

Subcommittee 5 – Sewer Plant/Admin Building/Transportation Building

October 14, 2023

SCOT ANALYSIS SEWER PLANT:

The questions below are to be used to assist with the sub-committee discussions. Questions below are organized by Strengths/Challenges/Opportunities/Threats.

STRENGTHS

- What would you list as strengths/benefits to having a sewer plant on the Methacton High School campus?
 - Currently existing infrastructure
 - Possible educational value for students interested in engineering
 - Possible reuse potential
 - District controlled versus an outside authority

CHALLENGES

- What would you list as challenges regarding having a sewer plant on the Methacton High School campus?
 - Permit requirement changes which may require additional processing equipment
 - Third Party maintenance
 - Liability
 - Discharge risks in effluent environmental impact
 - Storage of chemicals on site
 - Space that it takes up
 - Treatment plant is over 30 years old so capital improvement is required

OPPORTUNITIES

- When I think of a sewer plant on our campus in the future, I envision the following improvements/changes...
 - Reuse of water
 - Used for educational purposes
- Are there safety/environmental/aesthetic/costs opportunities with improvements to our sewer plant that we should further investigate as a district?
 - Safety improvements are needed
 - Control for environmental reasons
- Are there opportunities to design a better campus layout or repurpose the sewer plant space in the future?
 - What might that repurposed space be utilized for?
 - Field House/Athletic Field/Greenhouse/Grounds Storage or Office
 - Why is it important that we repurpose this space?
 - Minimize Exposure
 - Safety of students
 - Protect against litigation

- Does moving our solid waste service off site have safety/environmental/aesthetic/costs benefits? What exactly are they?
 - Minimizes Exposure
 - Aesthetically pleasing to not have it on site
 - Environmentally safer for students, staff and community

THREATS

- What future challenges will impact the Methacton School District if sewer plant investments on the high school campus are not made?
 - Permit violations (potential)
 - Increased emergency maintenance
 - Litigation
 - Safety
- What are some of the external forces preventing us from making sewer plant improvements to our campus?
 - Township contractual agreements
 - Cost differential/initial improvement costs
- Are there sewer plant improvements that, if not implemented, could undermine the perceived value of our institution?
 - Disinfection
 - Our campus could be perceived as being not environmentally friendly

Overall Recommendation

1. Explore the budgetary requirements of installing a pump station to discharge to the Lower Perkiomen Valley Regional Sewer Authority.

What needs to be addressed? Elimination of the plant to gain footprint
Why should this be addressed? Minimize Exposure, Safety of students, Protect against litigation
How should this be addressed and why this way? Install pump station to discharge to the Lower Perkiomen Valley Regional Sewer Authority
2. Enter into an intra-municipal agreement with Worcester and Lower Providence Townships to connect the MHS campus to a public sewer system.

What needs to be addressed? Budget restrictions, the agreements need to be created and approved
Why should this be addressed? Eliminate risks to the district (environment, safety, litigation) and because MHS is in Worcester Township and the best choice for a public tie in would be in Lower Providence Township.
How should this be addressed and why this way? Plan to add discharge station; MSD would have to approach two townships and one sewer authority (Worcester and Lower Providence)
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.

What needs to be addressed? Budget restrictions, the agreements need to be created and approved
Why should this be addressed? Eliminate risks to the district (environment, safety, litigation) and because MHS is in Worcester Township and the best choice for a public tie in would be in Lower Providence Township.
How should this be addressed and why this way? Plan to add discharge station; MSD would have to approach two townships and one sewer authority (Worcester and Lower Providence)

SCOT ANALYSIS ADMINISTRATION BUILDING:

The questions below are to be used to assist with the sub-committee discussions. Questions below are organized by Strengths/Challenges/Opportunities/Threats.

Strengths

- What do you like about the Methacton High School campus **ADMINISTRATIVE BUILDING**?
 - Onsite proximity to HS campus
 - Central Location within the district
- What sets apart the Methacton High School campus **ADMINISTRATIVE BUILDING** from other high school/district Administrative Buildings that you are familiar with?
 - Substandard meeting spaces, interview areas, and technology storage
 - Not aesthetically pleasing
- What advantages do spaces in Methacton High School campus **ADMINISTRATIVE BUILDING** have for students, parents, staff, and the community?
 - None
- What other positive aspects can you list regarding **ADMINISTRATIVE BUILDING** on the Methacton High School campus?
 - None

Challenges

- What do you not like about the **ADMINISTRATIVE BUILDING** of the Methacton High School campus?
 - Outdated
 - Poor Image, does not make a good first impression for potential job candidates, guests, or parents registering their children for the first time
 - Flow and safety issues with two entrance points
 - No large group meeting spaces
 - No dedicated interview space or waiting area
 - Main Distribution Frame (MDF) is a modified storage space that does not have proper temperature control
 - Bathrooms are outdated and not appropriately located
 - Not ADA compliant
 - Air quality due to humidity and leaking water since the building is below grade
 - Not conducive for the school community
 - Detached trailer with no plumbing (water or bathroom not available)
 - Roof water is being drained near the door ways into the building from the back parking lot (ice is a concern in that area)
 - In winter there are roof ice issues which cause leaks
 - Outdated technology

- Limited storage space for curriculum materials
- HVAC concerns in the building
- Poor document management space
- No sprinklers in the building for fire safety
- Shipping and Receiving concerns and confusion for delivery drivers
- No Elevator
- Trash dumpsters and parking is a concern (accidents have happened)
- Baseball field near the parking lot and baseballs have damaged cars and windows
- What factors/limitations with the **ADMINISTRATIVE BUILDING** do you believe detract from your ability to have an exceptional experience?
 - See above
- What other challenging matters can you list regarding the **ADMINISTRATIVE BUILDING**?
- What concerns you about the proposed Facilities Master Plan and its related budget sheet for the **Administrative Building**?
 - Extensive code requirements

Opportunities

- What advantages could we provide to students, parents, staff, and the community if the **ADMINISTRATIVE BUILDING** was different in the future?
 - The space could be used or repurposed
- What did members of the committee learn from tours of other high schools that we ought to consider for Methacton HS campus related to admin building?
 - There are top quality admin buildings on other campuses
 - Some buildings lease space for their district offices
- Given that the Facilities Master Plan is replacing existing - what other considerations for this space should be considered before the investment is made?
- What should the district consider when planning for future investments into the **ADMINISTRATIVE BUILDING**?
 - Collaborative work space
 - District image and branding – aesthetics
 - Technology
 - Professional spaces
- Are there emerging technologies, instructional practices, school design, safety, or programs and services that should be considered in our future planning of the **ADMINISTRATIVE BUILDING**?
- What opportunities exist with the proposed Facilities Master Plan and its related budget sheet for **Administrative Building**?

Threats

- Are the spaces in **Administrative Building** important to the long term ability to provide high quality education/service?
 - See above challenges for all of the threats
- What future challenges will impact the Methacton School District if investments into the **ADMINISTRATIVE BUILDING** are not made?
- What are some of the external forces preventing us from making improvements to the **ADMINISTRATIVE BUILDING**?
- What factors in the **ADMINISTRATIVE BUILDING** are beyond the district's control that could place our District at risk?

- Are there technologies/trends/curricular programs/services that if not implemented in the **ADMINISTRATIVE BUILDING** could undermine the perceived value of our institution?
- What threats exist if the work outlined in the proposed Facilities Master Plan and its related budget sheet for **Administrative Building** are not accomplished?

Overall Recommendation

1. Relocate the administrative building to a new location.

What needs to be addressed?

- Collaborative work space
- District image and branding – aesthetics
- Technology
- Professional spaces

Why should this be addressed? To improve the overall Methacton District experience/exposure/image for all and to attract top talent

How should this be addressed and why this way? See Above.

2. Consider repurposing other facilities in the district to house the administration building.

What needs to be addressed?

- Collaborative work space
- District image and branding – aesthetics
- Technology
- Professional spaces

Why should this be addressed? To improve the overall Methacton District experience/exposure/image for all and to attract top talent

How should this be addressed and why this way? See Above.

3. Repurpose the current administrative building for other needs (ex: maintenance offices, grounds, storage space, etc.)

What needs to be addressed?

- Collaborative work space
- District image and branding – aesthetics
- Technology
- Professional spaces

Why should this be addressed? To improve the overall Methacton District experience/exposure/image for all and to attract top talent

How should this be addressed and why this way? See Above.

SCOT ANALYSIS TRANSPORTATION BUILDING:

The questions below are to be used to assist with the sub-committee discussions. Questions below are organized by Strengths/Challenges/Opportunities/Threats.

Strengths

- What do you like about the Methacton High School campus **TRANSPORTATION BUILDING**?
 - Central location within the district
 - Easy access to major roads and easy to find if you need to get there
- What sets apart the Methacton High School campus **TRANSPORTATION BUILDING** from other high school/district transportation buildings that you are familiar with?
 - On Site
 - It is smaller in size
- What advantages do spaces in Methacton High School campus **TRANSPORTATION BUILDING** have for students, parents, staff, and the community?
 - Safety for students in an emergency evacuation
- What other positive aspects can you list regarding **TRANSPORTATION BUILDING** on the Methacton High School campus?
 - None

Challenges

- What do you not like about the **TRANSPORTATION BUILDING** of the Methacton High School campus?
 - Size – too small
 - Impedes the flow of normal school traffic
 - Safety concern with the gas being on MHS campus
 - Safety concern for student drivers
 - Safety concern for bus mechanics due to poor ventilation/no ventilation
 - Safety concern for site lines for all drivers (car and bus)
 - Safety concern for pedestrians
 - Graduation day with the buses coming onto campus is problematic
 - Takes up space which could be better utilized
- What factors/limitations with the **TRANSPORTATION BUILDING** do you believe detract from your ability to have an exceptional experience?
 - See Above
 - The age of the property detracts from the aesthetics of the property
- What other challenging matters can you list regarding the **TRANSPORTATION BUILDING**?
 - Noise control in office spaces is a problem – it is difficult to hear people on the phone
- What concerns you about the proposed Facilities Master Plan and its related budget sheet for the **Transportation Building**?
 - There are large costs associated with this decision regardless if it is on campus or off campus
 - Long term planning regarding the use of space

Opportunities

- What advantages could we provide to students, parents, staff, and the community if the **TRANSPORTATION BUILDING** was different in the future?
 - What would different in the above look like and what would we do in the space that we cannot do today?
 - The space could be used for athletic fields or the possibility of having parking near the stadium, athletic fields or gym
 - Opens up the flow of traffic
- What did members of the committee learn from tours of other high schools that we ought to consider for Methacton HS campus related to transportation?
 - Most of the HS campuses do not have bus storage and maintenance on site

- Given that the Facilities Master Plan is replacing existing - what other considerations for this space should be considered before the investment is made?
 - See Above
- What should the district consider when planning for future investments into the **TRANSPORTATION BUILDING**?
 - Repurpose of the space
 - Gas tanks on property
 - Liability of safety issues of all types (environmental, drivers, etc)
 - District growth (Size of student body)
- Are there emerging technologies, instructional practices, school design, safety, or programs and services that should be considered in our future planning of the **TRANSPORTATION BUILDING**?
 - EV charging ports
 - Communication systems need to be updated
- What opportunities exist with the proposed Facilities Master Plan and its related budget sheet for **Transportation Building**?
 - Relocation of the bus depot

Threats

- Are the spaces in **Transportation Building** important to the long term ability to provide high quality education/service? YES
- What future challenges will impact the Methacton School District if investments into the **TRANSPORTATION BUILDING** are not made?
 - See Challenges above
- What are some of the external forces preventing us from making improvements to the **TRANSPORTATION BUILDING**?
 - Land acquisition
 - Onsite space
 - Funding
- What factors in the **TRANSPORTATION BUILDING** are beyond the district's control that could place our District at risk?
 - Township approvals
 - Environmental standards (gas containment)
- Are there technologies/trends/curricular programs/services that if not implemented in the **TRANSPORTATION BUILDING** could undermine the perceived value of our institution?
 - The technology used for district communication with our transportation department
- What threats exist if the work outlined in the proposed Facilities Master Plan and its related budget sheet for **Transportation Building** are not accomplished?
 - See Challenges above

Overall Recommendation

1. Relocate the transportation center to a new location.

What needs to be addressed? See above.

Why should this be addressed? See above challenges

How should this be addressed and why this way? Locate a feasible location for the bus depot.

2. Repurpose the existing land for use as athletic fields and/or parking.

What needs to be addressed? See above.

Why should this be addressed? See above challenges

How should this be addressed and why this way? Locate a feasible location for the bus depot.

3. Improve overall traffic and safety on the HS campus.

What needs to be addressed? See above.

Why should this be addressed? See above challenges

How should this be addressed and why this way? Locate a feasible location for the bus depot.