

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	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTALS
ARROWHEAD	AS 7 Carpet/Furniture 2 21,844 AS 11 ACT Equipment 2 21,844 AS 20 Cabling/Toner 2 16,758 AS 26 Pkg. Room Cables (Furniture) 2 16,758		AS 1 Storage Room 2 16,758 AS 2 Memory Upgrade 2 17,578 AS 3 Storage Room 2 17,578 AS 16 Pkg. Room Cables 2 17,578 AS 26 Network/Storage 2 17,578	AS 1 Storage Room 2 16,758 AS 2 Memory Upgrade 2 17,578 AS 3 Storage Room 2 17,578 AS 16 Pkg. Room Cables 2 17,578 AS 26 Network/Storage 2 17,578							\$ 14,478,758
AUDUBON											
EAGLEVILLE	EV 2 Storage 2 62,884 EV 3 Fuel/Storage 2 62,884 EV 12 Memory Upgrade 2 62,884 EV 12-14 Network/Storage 2 62,884	EV 2-3 Fuel/Storage 2 62,884 EV 12 Fuel/Storage 2 62,884 EV 12-14 Network/Storage 2 62,884 EV 12-14 Network/Storage 2 62,884									\$ 5,370,350
WOODLAND	WD 2 Storage/Workshop 2 16,758 WD 21 Storage Room 2 16,758	WD 2 Storage/Workshop 2 16,758 WD 4 Storage Room 2 16,758 WD 11 Storage/Workshop 2 16,758 WD 12 Storage/Workshop 2 16,758 WD 16 Fuel Tank 2 16,758 WD 21 Storage Room 2 16,758									2,342,695
WORCESTER	WS 1 Fuel/Storage 2 62,884 WS 12 Storage/Workshop 2 62,884	WS 1 Storage/Workshop 2 62,884 WS 12 Storage/Workshop 2 62,884 WS 16 Fuel Tank 2 62,884 WS 21 Storage Room 2 62,884									5,042,855
SKYVIEW-ARCOLA	SA 20-21 Addition and Storage 2 1,000,000 SA 21 Storage 2 1,000,000	SA 22 Fuel/Storage 2 1,000,000 SA 24 Storage 2 1,000,000 SA 26 Fuel Tank 2 1,000,000									23,988,000
METHACTON HIGH SCHOOL	MS 2 Fuel/Storage 2 1,000,000 MS 12 Storage/Workshop 2 1,000,000 MS 12-14 Network/Storage 2 1,000,000 MS 12-14 Network/Storage 2 1,000,000	MS 2 Fuel/Storage 2 1,000,000 MS 12 Storage/Workshop 2 1,000,000 MS 12-14 Network/Storage 2 1,000,000 MS 12-14 Network/Storage 2 1,000,000									31,806,500
PARINA EDUCATIONAL CENTER											3,105,000
FACILITIES BUILDING											982,670
TRANSPORTATION BUILDING											1,996,500
EDUCATIONAL ANNUAL EXPENDITURE (Without Parina, Facilities & Transportation Buildings)	\$2,543,100	\$2,572,480	\$2,488,250	\$2,422,505	\$2,527,180	\$2,790,000	\$2,245,000	\$2,463,000	\$2,428,130	\$7,142,085	\$3,621,580

ASSUMPTIONS AND GOALS	
<p>1. DOCUMENTATION - Master Plan takes into consideration the following documents:</p> <ul style="list-style-type: none"> a. DOE 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 & MacBroom October 2016 School Enrollment Projections g. Milone & MacBroom 2017 Audubon 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 work 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 whenever 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 "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 relocate 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>* PARINA, FACILITIES & TRANSPORTATION BUILDINGS EXCLUDED - It was decided that the Parina 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>

Revision Date: 9/29/17

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

				Yr. 0		Yr. 5		Yr. 10		Yr. 20	
Campus Name	Cost/SF	Total SF	Replacement Value	Bldg. FCI	Bldg. Needs	Bldg. FCI	Bldg. Needs	Bldg. FCI	Bldg. Needs	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 #:
138560.22R090-001.354

DATE OF REPORT:
To Be Filled In By CD

ON SITE DATE:
October 6, 2022

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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




Roofing in Failed condition. Priority Score: **88.9**

Roof Leak Repairs
School Arcola Intermediate/Skyview and Upper Elementary Skyview Science Labs

Uniformat Code: B3010
Recommendation: **Repair in 2022** \$\$\$

The roof continues to leak in the Skyview science labs. This cost is associated with the localized repairs for the roof. - AssetCALC ID: 5997648




Roofing in Poor condition. Priority Score: **88.9**

Modified Bitumen
School Arcola Intermediate/Skyview and Upper Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023** \$\$\$\$

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



Roofing in Poor condition. Priority Score: **88.8**

Built-Up
School Arcola Intermediate/Skyview and Upper Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024** \$\$\$\$

Cost Estimate: \$190,800

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.



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