

# Montoursville Area School District



## Facility Study Review

July 8, 2014



Crabtree, Rohrbaugh & Associates,  
Architects

# **Previous Presentations :**

- ***Enrollment***
- ***Capacity***
- ***Room Size***
- ***Educational Program***
- ***Building Systems***
- ***Improvement Ideas/Goals***
- ***Options / Costs***



# Existing Conditions

<b>Montoursville Area High School - Deficiencies</b>									
Significant deficiencies identified at the Montoursville Area High School include the following:									
<b>Some Educational Spaces are too small</b>									
	Classrooms								
	Science labs								
	Band and Choral rooms								
	Auditorium/Stage								
	Family and Consumer Science								
	Fitness Center								
	Guidance facilities								
<b>Inadequate quantity of Educational Spaces</b>									
	Science labs								
<b>Some spaces don't exist</b>									
	No central gathering/reception space for large groups ( lobby, commons, etc.)								
	Community spaces								
	Specialized art facilities								
	Black Box Theater								

# Existing Conditions

<b>Building Organization</b>									
	Major public spaces are not controlled from one area (gym, auditorium, cafeteria )								
	Location of classrooms makes department organization difficult								
<b>Safety and Security compromises</b>									
	Numerous entrances								
	Internal high school office minimizes view to exterior								
<b>Corridors</b>									
	Spaces utilitarian and lack legibility								
	Too narrow in some areas								
	Intersections are too small and interfere with efficiency								
	No daylight in most areas								
<b>Building Infrastructure</b>									
	Doors difficult to maintain due to wood framing seasonal movement								
	Wood framing renovations possible but expensive								
	HVAC system replacement recommended								
	Plumbing system replacement recommended								
	Replace portions of electrical system								



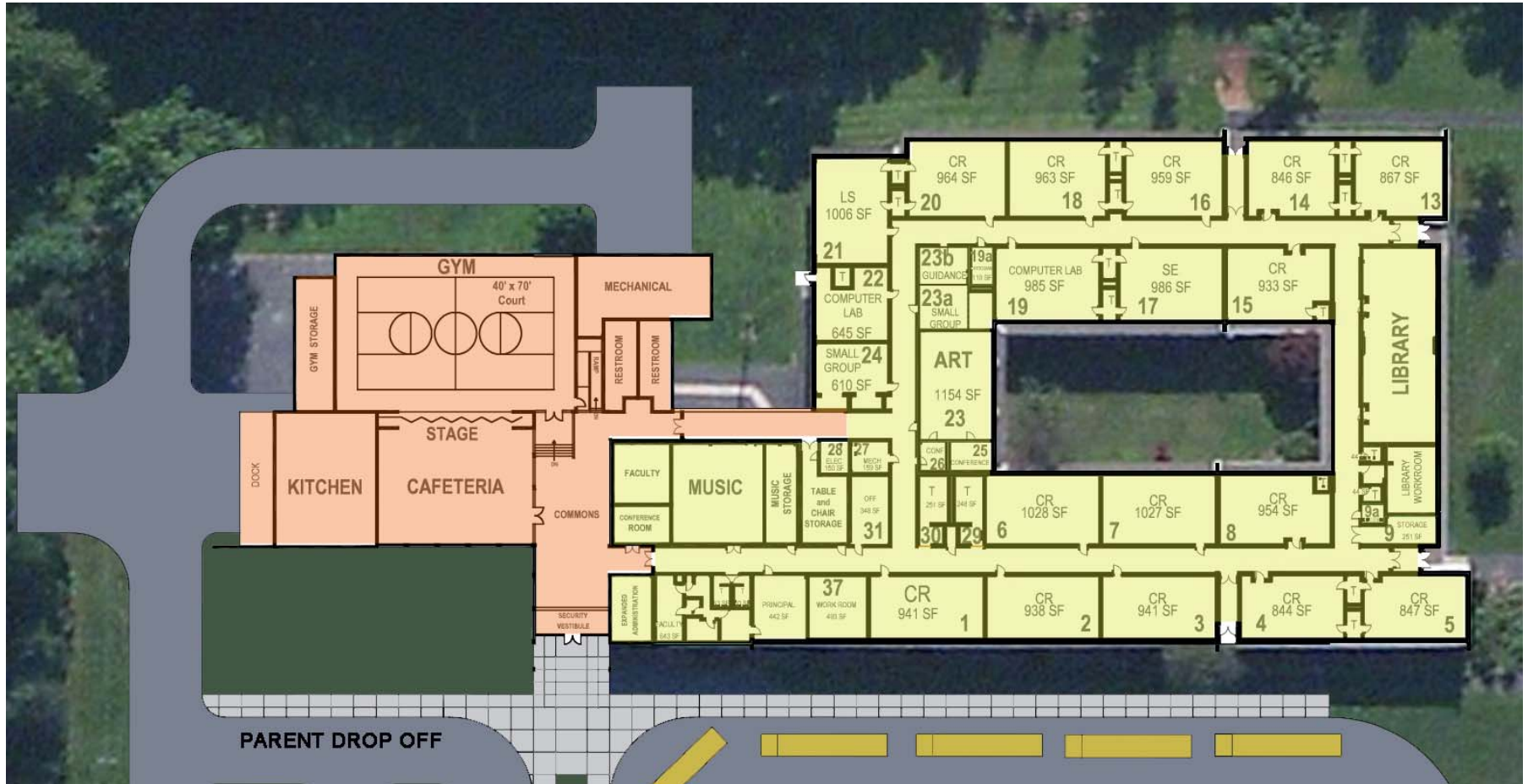
## *Results:*

- *Loyalsock Valley ES : 2 Options*
- *High School : 5 Options*





# LOYALSOCK VALLEY ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS



# LOYALSOCK VALLEY ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS



## *Option Characteristics*

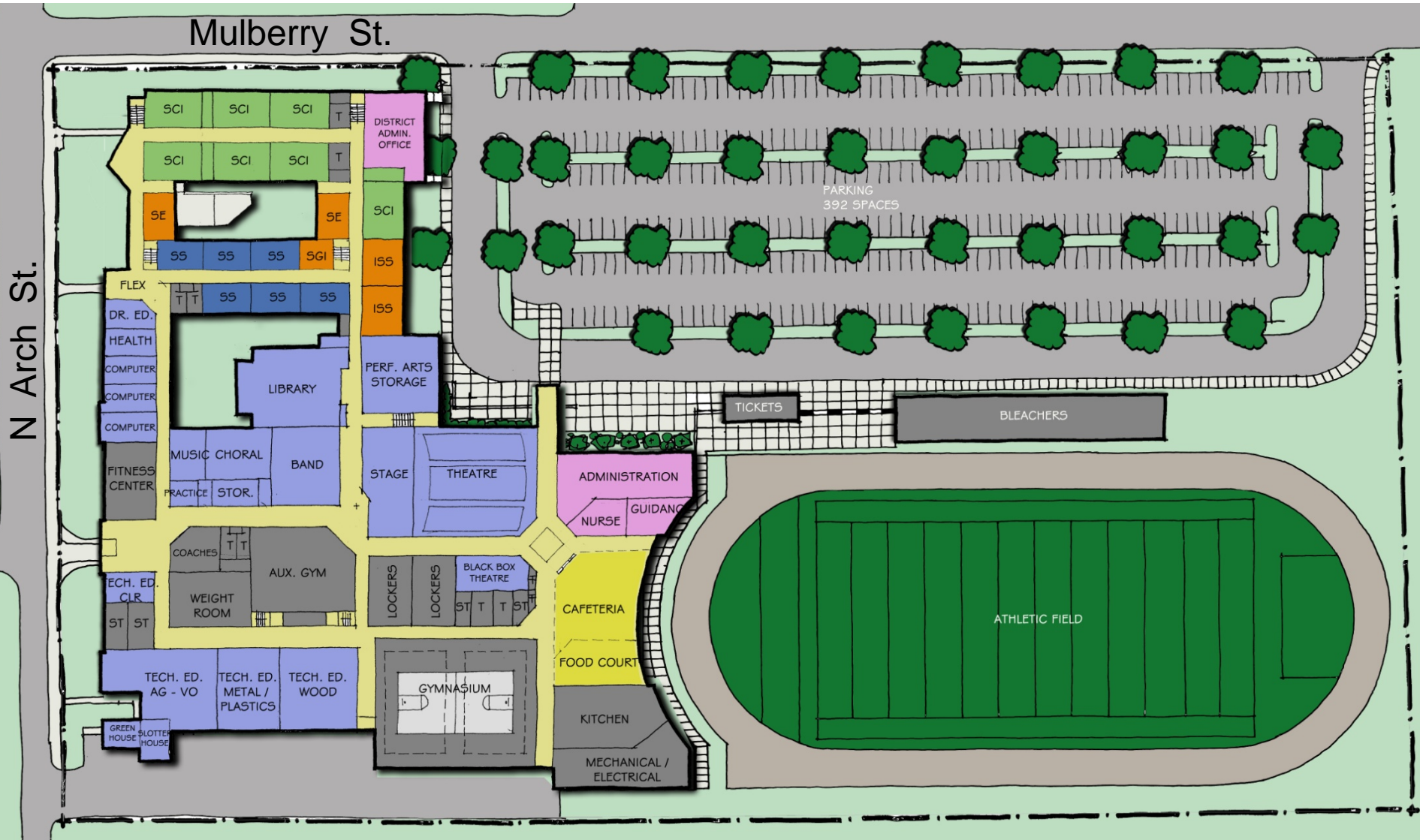
# ***Loyalsock Valley ES***

### ***Additions and Renovations***

- 1. New main entrance improves safety*
- 2. Expanded Administration increases efficiency and service to community*
- 3. New Lobby accommodates community events*
- 4. Separation of bus and parent drop off areas increases safety*
- 5. Separate Cafeteria and Gym spaces increases operational efficiency*
- 6. Cafeteria can function as a stage, eliminates need for separate stage*
- 7. Adequately sized public/student restrooms serve cafeteria and gym*
- 8. Art, Music, and Library are relocated to adequately sized spaces*
- 9. New: Kitchen, mechanical room, storage*
- 10. Improved well/water storage system and new septic system.*

# Option 1 : Additions & Renovations

## Site Plan / First Floor Plan



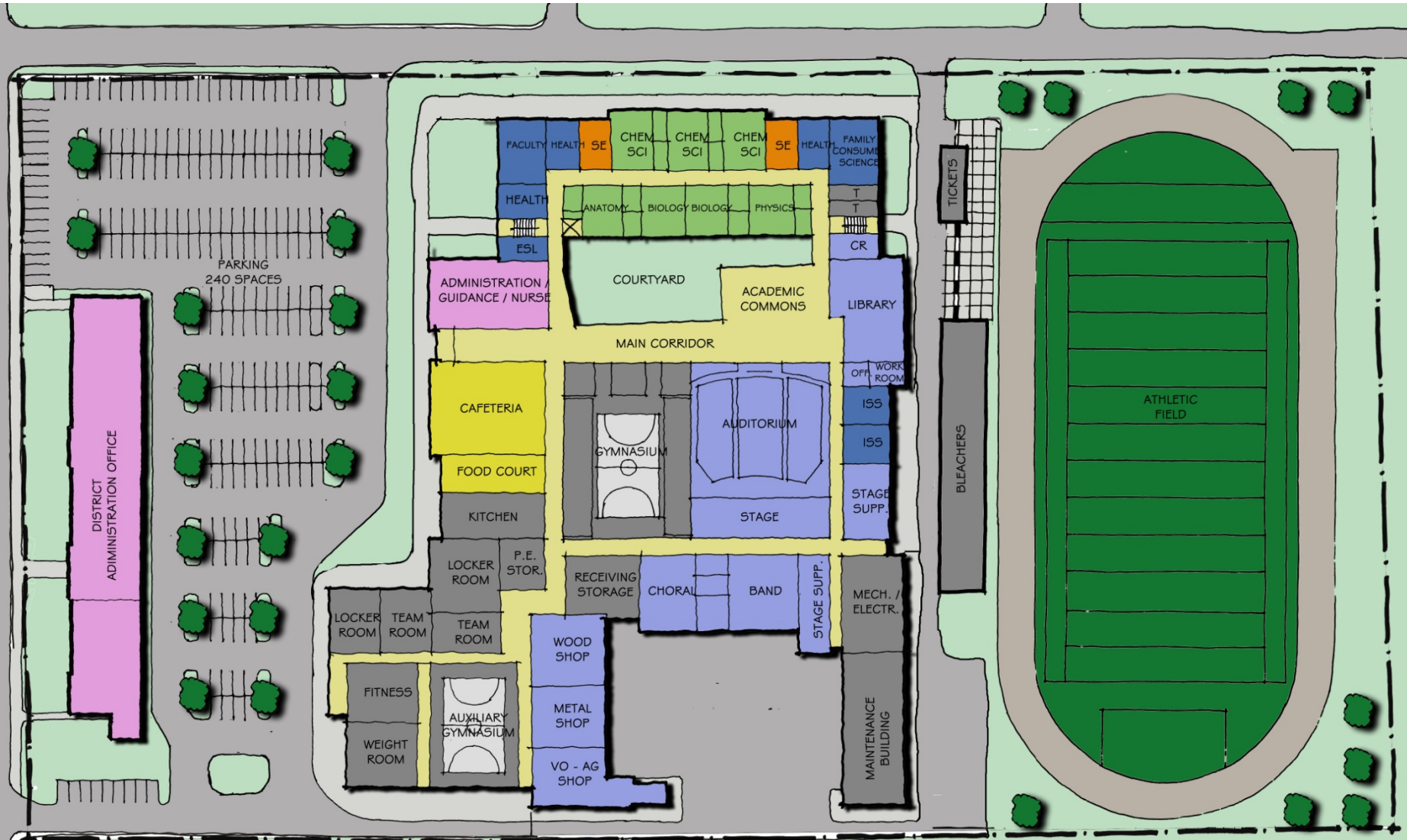
## ***Option Characteristics***

### ***High School Option 1***

- 1. Uses existing site***
- 2. Retains majority of existing building***
- 3. Retains original High School building***
- 4. Parking for 400 +/- vehicles***
- 5. Parking adjacent to stadium, DAO, and High School Main Entrance***
- 6. Tight site, moderately challenging construction***
- 7. Moderate disruption to students during construction***
- 8. No District Maintenance building on site***
- 9. Variance from ZHB for parking and lot coverage required***
- 10. New 8 lane track and synthetic turf field allows 24/7 use***

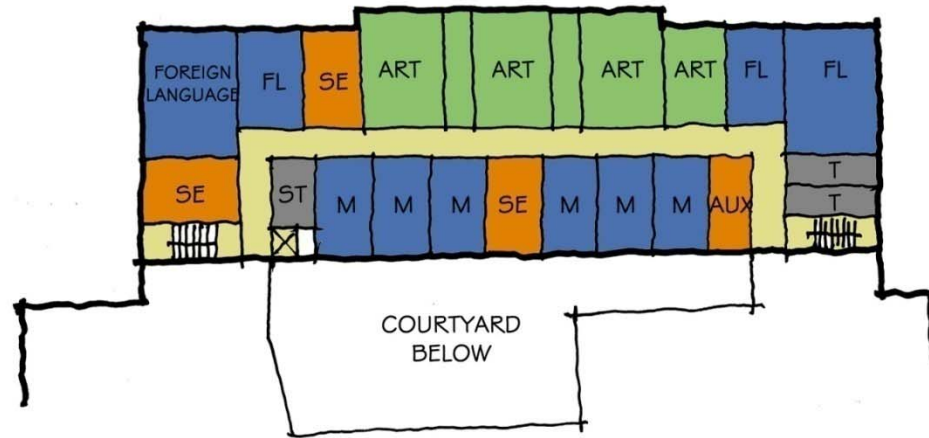
# Option 2: Additions & Renovations

## Site Plan / First Floor Plan

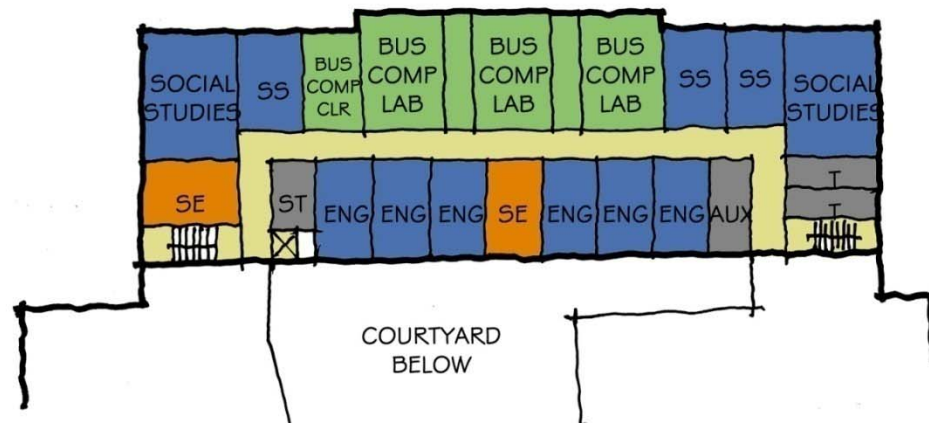


# Option 2: Additions & Renovations

## Second & Third Floor Plans



SECOND FLOOR PLAN



# Option Characteristics

## **High School Option 2**

1. *Uses existing site*
2. *Retains smaller portion of existing building*
3. *Retains original High School building*
4. *Parking for 240 +/- vehicles*
5. *Parking remote from stadium,*
6. *Parking close to DAO, and High School Main Entrance*
7. *Tight site, but less challenging construction than Option 1*
8. *Minimizes disruption to students during construction*
9. *Provides new District Maintenance building on site*
10. *Variance from ZHB for parking and lot coverage required*
11. *Retains existing stadium*

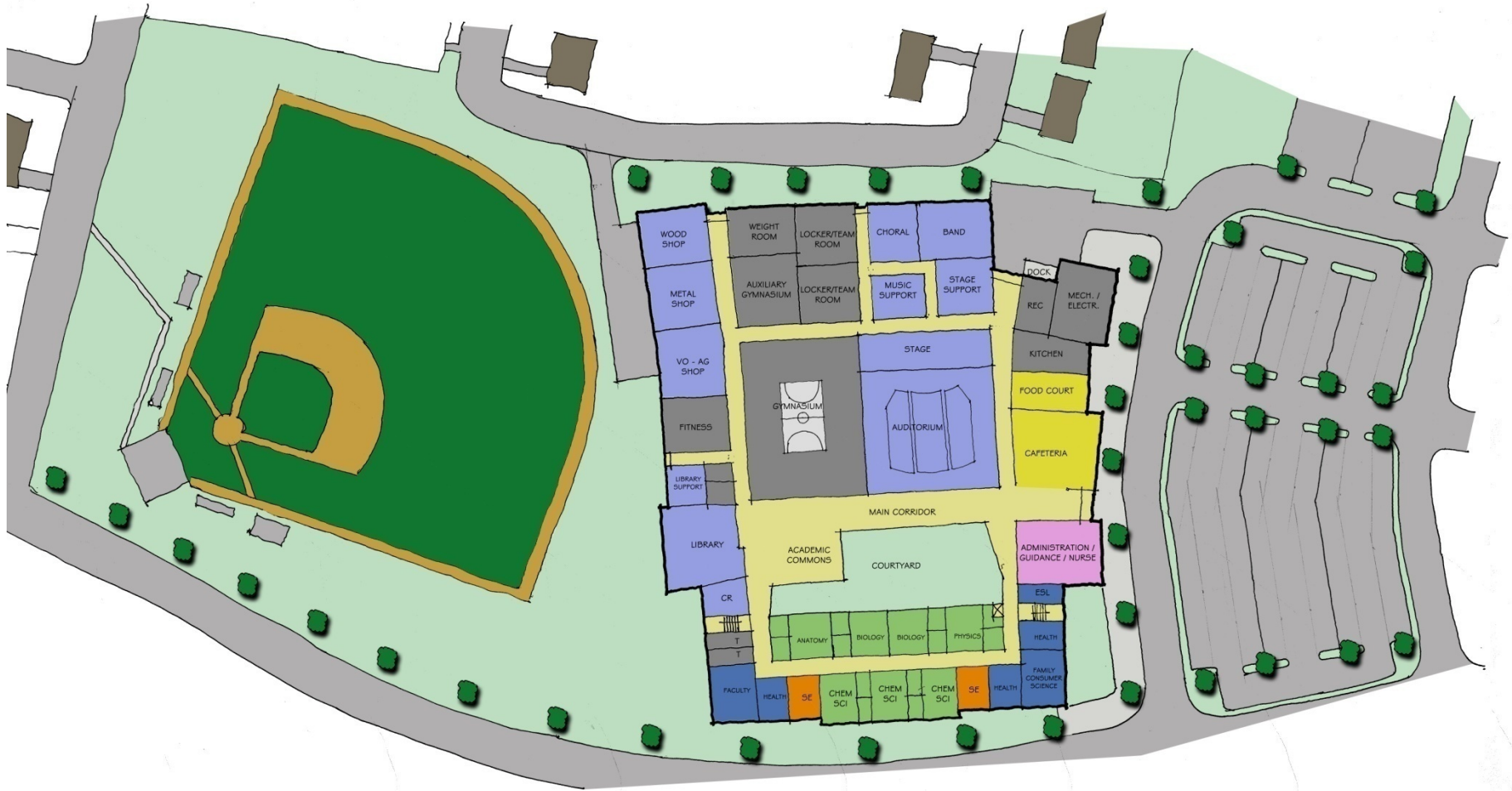


# Option 3: Existing Site



# Option 3: New High School

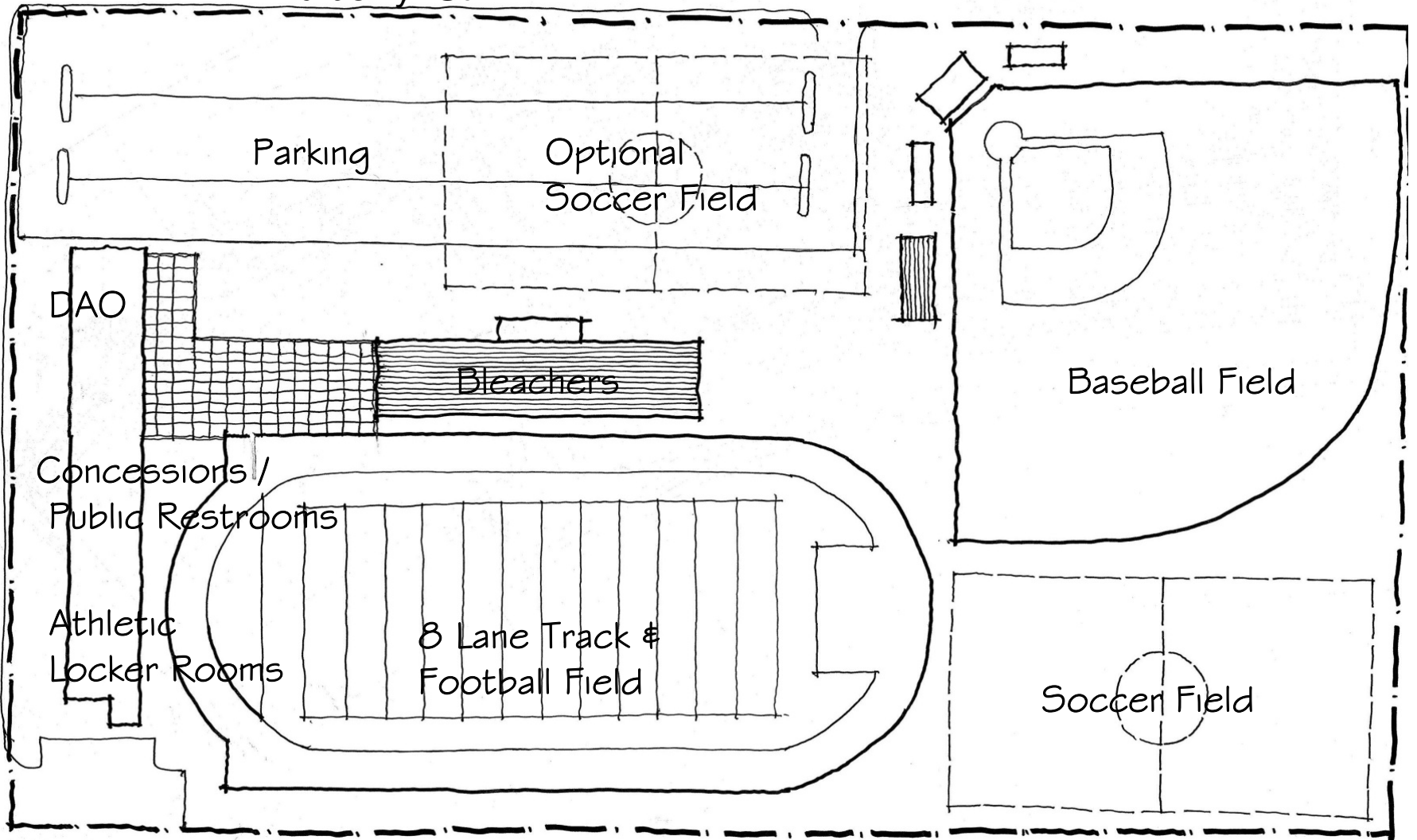
## Site and First Floor Plan



# Option 1: Athletic Fields

Mulberry St.

N Arch St.



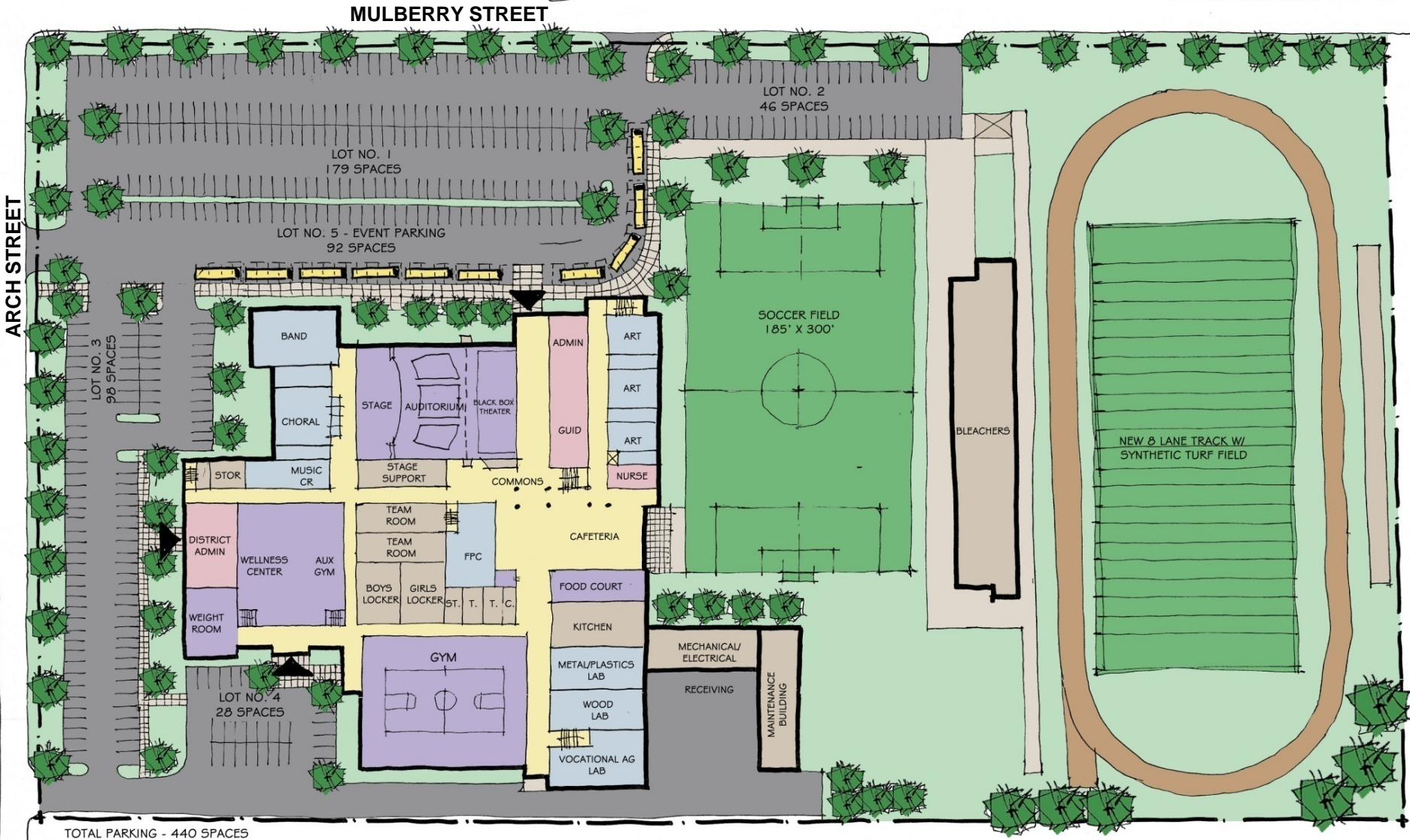
# Option Characteristics

## **High School Option 3**

1. *All new building adjacent to Middle School*
2. *No disruption to students during construction*
3. *All new athletic field complex on existing High School Site*
4. *Remote athletic fields increases transportation costs*
5. *Variance from ZHB for parking and lot coverage required*
6. *Highest cost option*

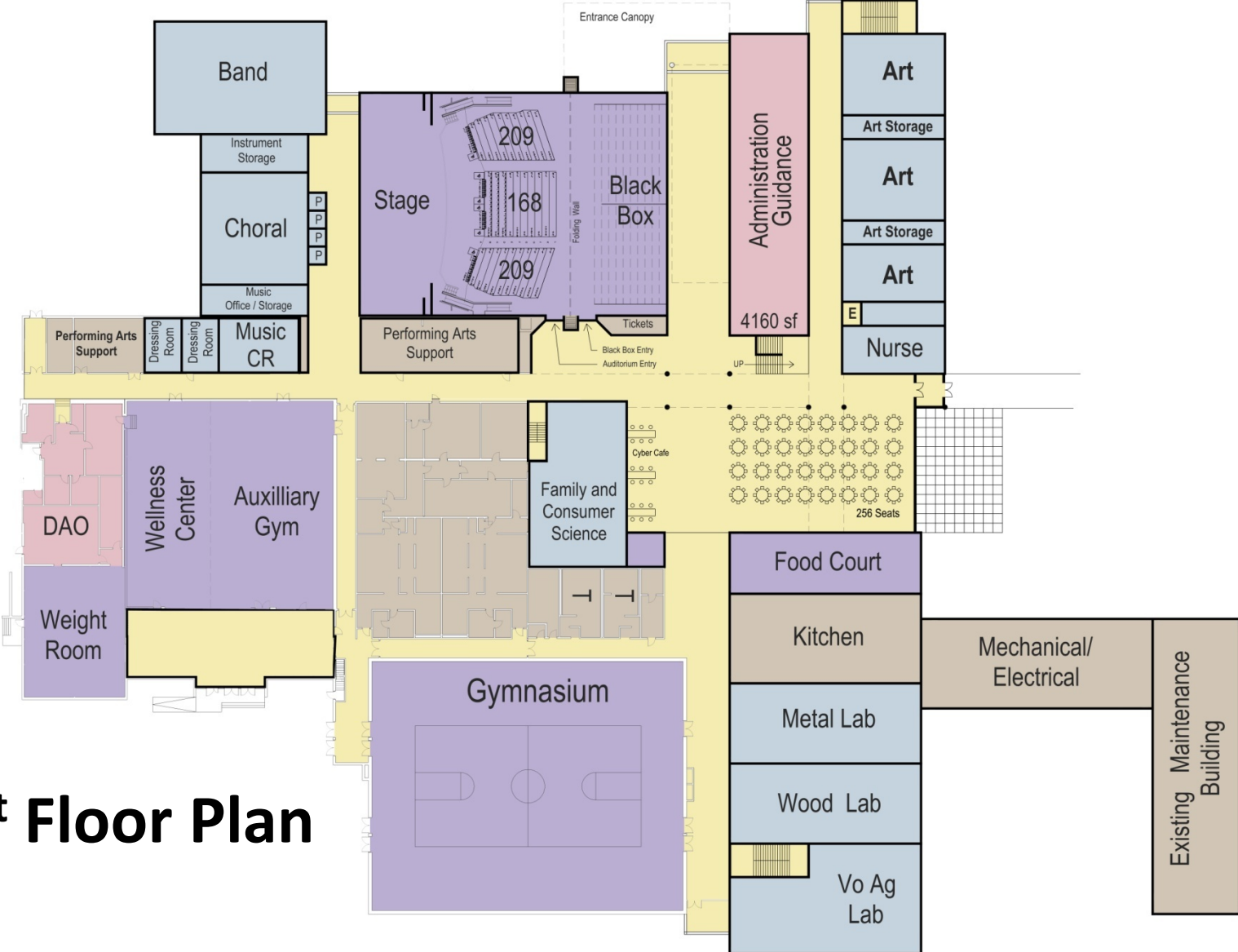
# Option 5: Additions and Renovations Montoursville Area High School

# Site Plan



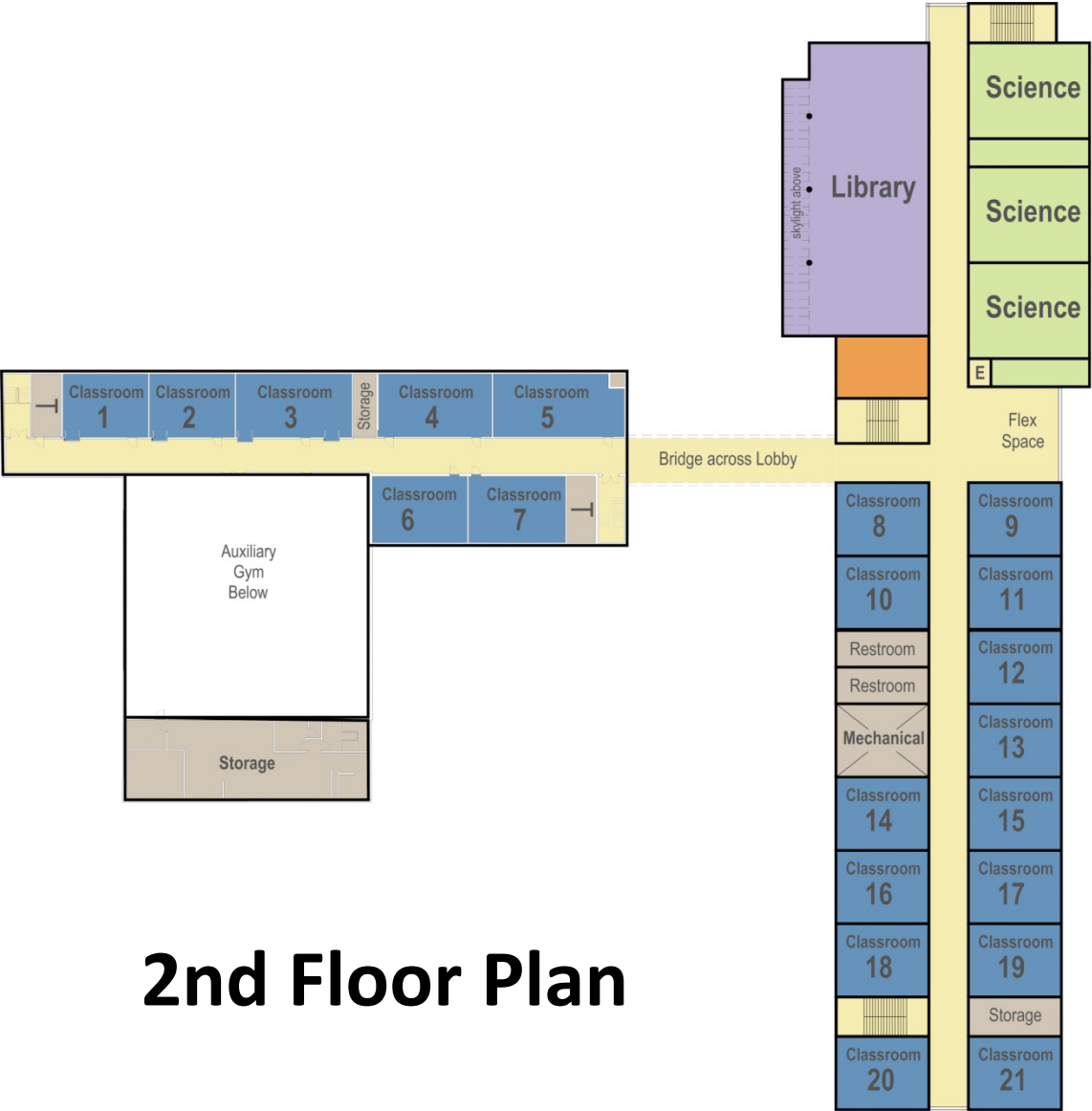
# Option 5: Additions and Renovations

## Montoursville Area High School



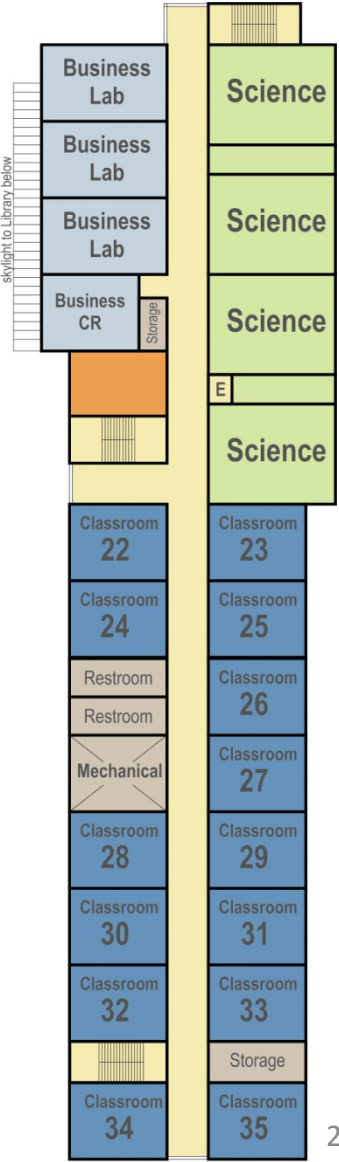
**1<sup>st</sup> Floor Plan**

# Option 5: Additions and Renovations Montoursville Area High School

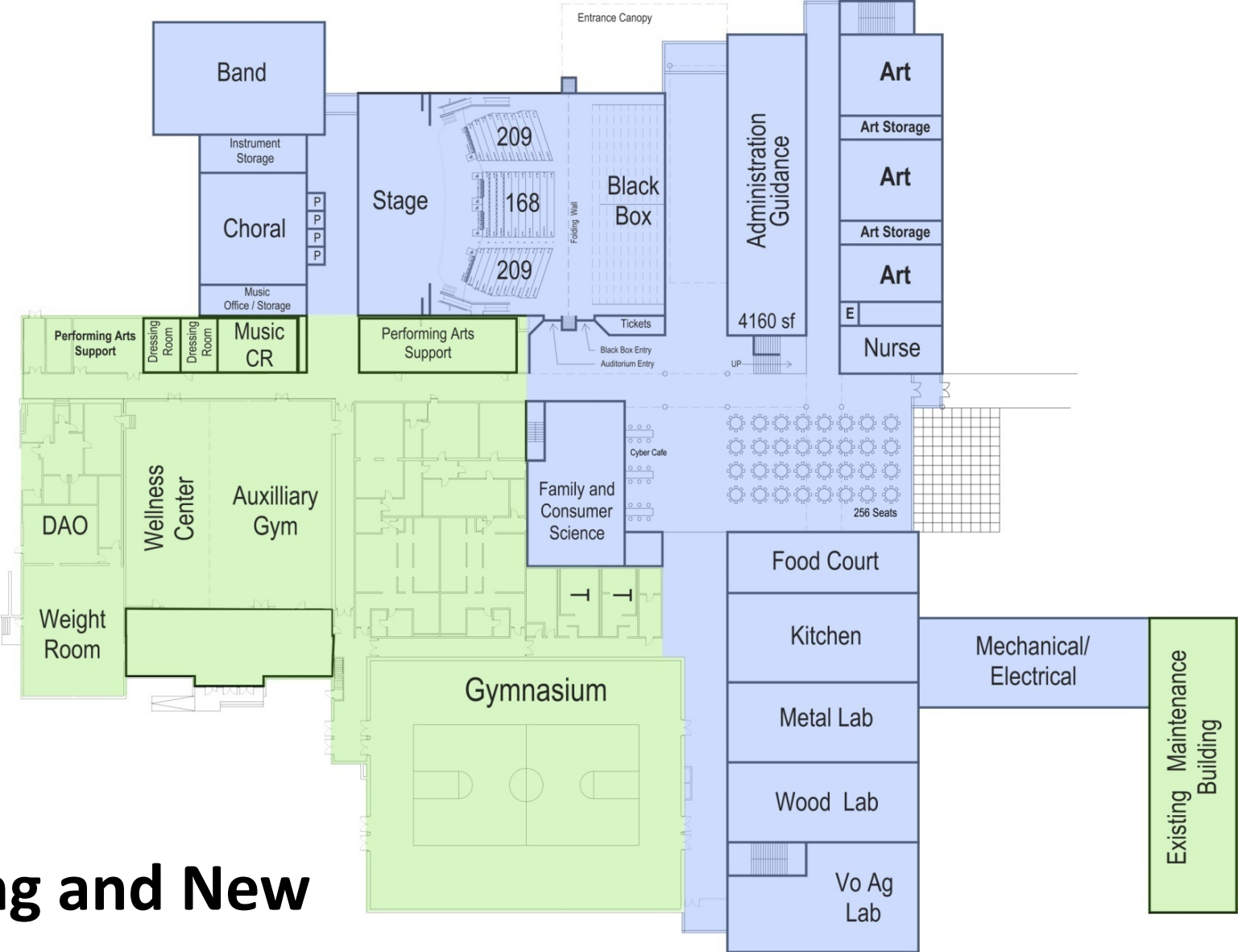


## 2nd Floor Plan

# 3rd Floor Plan



# Option 5: Additions and Renovations Montoursville Area High School



**Existing and New**



# Option Characteristics

## ***High School Option 5***

- 1. Uses existing site***
- 2. Retains the 1993 portion of the existing building***
- 3. Parking for 300 Vehicles***
- 4. Parking adjacent to stadium and new main entrance to High School***
- 5. Retains DAO and district maintenance building on site***
- 6. Retains stadium in it's current location w/ new synthetic turf field***
- 7. Minimal disruption to students during construction***
- 8. Variance for 3 story building height will be required***
- 9. Variance for Lot Coverage will be required***





# Starting Project Design Services in July 2014

## Benefits:

### 1 Increase opportunity for:

Low Interest rates

Low Construction Costs

### 2 Allows adequate time for:

Regulatory agency review and approval

Survey of existing site and building conditions

Design, district review, and approval

### 3 Allows Construction to start in June of 2015

maximizes best weather months before winter

allows 3 summers for construction

maximizes time without students on site

allows more building to be under roof by winter

### 4 Pre-Design Tasks apply to any Existing Site Option

Work completed now is necessary for any option/revised option

### 5 Starting Design Services does not commit board to Total Project Cost

Board Authorization is required for each Phase

Total project cost commitment occurs when signing construction contracts

# Pre-Design Tasks

Pre-Design Phase					
1	<b>Prepare <u>Requests for Proposals</u> for:</b>				
	Property / Topography Survey : gas, electric, phone/cable/data				
	Sub-surface Investigation				
	Civil Engineering				
	Mechanical, Electrical, Plumbing and Structural Engineering				
	Food Service/Kitchen Design				
	Acoustical Engineer				
2	<b>Review <u>Project Concept</u> with Borough</b>				
	Zoning		Traffic		
	Storm water		Fire and Police Safety		
	Building Ht.		Impervious Surface		
3	<b>Document <u>Utility Availability and Provider Requirements</u></b>				
	Water		Electric		
	Sewer		Gas		
4	<b>Research <u>Code Requirements</u></b>				
	All Applicable Regulatory Agencies				

# Pre-Design Tasks

5	<b>Finalize District <u>Educational Program</u> of Spaces</b>				
	Types, Quantities, Sizes				
	Meet with Administration and Staff				
6	<b>Finalize District <u>Educational Specifications</u></b>				
	Technology		Finishes		Casework
	Equipment		Security		Special Systems
7	<b>Finalize District <u>Site Requirements</u></b>				
	Parking		Phys. Ed and Athletics		
	School Bus		Educational		
	Safety		Site Lighting		
8	<b>Document District <u>Building System Standards</u></b>				
	Roofing		Hardware		Doors
	Mechanical		Windows		Controls
	Security		Lighting		Casework

# Pre-Design Tasks

9	<b>Identify <u>Special User Group Requirements</u></b>					
	PTO		Faculty		Clubs	
	Foundation		Community		etc.	
10	<b>Document <u>Highest Priority Goals</u></b>					
11	<b>Explore <u>Aesthetic Preferences</u> for new construction</b>					
	including preservation of historical componenets					
12	<b>Identify <u>Project Schedule Milestones</u></b>					
13	<b>Develop <u>Basis for Project</u>: Preliminary Scope and Budget</b>					

# *Iron Forge Elementary School*

