# 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

# Ideas / Goals

Improv	ement	deas ar	nd Goal	S				
Upgrade	e Facilitie	es to imp	rove/faci	litate Ed	ucationa	l Program	implem	entation
Improve	School	lmage, S	afety and	d Enviror	nment			
Reduce	Operatir	ng Costs						
l .l <b>1:6</b>	lowest o	verall co	st to me	et goals				

## **Existing Conditions**

Significa	nt deficiend	cies identif	ied at the	Montours	∕ille Area ⊦	High School	include th	ne following:
Some E	ducation	al Space	s are too	small				
	Classroo	ms						
	Science	labs						
	Band and	d Choral	rooms					
	Auditoriu	m/Stage						
	Family a	nd Consu	mer Scie	nce				
	Fitness (	Center						
	Guidance	e facilities	3					
Inadequ	late quan	titv of E	ducation	al Space	S			
	Science			•				
Some s	paces do	n't exist						
	No centr	al gatheri	ng/recep	tion spac	e for large	e groups (	lobby, co	ommons, etc.)
	Ti .	ity space		-			_	
		ed art fa						

### **Existing Conditions**

Building	Organiz	ation							
	Major pu	ıblic spac	es are no	t controll	ed from d	ne area (g	gym, audi	torium, ca	afeteri
	Location	of classr	ooms ma	kes depa	rtment or	ganization	difficult		
		0		1					
Safety a	nd Secu	rity com	promises	;					
	Numerou	us entrand	ces						
	Internal I	high scho	ol office r	ninimizes	view to e	exterior			
Corrido	rs								
	Spaces	utilitarian	and lack	legibility					
	Too narr	ow in sor	ne areas						
	Intersect	tions are	too small	and inter	fere with	efficiency			
	No daylig	ght in mos	st areas						
	<u> </u>								
Building	Infrastr	ucture							
_	Doors di	fficult to i	maintain d	lue to wo	od framin	ng seasona	al movem	ent	
	Wood fra	aming rer	novations	possible	but exper	nsive			
	1		lacement	•	•				
			replacem						
		portions	•						

### **Existing Conditions**

Loy	alsock Valley Elementary School - <i>Deficien</i>	cies						
Buildi	ing Organization							
	Main Entrance / Lobby undersized for student population							
Some	Educational Spaces are too small							
	Gymnasium / Cafeteria							
	Library is undersized for the student population							
Buildi	ing Infrastructure							
	HVAC system replacement recommended							
	Plumbing system replacement recommended	1						
	Replace portions of electrical system							
	Insufficient well capacity of 9 gpm							
	Water heating system is at end of service life and should be	replac						

# Results:

Loyalsock Valley ES: 2 Options

• High School: 5 Options

## LOYALSOCK VALLEY ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS



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#### **Option Characteristics**

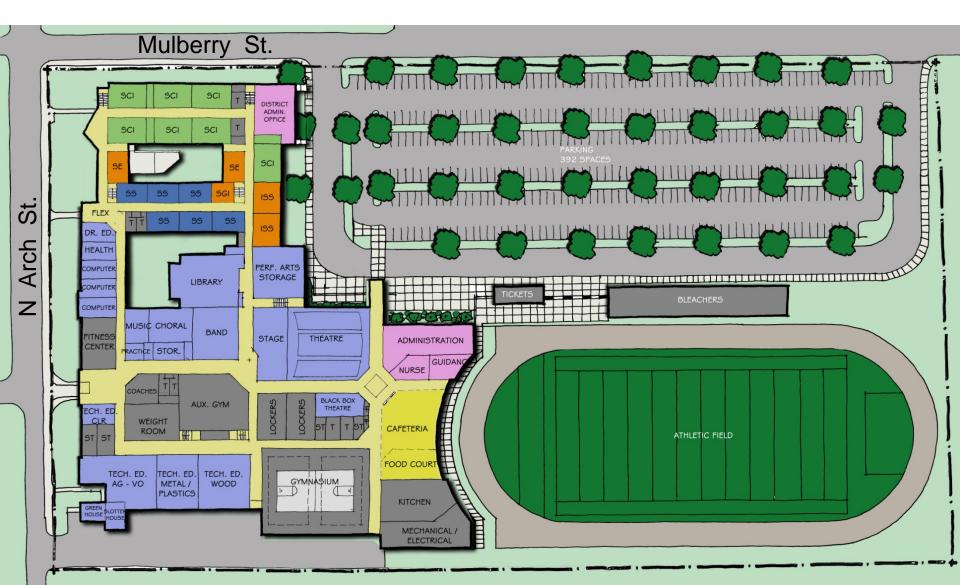
#### Loyalsock Valley ES

#### 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

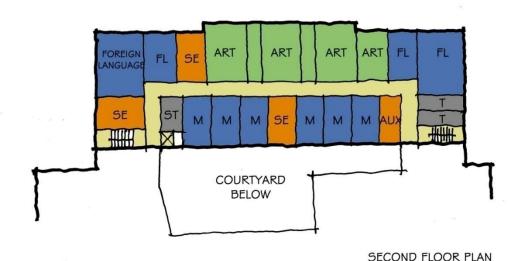
### Option 2: Additions & Renovations

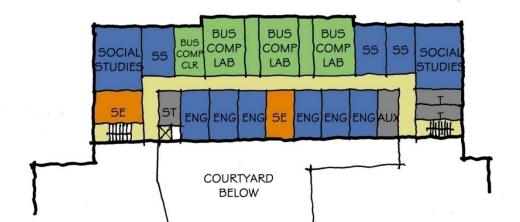
Site Plan / First Floor Plan



# Option 2: Additions & Renovations

Second & Third Floor Plans





#### **Option Characteristics**

### High School Option 2

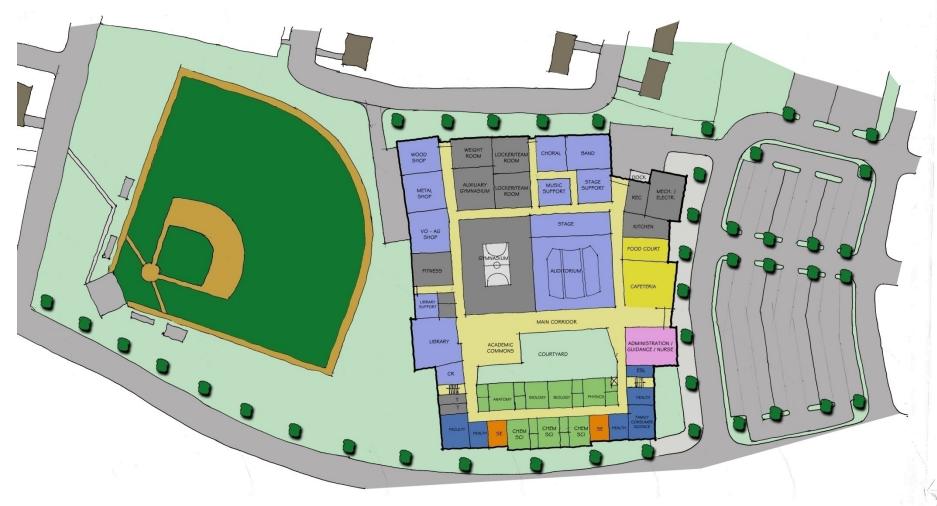
- 1. Uses existing site
- 2. Retains <u>smaller portion</u> of existing building
- 3. Retains original High School building
- 4. Parking for 240 +/- vehicles
- 5. Parking remote from stadium,
- 6. Parking close to DAO, and High School Main Entrance
- 7. Tight site, but less challenging construction than 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

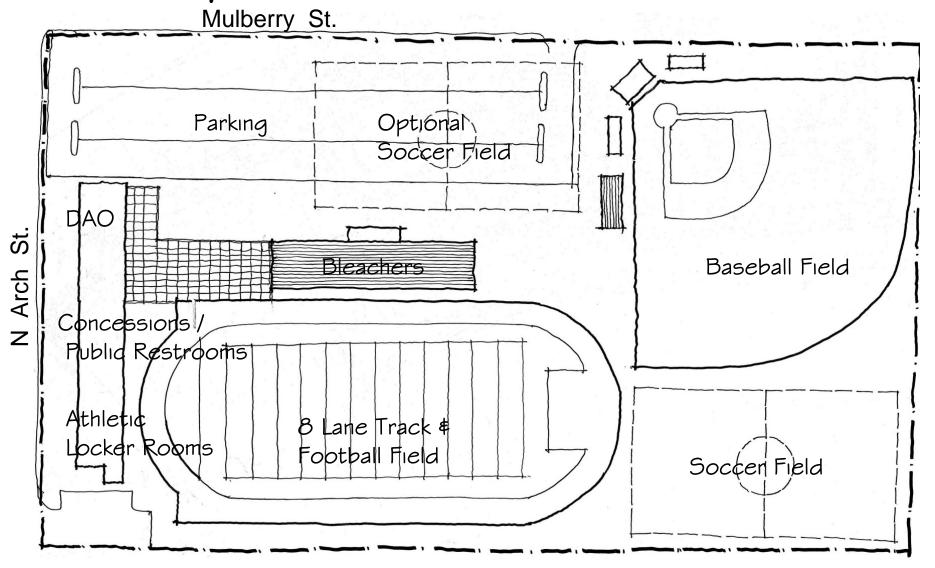


# Option 3: New High School

Site and First Floor Plan



# Option 1: Athletic Fields



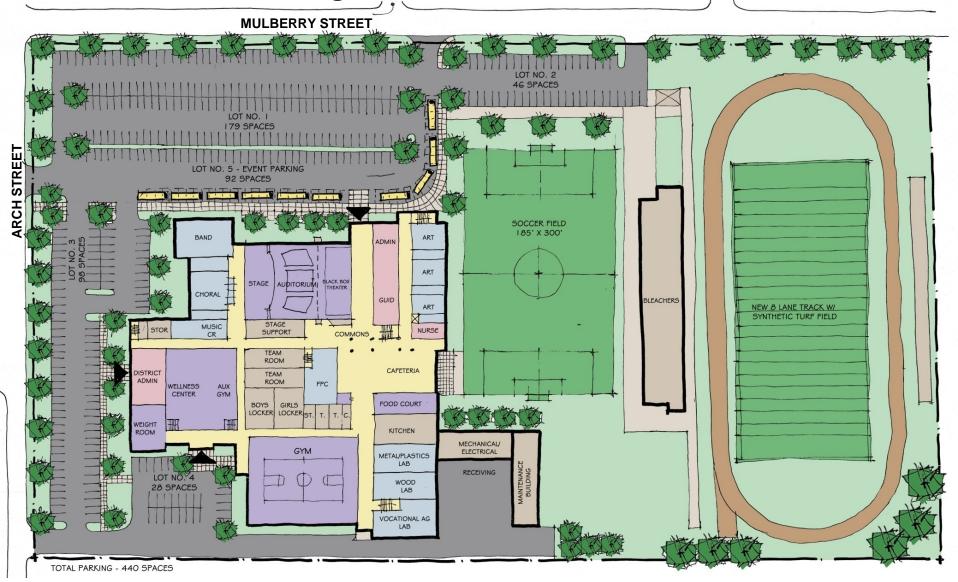
#### **Option Characteristics**

#### High School Option 3

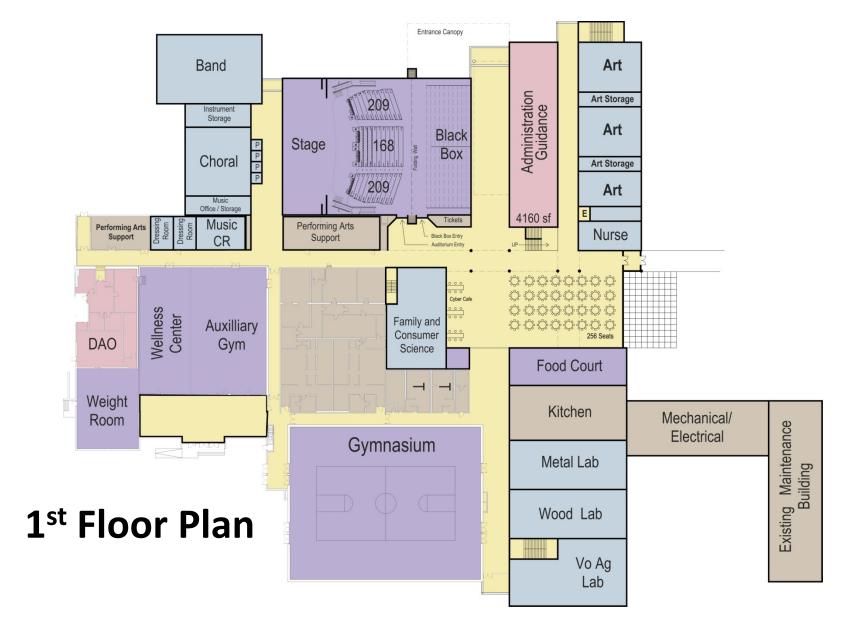
- 1. All new building adjacent to Middle School
- 2. No disruption to students during construction
- 3. All new athletic field complex on existing High School Site
- 4. Remote athletic fields increases transportation costs
- 5. Variance from ZHB for parking and lot coverage required
- 6. Highest cost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

# **Option 5: Additions and Renovations Montoursville Area High School**

#### Site Plan

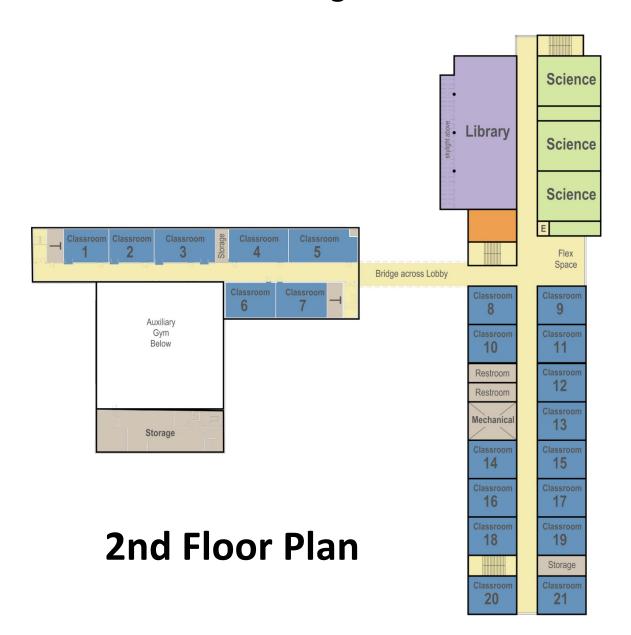


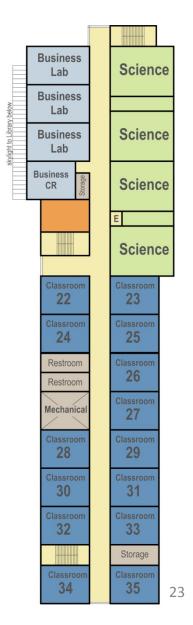
# Option 5: Additions and Renovations Montoursville Area High School



# Option 5: Additions and Renovations Montoursville Area High School

#### **3rd Floor Plan**





# Option 5: Additions and Renovations Montoursville Area High School



#### **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

#### Schedule

Мо	ntoursville Area School District											25-J	Jun-14
Hig	h School - Additions and Renovations												
Goa	als		= Bc	ard A	ction	า							
Star	t construction in June 2015												
Con	nplete Construction in August 2017												
					2014						2015	,	
Pr	eliminary Schedule	JUL	AUG	SEP	ост	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
	Board Approval: Pre-Design Phase												
1	Predesign Phase												
	Board Review: Pre-Design Report												
	Board Authorization: Schematic Design Phase												
2	Schematic Design Phase												_
	Schematic Design Fliase												
	Concept - Regulatory Agency Review												
	Board Review: Schematic Design												
	Board Authorization: Design Develop. Phase												

#### Schedule

3	Design Development Phase												
<u> </u>	Design Development i nase												
	Act 34 Public Hearing												
	Act 34 Fublic Hearing												
	Preliminary - Reg.Agency Review/Approval												
	reminially regulation, review, pproval												
	Board Review: Design Development												
	Board Authorization: Constr. Documents Phase												
4	Construction Document Phase												
	Final - Reg. Agency Review/Approval												
	Board Review: Construction Documents												
	Board Authorization: Bid Phase												
5	Bid Phase: Bid Period - 4 weeks												
	Did i ilidos. Bid i ci ibd - 4 weeks												
	Receive Bids												
	Board Review: Contractor's Bids												
	Board Auhorization: Sign Contracts / Start Const	ructio	on										
	Construction Starts (June 2015 through Summe	er 201	17)										
		JUL	AUG	SEP	ОСТ	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
					2014						2015		

St	arting Project Design Services in July 2014
В	enefits:
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	Prepare Reques	ts for Pro	<u>posals</u> for	•				
	Property / T	opograph	y Survey :	gas, electri	c,phone/ca	ble/data		
	Sub-surface	nvestiga	ation					
	Civil Engine	ering						
	Mechanical,	Electrica	l, Plumbing	and Struct	ural Engine	ering		
	Food Servic	e/Kitchen	Design					
	Acoustical E	ngineer						
2	Review Project (	Concept v	with Borou	ıgh				
	Zoning		Traffic					
	Storm water		Fire and Police Safety					
	Building Ht.		Impervious	Surface				
3	Document <u>Utility</u>	<u> Availabi</u>	lity and Pro	ovider Rec	uirements			
	Water		Electric					
	Sewer		Gas					
4	Research Code	<u>Requiren</u>	<u>nents</u>					
	All Applicable	le Regulat	ory Agenci	es				

### Pre-Design Tasks

Finalize District Educational Program of Spaces								
Types, Quan	itities, Sizes	S						
Meet with Ad	lministratio	n and Sta	ff					
Finalize District E	<b>Educationa</b>	al Specific	<u>cations</u>					
Technology	F	inishes		Casework				
Equipment	S	ecurity		Special Sy	stems			
Finalize District Site Requirements								
Parking	Р	hys. Ed a	and Athletic	s				
School Bus	E	ducation	al					
Safety	S	ite Lightir	ng					
Document District Building System Standards								
Roofing				Doors				
Mechanical	٧	Vindows		Controls				
Security	L	ighting		Casework				
	Types, Quan Meet with Add Finalize District Experience Technology Equipment  Finalize District Substrict S	Types, Quantities, Size  Meet with Administration  Finalize District Educational  Technology F Equipment S  Finalize District Site Requir  Parking P School Bus E Safety S  Document District Building  Roofing H Mechanical V	Types, Quantities, Sizes  Meet with Administration and Sta  Finalize District Educational Specific Technology Finishes Equipment Security  Finalize District Site Requirements Parking Phys. Ed a School Bus Educational Safety Site Lightin  Document District Building System Roofing Hardware Mechanical Windows	Types, Quantities, Sizes  Meet with Administration and Staff  Finalize District Educational Specifications  Technology Finishes Equipment Security  Finalize District Site Requirements  Parking Phys. Ed and Athletic School Bus Educational Safety Site Lighting  Document District Building System Standards Roofing Hardware Mechanical Windows	Types, Quantities, Sizes  Meet with Administration and Staff  Finalize District Educational Specifications  Technology Finishes Casework Equipment Security Special Sy  Finalize District Site Requirements  Parking Phys. Ed and Athletics School Bus Educational Safety Site Lighting  Document District Building System Standards  Roofing Hardware Doors Mechanical Windows Controls			

### Pre-Design Tasks

9	Identify Special User	Group Requirement	S
	PTO	Faculty	Clubs
	Foundation	Community	etc.
10	Document Highest P	riority Goals	
11	Explore Aesthetic Pr	<u>references</u> for new co	onstruction
	including prserva	ation of historical com	ponenets
12	Identify Project Sche	edule Milestones	
13	Develop Basis for Pr	<u>oject</u> : Preliminary S	cope and Budget

### Iron Forge Elementary School

