In/Face LR 2 607,000 MS 11 Security Station 2 60,000 MS 22 In/Face LR 2 607,000	MS 7 In/Face LR 2 607,000 MS 10 Clean Room 2 42,000 MS 20 Teacher Desk 2 171,000 MS 20.16 HVAC Upgrade 2 1,710,000 MS 20.16 Wash Washers 2 17,170	MS 16.12.12.12 In/Face LR 2 1,010,000 MS 17 Lockers 2 622,000 MS 20 Library 2 622,000 MS 20.20.20 In/Face LR 2 1,010,000	MS 1 Memory C/L and Fuel Upgrade 2 126,000 MS 17 Teacher Desk 2 126,000 MS 18 Range Hood 2 126,000 MS 20.16 HVAC Upgrade 2 1,710,000 MS 20.16 Wash Washers 2 17,170	MS 10.12.12.12 In/Face LR 2 1,010,000 MS 11.12.12.12 In/Face LR 2 1,010,000 MS 12.12.12.12 In/Face LR 2 1,010,000 MS 13.12.12.12 In/Face LR 2 1,010,000 MS 14.12.12.12 In/Face LR 2 1,010,000 MS 15.12.12.12 In/Face LR 2 1,010,000 MS 16.12.12.12 In/Face LR 2 1,010,000 MS 17.12.12.12 In/Face LR 2 1,010,000 MS 18.12.12.12 In/Face LR 2 1,010,000 MS 19.12.12.12 In/Face LR 2 1,010,000 MS 20.12.12.12 In/Face LR 2 1,010,000		31,900,500
FARINA EDUCATIONAL CENTER														
FACILITIES BUILDING														
TRANSPORTATION BUILDING														
EDUCATIONAL ANNUAL EXPENDITURE (Without Felts, Facilities & Transportation Buildings)	\$2,543,100	\$2,572,400	\$2,480,250	\$2,422,500	\$2,527,100	\$2,790,000	\$2,240,000	\$2,463,000	\$2,240,000	\$2,463,000	\$2,420,130	\$2,142,095	\$23,621,500	

ASSUMPTIONS AND GOALS

<p>1. DOCUMENTATION - Master Plan takes into consideration the following documents:</p> <ul style="list-style-type: none"> a. DEJ February 2011 Energy Audit b. Pennsylvania Economy League (PEL) January 2015 Demographics and Community Growth Analysis c. PEL Response to April 2015 Question List and May 2015 MSD Committee Meeting d. PEL / Thompson Associates Architects and Planners May 2015 District-wide Facility Study e. AEM April 2015 Feasibility Study and Follow-up Workbook f. Milone & Macdroom October 2016 School Enrollment Projections g. Milone & Macdroom 2017 Auburn Consolidation Boundary Adjustment h. Face-to-face meetings and follow-up correspondence with principals at each of the Schools (April - June 2017) i. Ongoing Discussions with the Administration <p>2. TARGETED BUDGET - MSD has established a budget of \$7,500,000 per year to allocate to capital projects and the workload must be prioritized and spread out as necessary to stay within budget.</p> <p>3. VALUES ASSUMED - AEM Feasibility Assessment scope and assigned values were assumed and utilized. However, since the AEM study did not include soft costs, the Master Plan values above have an added representative value for such soft costs in an effort to capture and reflect true total project cost (So, for reasonable simplicity and clarity, the Master Plan values above include an added 5% for any work less than \$100,000, 10% for any work between \$100,000 and \$500,000 and 15% for any work over \$500,000). Fiducia believes that scope can necessarily be organized, planned, designed and performed in a more economical manner based on actual conditions and analysis as the items are further addressed. While the report above intends and starts to reflect these efficiencies, the values above do not reflect these potential savings.</p> <p>4. SAFETY & SECURITY are considered Paramount in the analysis.</p>	<p>5. MAXIMIZATION OF FUNDS - Effort is made wherever possible to group, organize, sequence, design, bid and perform work in the most economical and least wasteful manner. Surgical professional investigative work will continue to support this effort.</p> <p>6. NO CURRICULUM CHANGES CONTEMPLATED - Although discussed, the current Master Plan does not contemplate any change to curriculum (e.g. no change to current half-day kindergarten).</p> <p>7. ARROWHEAD - This elementary school, at a minimum, warrants significant renovation and/or replacement in the near future. A global, District-wide decision should be made in the next year or so that best serves the community in the most economical and long-term-thinking manner.</p> <ul style="list-style-type: none"> a. Based on the above, Fiducia recommends investigating and further discussing the identified Arrowhead work shown. b. While not included in this "final" draft to the District, Fiducia's analysis included options that a) Maintained Arrowhead in its current configuration (the instant submitted Master Plan), b) Replaced Arrowhead on the current site, c) Eliminate Arrowhead and redirect its population to the other elementary schools, d) Eliminate Arrowhead and move the District-wide fourth grade to Skyview / Arcola and e) Eliminate Arrowhead and move the District-wide fourth grade to Skyview / Arcola and move the District-wide eighth grade to the High School. <p>8. ENROLLMENT FOR FUTURE CONSIDERATION - Enrollment will always be a moving target based on contemporaneous economic, development and demographic etc. conditions. However, two primary issues suggest a need for further attention and consideration: First, current demographics suggest a current trend of slightly declining enrollment. Second, there is excess building capacity in the Skyview / Arcola Facility that may be better utilized.</p> <p>* FARINA, FACILITIES & TRANSPORTATION BUILDINGS EXCLUDED - It was decided that the Farina Administration Building, Transportation Center and Facilities Building would be shown on the plan with values, but the values are NOT included in the column totals. While these facilities and their maintenance are obviously vital and need to be considered, their needs (at least in Year #1) should be overshadowed by educational concerns.</p>
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2016 Facilities Master Plan (snapshot)



10 YEAR CAPITAL PLAN	2018				2019				2020			
ARROWHEAD	AR	7	Carpet (Portion)	\$ 21,000					AR	1	Water/Steel	\$ 94,500
	AR	11	ACT Replacement (Portion)	\$ 21,000					AR	2	Masonry Repairs	\$ 718,750
	AR	25	Cooling Tower	\$ 15,750					AR	5	Exterior Doors Repairs	\$ 121,000
	AR	28	Plg Fixture Code (Portion)	\$ 15,750					AR	19	Paving Replacement	\$ 176,000
									AR	29	Sewer/Storm Repairs	\$ 198,000
									AR	36	Ext Lights	\$ 220,000
AUDUBON												
EAGLEVILLE	EV	2	Repoint	\$ 84,000	EV	6 & 7	Door Hardware	\$ 42,000				
	EV	3	Roof Repairs	\$ 57,750	EV	32	Clean Agent	\$ 31,500				
	EV	5	Window Repairs	\$ 575,000	EV	36	Ext Light	\$ 47,250				
	EV	13 + 16	Replace damaged tiles	\$ 23,100	EV	40	Backbone	\$ 99,750				
WOODLAND	WD	3	Repair Windows	\$ 15,750	WD	2	Roof Repair	\$ 165,000				
	WD	21	Exterior Duct	\$ 26,250	WD	4	Exterior Door	\$ 31,500				
					WD	11	Replace Damaged Tiles	\$ 5,250				
					WD	12	Replace Loft Ladder	\$ 21,000				
				WD	19	Ash Trees	\$ 21,000					
				WD	23	HVAC for IDF	\$ 18,900					
WORCESTER	WR	3	Roof Repairs	\$ 47,250	WR	5	Window Seals	\$ 42,000				
	WR	13	Replace damaged tiles	\$ 5,250								
SKYVIEW-ARCOLA	SA	20 - 21	Auditorium and Stage Upgrade	\$ 1,150,000	SA	22	2nd Floor Egress	\$ 110,000				
					SA	24	Abatement	\$ 115,500				
					SA	29	PVC Storm Boots	\$ 5,250				
					SA	30	Ash Trees	\$ 5,250				

2016 Facilities Master Plan (snapshot)



FARINA EDUCATIONAL CENTER			FA 5 Door Hardware \$ 31,500	FA 3 Replace Roof \$ 141,625	FA 31 Electrical Main \$ 169,950	FA
			FA 15 Code Items \$ 105,000	FA 4 Replace Windows \$ 56,650	FA 32 Panelboards \$ 51,371	FA
			FA 21 Water Infiltration \$ 54,863	FA 5 Replace Entrance \$ 40,058	FA 33 Replace Wiring \$ 54,364	FA
			FA 29 Clean Agent \$ 31,500	FA 17 Secure Entry \$ 22,890	FA 22 Ash Trees \$ 5,329	FA
			FA 34 E.Lighting \$ 13,650			
FACILITIES BUILDING			FB 3 Door Hardware \$ 3,150	FB 1 Exterior Cladding \$ 16,931	FB 4 Replace Flooring \$ 21,446	
			FB 7 Code Items \$ 12,600	FB 2 Repair Roof \$ 2,258	FB 5 Reseal Concrete \$ 22,890	
			FB 9 Paving \$ 215,600	FB 11 North Drive \$ 212,658	FB 6 Replace ACT \$ 1,145	
			FB 12 Storm Water \$ 8,400		FB 10 Repair Sidewalks \$ 17,168	
			FB 17 Replace Transform \$ 34,335		FB 16 Tie in Controls \$ 13,734	
			FB 18 E. Lighting \$ 12,600		FB 19 Int Lights \$ 83,475	
			FB 20 Ext Lights \$ 13,167		FB 23 Ash Trees \$ 7,460	
TRANSPORTATION BUILDING			TB 11 Code Items \$ 105,000	TB 15 Storm Water \$ 36,750	TB 2 Exterior Cladding \$ 81,113	TB
			TB 13 Abatement Survey \$ 10,500	TB 22 Sanitary Sewer \$ 94,852	TB 3 Replace Roof \$ 97,335	
			TB 25 E. Lighting \$ 7,875		TB 4 Replace Windows \$ 5,408	
					TB 5 Overhead Doors \$ 64,890	
				TB 16 Ash Trees \$ 3,731		
EDUCATIONAL ANNUAL EXPEDITURE (Without Farina, Facilities & Transportation Buildings.)	\$8,543,100	\$8,572,400	\$8,488,250 *	\$8,422,505 *	\$8,527,100 *	

ASSUMPTIONS AND GOALS



2016 Facilities Master Plan

District made \$58,633,710 in improvements to date

- New Arrowhead Elementary School
- Renovation of Eagleville Elementary School
- Supported closure of Audubon Elementary School
- Façade, fire alarm, canopy, and water infiltration at High School
- Arcola auditorium remediation (ceiling) and remodeling + HVAC
- Various building roof replacements
- High School – egress and security project
- Security cameras in all district buildings
- Skyview building automation control system upgrade
- Transportation fuel tank repair



Recent Events

2020 HS HVAC project:

- Original bids \$9.3M

2022 HS HVAC project costs escalation along with added scope:

- Estimate \$12.7M
- With added scope with increase estimate at \$17.2M
- With soft costs projected to be \$25M

Placed the HVAC and all other projects at HS on hold pending outcome of the facilities assessment and updated Master Facilities Plan.



2023 Facilities Assessment

Hired Bureau Veritas to conduct facilities condition assessments

- Began October 2022
- Final summary reports for each building May 2023
- Made final presentation to Property Committee 6/12/23
 - Identified that there are no life safety issues requiring immediate action
 - Identified that BV summary presentation lumped multiple fix/replacement projects for years 0-2 with other high priority projects – this will be resolved in Master Plan
 - Identified the high school and the administration building on the high school campus as the having highest FCI in next 5 years.
 - Identified that based on FCI of high school, further comprehensive review of HS is necessary
- District is in process of acquiring training on use of software
- Assessment provides preventative maintenance routines that will be incorporated into our work scheduling system

2023 FACILITIES CONDITION ASSESSMENT



Facility	Replacement Value
Administration Building	\$3,971,200
Arcola Intermediate/Skyview Upper Elementary	\$129,827,625
Arrowhead Elementary	\$32,250,000
Eagleville Elementary School	\$25,174,500
Facilities Building	\$3,358,000
Methacton High School	\$119,913,560
Transportation Building	\$1,825,000
Woodland Elementary	\$31,500,000
Worcester Elementary	\$25,109,625

FACILITY CONDITION INDEX (FCI) RATING

The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value.

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 30%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

RESULTS: FCI SUMMARY

Campus Name	Cost/SF	Total SF	Replacement Value	Yr. 0		Yr. 5		Yr. 10		Yr. 20	
				Bldg. FCI	Bldg. Needs						
Administration Building	\$292	13,600	\$3,971,200	0.0%	\$0	30.2%	\$1,198,200	37.6%	\$1,492,900	94.6%	\$3,757,500
Arcola Intermediate/Skyview and Upper Elementary	\$375	346,207	\$129,827,625	0.0%	\$6,000	10.6%	\$13,825,500	19.9%	\$25,773,800	52.8%	\$68,543,300
Arrowhead Elementary	\$375	86,000	\$32,250,000	0.0%	\$0	0.0%	\$0	1.4%	\$448,600	23.3%	\$7,516,500
Eagleview Elementary School	\$375	67,132	\$25,174,500	0.0%	\$3,900	8.6%	\$2,162,400	18.6%	\$4,679,400	52.0%	\$13,100,100
Facilities Building	\$292	11,500	\$3,358,000	0.0%	\$0	5.4%	\$180,900	10.0%	\$335,700	35.2%	\$1,181,600
Methacton High School	\$380	315,564	\$119,913,560	14.2%	\$17,058,800	57.6%	\$69,025,800	74.2%	\$88,994,400	100.5%	\$120,485,800
Transportation Building	\$292	6,250	\$1,825,000	0.0%	\$0	18.2%	\$332,700	27.6%	\$504,500	39.9%	\$728,700
Woodland Elementary	\$375	84,000	\$31,500,000	0.4%	\$130,000	25.5%	\$8,030,400	34.4%	\$10,845,500	57.9%	\$18,227,800
Worcester Elementary	\$375	66,959	\$25,109,625	13.0%	\$3,271,700	23.5%	\$5,896,300	33.9%	\$8,521,600	62.6%	\$15,729,900

Note: FCI analysis excludes costs related to site work and development. Building Needs are different from Campus Needs

FCI indicates deferred cost –in a scenario if the necessary investment is not done in the facility



2023 Facilities Condition Assessments

- Provides us with an independent 3rd party inventory of assets with conditions
- Tells us what items we need to consider fixing/replacing and in what general timeframe for inclusion in a Facilities Master Plan
- Tells us there are no immediate life safety matters identified
- Tells us to take into consideration the facility replacement value when determining investment into facilities for fixes/replacements
- Provides us software to organize fixes/replacements into projects for inclusion into a Facilities Master Plan

Inventory of Assets with Conditions Summary Reports

- 9 Summary Reports
 - High School
 - Arcola/Skyview
 - Arrowhead
 - Eagleville
 - Woodland
 - Worcester
 - Facilities Building
 - Administration Building
 - Transportation Building

FACILITY CONDITION ASSESSMENT

prepared for

Methacton School District
1001 Kriebel Mill Road
Eagleville, Pennsylvania
Mr. Timothy Bricker



Administration Building
1001 Kriebel Mill Road
Eagleville, Pennsylvania 19403

PREPARED BY:
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BV PROJECT #:
158560.22R090-007.354

DATE OF REPORT:
To Be Filled In By CD

ON SITE DATE:
October 6, 2022

Bureau Veritas

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ADMINISTRATION BUILDING

00-001.354

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5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Key Findings

	<p>Roofing in Failed condition.</p> <p>Roof Leak Repairs School Arcola Intermediate/Skyview and Upper Elementary Skyview Science Labs</p> <p>Uniformat Code: B3010 Recommendation: Repair in 2022</p>	<p>Priority Score: 88.9</p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$6,000</p> <p style="color: orange; font-weight: bold;">\$\$\$</p>
<p>The roof continues to leak in the Skyview science labs. This cost is associated with the localized repairs for the roof. - AssetCALC ID: 5997648</p>		
	<p>Roofing in Poor condition.</p> <p>Modified Bitumen School Arcola Intermediate/Skyview and Upper Elementary Roof</p> <p>Uniformat Code: B3010 Recommendation: Replace in 2023</p>	<p>Priority Score: 88.9</p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$228,900</p> <p style="color: orange; font-weight: bold;">\$\$\$\$</p>
<p>The field of the roofs significant areas of topping degradation, alligator cracking, seam failure throughout the roof. The roof membranes require replacement. - AssetCALC ID: 5998111</p>		
	<p>Roofing in Poor condition.</p> <p>Built-Up School Arcola Intermediate/Skyview and Upper Elementary Roof</p> <p>Uniformat Code: B3010 Recommendation: Replace in 2024</p>	<p>Priority Score: 88.8</p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$190,800</p> <p style="color: orange; font-weight: bold;">\$\$\$\$</p>

2023 Facilities Master Plan Development

Plan development must consider the following:

- Facilities Inventory of Assets with Conditions
- Annual budgetary constraints
- Organization of projects to leverage economies of scale
- Life Safety/Priority targets
- Ability to manage/oversee/complete projects

Maintenance/Fix/Replacement Approach

2 - Part Approach

- Maintenance of Assets (annual approach)
 - This is achieved through the annual facilities budget
 - Includes dedicated internal staff and 3rd party firms with maintenance contracts
 - Includes preventative maintenance PMs into our work order system
- Fix/Replacement of Assets (based on Master Facilities Plan)
 - Capital Projects Fund
 - Established fund to address small to medium size fix/replacement projects (generally not greater than \$2M).
 - Established annual budgetary transfer to capital projects fund in order to address small to medium projects over time.
 - Reduces the overall expense (interest and fees) associated with borrowing for small projects (Example \$1M Borrow over ten years leads to \$230k in interest costs alone).
 - Bond (borrowing)
 - Required for large projects (generally over \$2M)



Next Steps

Recommendation:

- Inventory of Assets with Conditions
 - Accept the facility inventory of assets with conditions as prepared by Bureau Veritas.
- Facilities Master Plan Development
 - Authorize the administration to proceed with the development of Facilities Master plan as presented.
 - Facilities Director will organize Owners Rep and other third parties to develop a 10 year Facilities Master Plan.
 - Target completion of Facilities Master Plan (all buildings except those on HS campus) for September 2023 with HS campus inclusion targeted for February 2024.



Additional Next Steps

Methacton High School, originally constructed in 1961, having a projected FCI of almost 60% within the next 5 years with nearly \$69,000,000 in projected renovations/repairs/replacements outlined in the Bureau Veritas 2023 facilities assessment report:

Recommendation:

- Approve the Superintendent to proceed with organizing a Comprehensive Facilities/Campus Planning process for Methacton High School campus.

High School Campus - Comprehensive Facilities/Campus Plan



Process:

Engage a stakeholder group to be called the METHACTON HIGH SCHOOL CAMPUS PLANNING COMMITTEE (MHSCPC). The MHSCPC will review facility reports, conduct site visits, solicit stakeholder and expert input, consider the educational vision and future delivery of programs, present and communicate feedback, and make recommendations to the Board of School Directors for consideration.

High School Campus - Comprehensive Facilities/Campus Plan



MHSCPC-Committee of the whole(104+ participants):

- 20 Students
- 20 Parents
- 20 Teachers
- 30 Community Members
- 4 School Board Directors
- 2 School Administrators
- Superintendent
- Facilities Director
- Business Director
- High School Principal
- Curriculum Director
- Communications Coordinator
- Technology Director
- District Owners Representative
- Experts Deemed Necessary by MHSCPC
- Public Input Deemed Appropriate by the MHSCPC



Structure/Activities

Structure

- Planning Committees
 - Coordinating Committee
 - Education Vision Committee
 - Facilities Condition/Experts Committee
 - Communications Committee
 - Financial Committee

Activities

- Public Feedback Forums
- Site Visits
- Research emerging educational program/service/career trends
- Inventory Assessment Review
- Review Budgetary Constraints
- Review Building and Site Conditions and Constraints
- Review Educator Input
- Solicit input from design experts
- Review Safety, Operational, Sustainability and Efficiencies
- Regularly Present Status Updates to Board
- Provide Recommendations for Board Consideration



Timeline for MHSCPC

METHACTON HIGH SCHOOL CAMPUS PLANNING COMMITTEE (MHSCPC)

- Build the committee through solicitation of volunteers this summer and begin work in September with a recommendation for the Board in May of 2024 and public review and feedback period in June.



For Approval June 27, 2023

1. Accept the facility inventory of assets with conditions as prepared by Bureau Veritas.
2. Authorize the administration to proceed with the development of a Facilities Master plan.
3. Authorize the Superintendent to proceed with organizing a Comprehensive Facilities/Campus Planning process for Methacton High School campus.