

QUAKERTOWN COMMUNITY SCHOOL DISTRICT



CONSTRUCTION PROJECTS

COMMITTEE PRESENTATION

January 12, 2017



DISCUSSION AGENDA

- 1 Existing Facility Conditions**
- 2 Proposed Plan**
- 3 Why Build New?**
- 4 West Pumping Station Road Site Concepts**

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Existing Facility Conditions



SUMMARY OF RENOVATION COSTS

BUILDING	Orig. Const	Last Renov.	Const. Costs	Est. Soft Costs (@ 30 %)	TOTAL COSTS
Haycock Elementary School	1955	1983	\$ 3,258,275	\$ 977,483	\$ 4,235,758
Neidig Elementary School	1959	1986	\$ 8,030,119	\$ 2,409,036	\$ 10,439,155
Pfaff Elementary School	2005		\$ 764,978	\$ 229,493	\$ 994,471
Quakertown Elementary School	1928	1967	\$ 10,452,200	\$ 3,135,660	\$ 13,587,860
Richland Elementary School	1957	2009	\$ 926,624	\$ 277,987	\$ 1,204,611
Tohickon Valley Elem School	1950	2000	\$ 8,415,969	\$ 2,524,791	\$ 10,940,760
Trumbauersville Elem School	1998		\$ 3,239,134	\$ 971,740	\$ 4,210,874
Milford Middle School	1974		\$ 8,412,746	\$ 2,523,824	\$ 10,936,570
Strayer Middle School	2004		\$ 935,959	\$ 280,788	\$ 1,216,747
Freshman Center	1965	2005	\$ 4,649,032	\$ 1,394,710	\$ 6,043,742
High School	1954	ongoing	\$ -	\$ -	-
Alumni Field			\$ 640,224	\$ 192,067	\$ 832,291
Garage & Utilities Building			\$ 691,772	\$ 207,532	\$ 899,304
District Admin Building			\$ 385,900	\$ 115,770	\$ 501,670
TOTALS			\$ 50,802,932	\$15,240,880	\$ 66,043,812

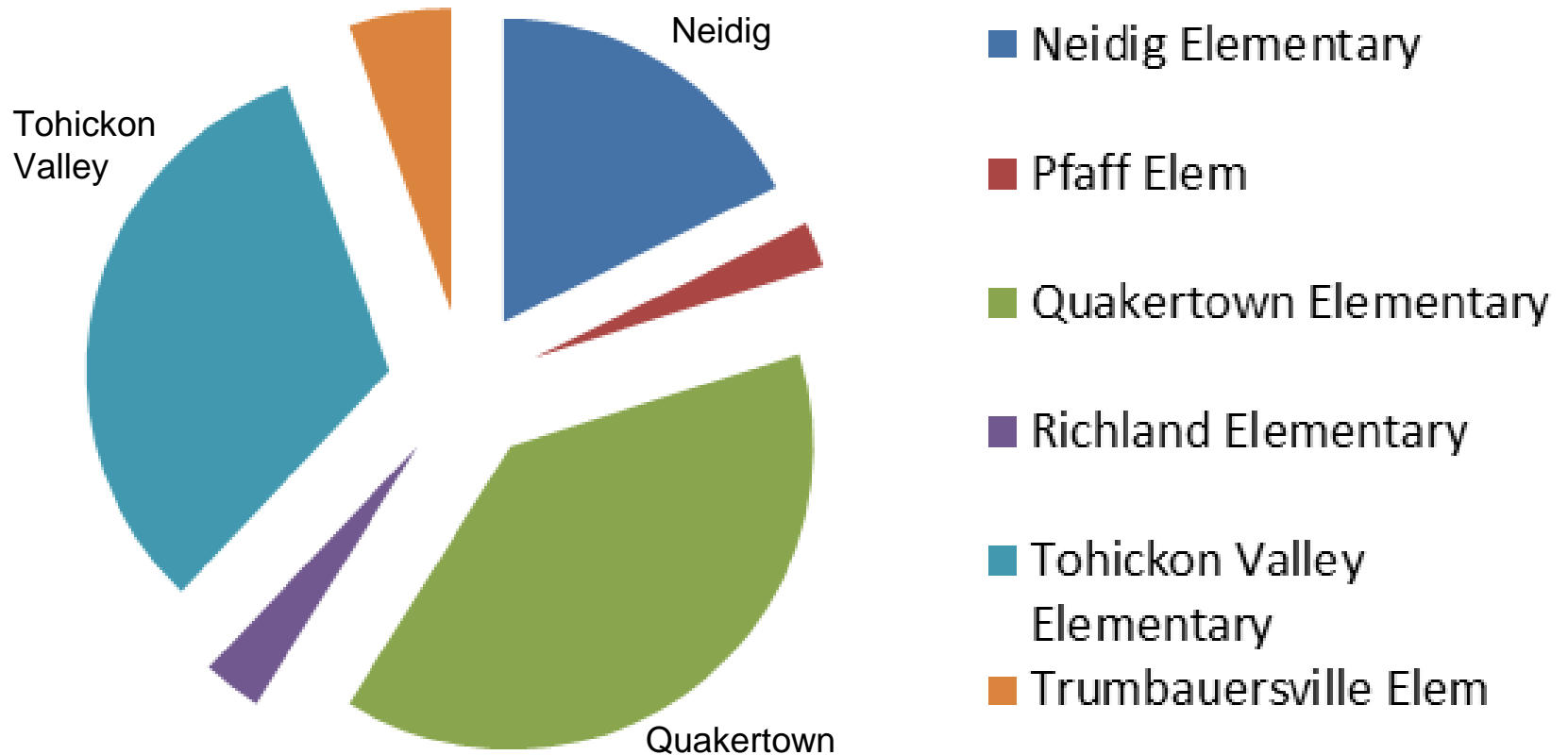
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Indicates facilities with significant infrastructure deficiencies

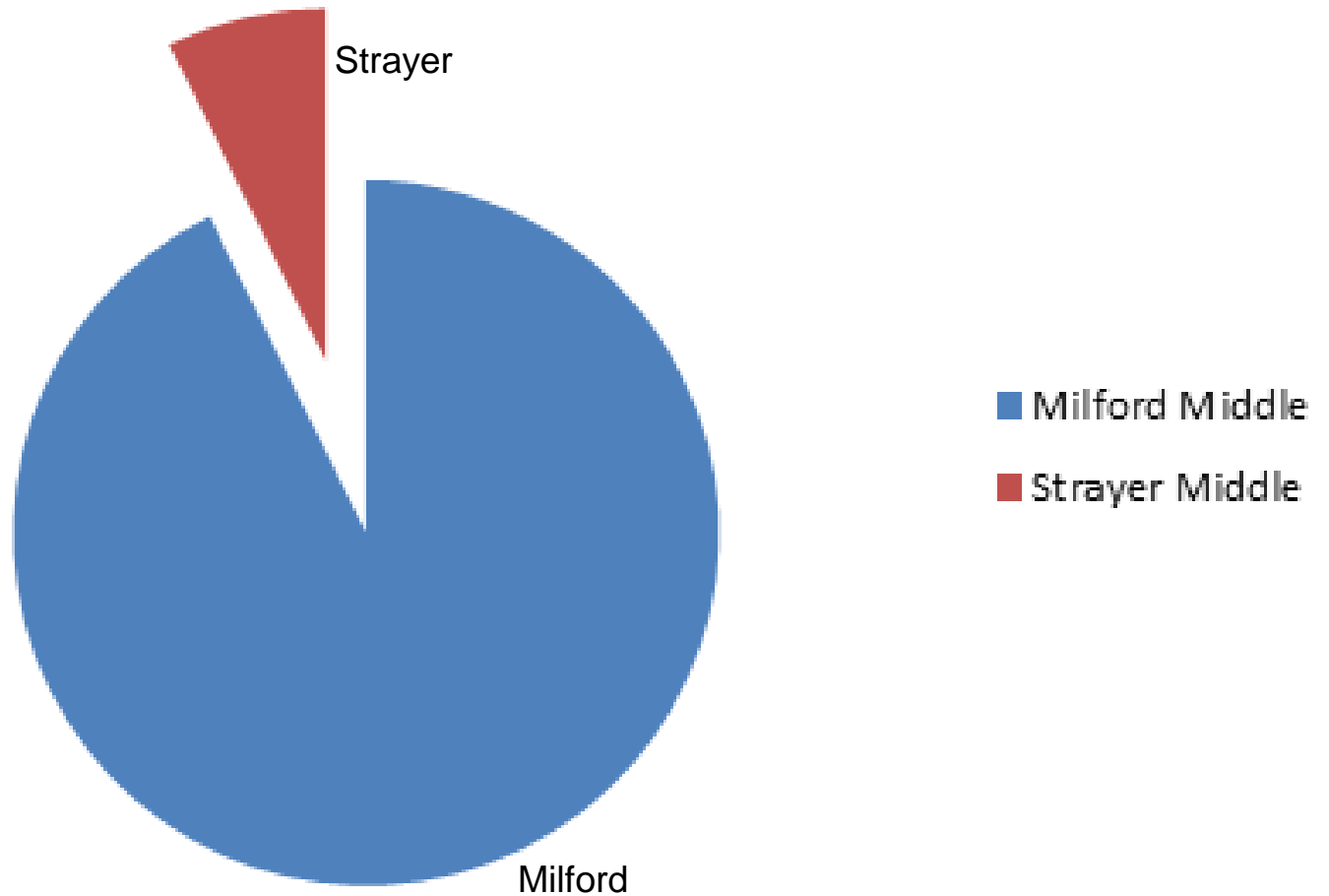


“POOR” ITEMS – ELEMENTARY SCHOOLS





“POOR” ITEMS – MIDDLE SCHOOLS





ENROLLMENT TO CAPACITY

Given the current facility capacities (utilizing District proposed maximum classroom sizes) the District buildings provide for additional seats or are deficient in seats as follows:

- The elementary school buildings are currently deficient by 122 seats
- The middle school buildings are currently deficient by 105 seats
- The high school buildings currently provide for 369 additional seats of capacity
- The district-wide facilities currently provide for an additional 142 seats of capacity

This does not take into account any potential increase in population or enrollment.

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Proposed Plan



OPTION 20

BUILDING/SITE	NEW GRADE STRUCTURE	DISPOSITION	REVISED BUILDING CAPACITY
Neidig	K-5	Add & Renovate	600
Pfaff	K-5	Maintain	492
Quakertown	K-5	Maintain (for the moment)	259
Richland	K-5	Renovate (could add later)	384
Tohickon Valley	Close	Sell	0
Trumbauersville	K-5	Maintain	430
New Elementary	K-5	New	600
TOTAL ELEMENTARY			2765
Milford	6-8	Maintain (for the moment)	319
Strayer	6-8	Maintain	868
New Middle School	When needed	Construct when needed	(600 – later phase)
TOTAL MIDDLE			1787 (with later phase)
Freshman Center	9	Renovate	571
High School	10-12	Maintain	1455
TOTAL HIGH			2026
TOTAL			6578



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Indicates facilities with significant infrastructure deficiencies

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Why Build New?



WHY BUILD NEW?

The sites proposed for replacement have the following inherent issues:

- **Major facility deficiencies**
- **Renovation merely provides an update to a facility that is of a previous vintage. High costs of renovation do not provide for a 21st century learning environment**
- **Current sites propose challenges for addition/renovation or new construction while facilities remain in session; particularly to create facilities providing for at least three CR per grade structure**
- **Building on a new site allows for expansion capabilities should enrollment projections increase**

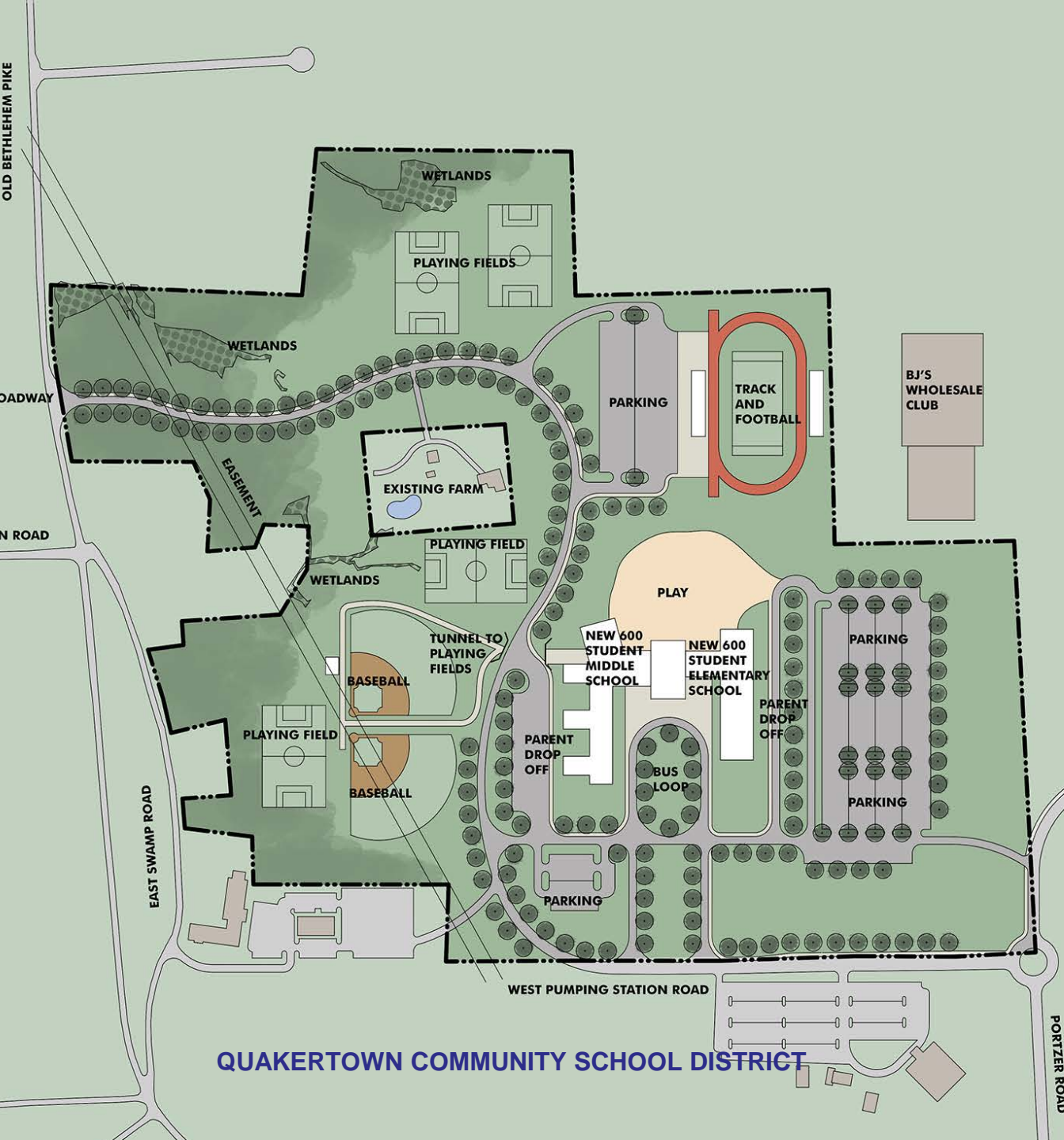
4

West Pumping Station Road Concepts

An aerial photograph showing a large area of land, mostly agricultural fields in shades of brown and green, and some wooded areas. A dashed white line outlines a specific region, primarily on the left and center of the image. To the right of this outlined area, there are several large, white, rectangular industrial or commercial buildings with dark roofs, along with parking lots. The text 'EXISTING SITE' is printed in white, bold, sans-serif capital letters in the upper right quadrant of the image.

EXISTING SITE

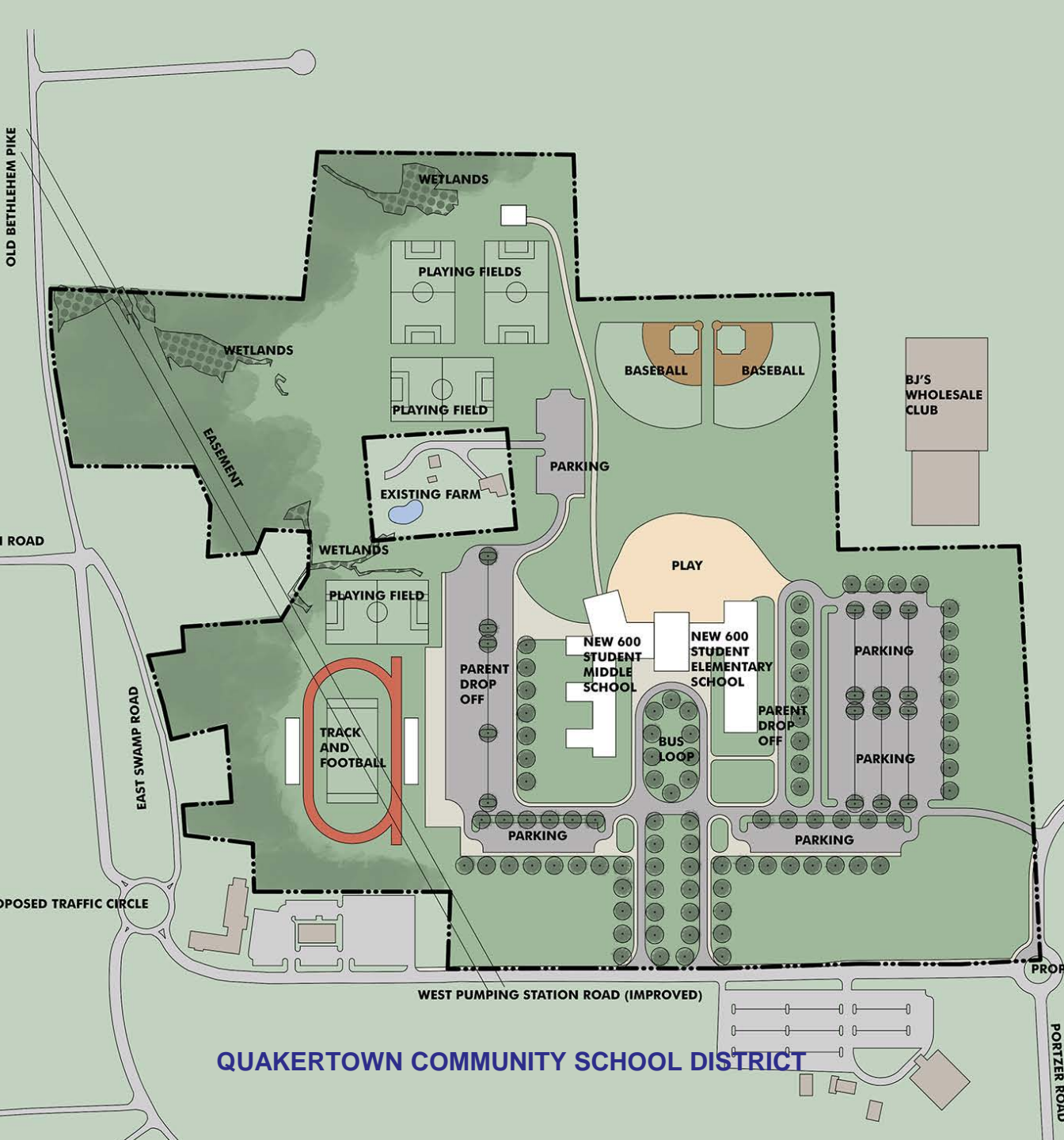
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OPTION C

New Roadway through School Campus and Intersection with Old Bethlehem Pike

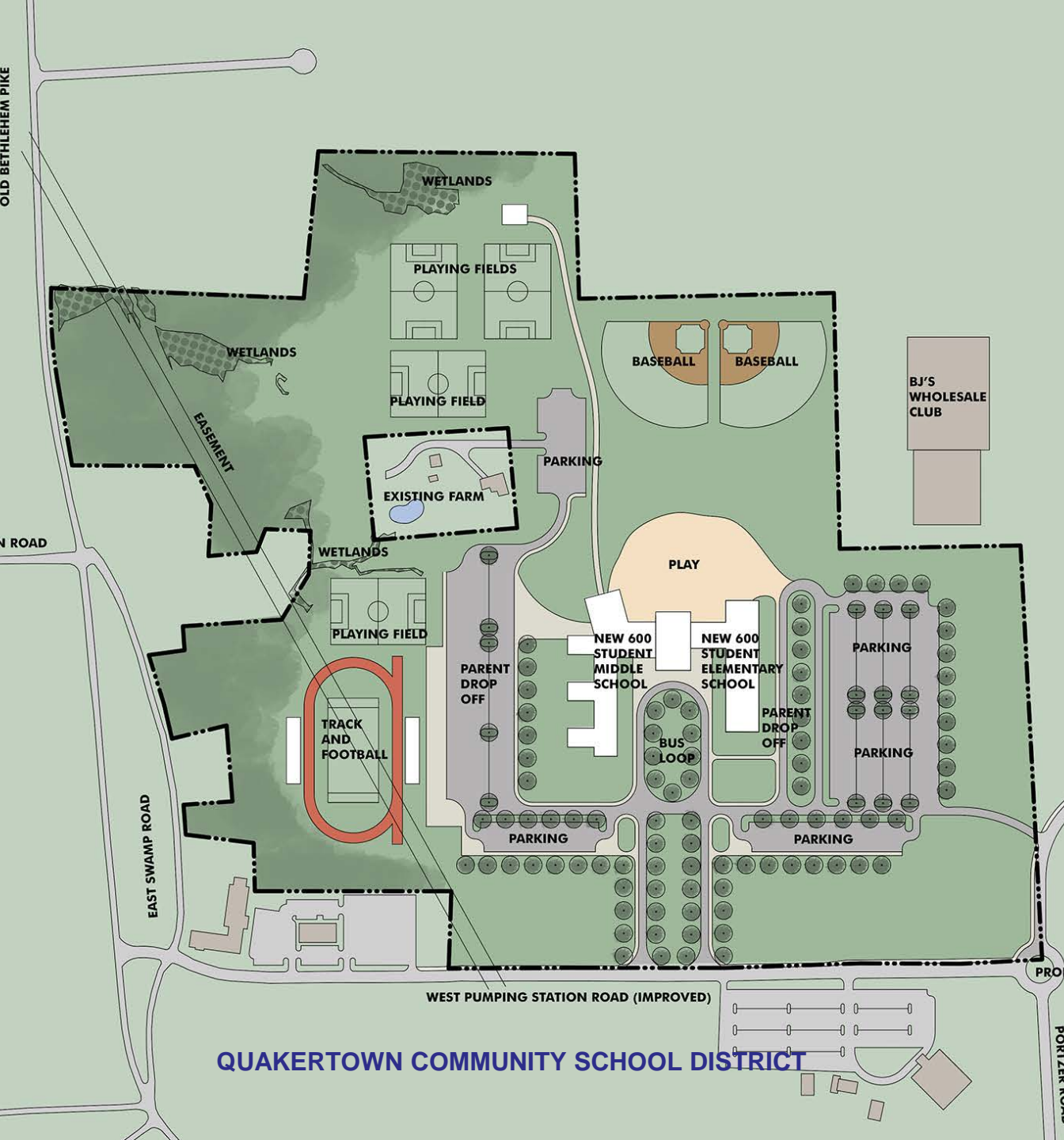
- Provides a new roadway to Old Bethlehem Pike and replaces the intersection at East Swamp Road and Pumping Station Road.
- Requires the longest road length of the four options.
- Divides the school campus, requiring a tunnel or bridge for a pedestrian crossing.



OPTION D

Roundabout Design at Pumping Station Road and Old Bethlehem Pike

- Requires substantial PennDOT involvement and review.
- Requires a substantial amount of grading and earthwork to provide the roundabout area.
- Additional ROW and property acquisition is required.
- Traffic control and road closures during construction are a significant factor.
- Access to existing dwellings to remain will need to be provided.
- Rock excavation is anticipated.

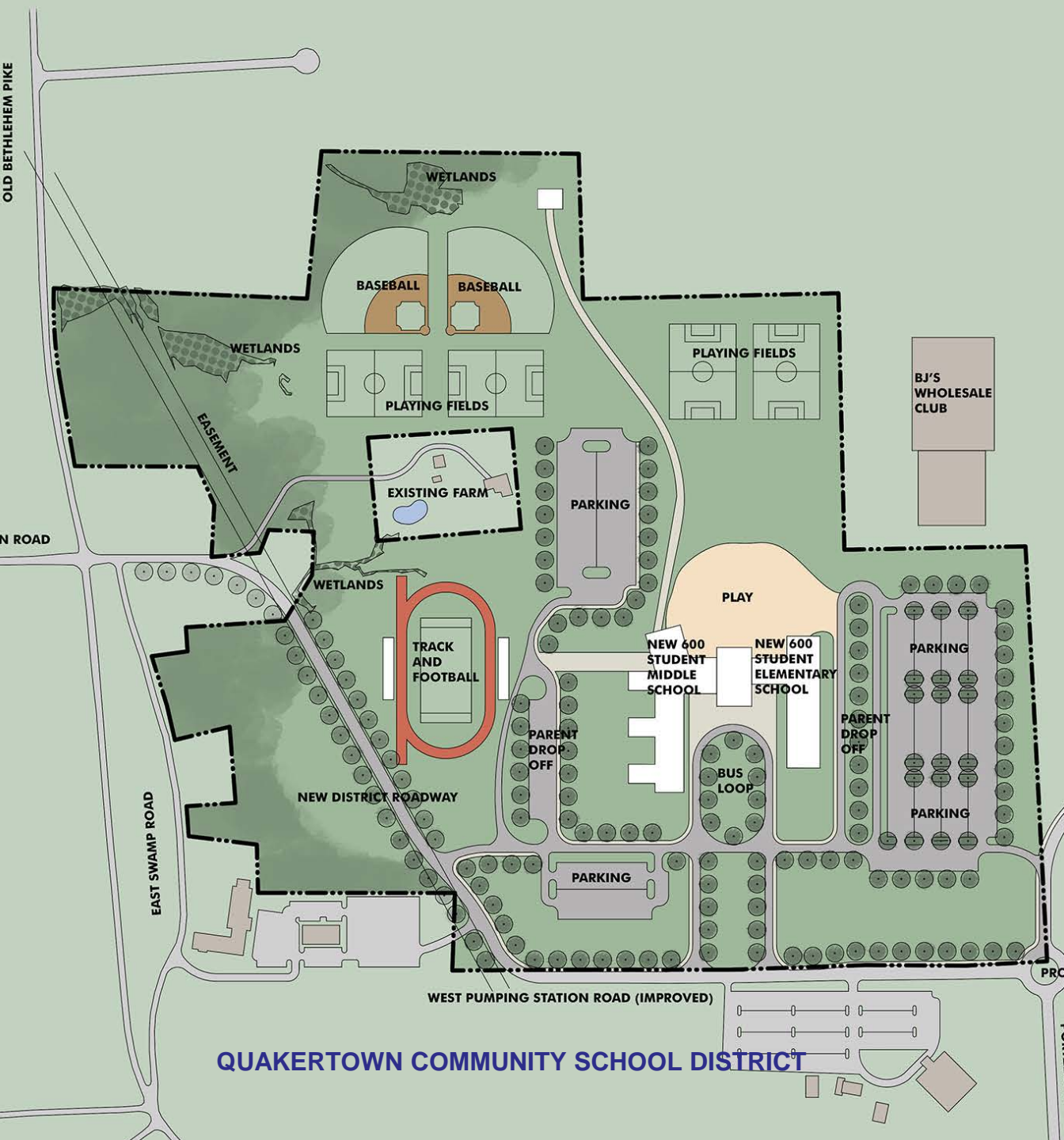


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OPTION E

Pumping Station Road Tee Intersection with Old Bethlehem Pike

- Improves the traffic circulation at Pumping Station Road, Old Bethlehem Pike, and East Swamp Road.
- Grade to Old Bethlehem Pike may be steeper than generally recommended.
- Retaining walls may be required to avoid impacts to church and cemetery.
- Relief from Township road requirements for road slope and width may be required.
- Additional ROW and property acquisition is required.
- Rock excavation is anticipated.
- Waterline relocation will be required.



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OPTION F

New Roadway with new intersection across Brick Tavern Road

- Provides a new roadway to Old Bethlehem Pike with a desirable intersection across from Brick Tavern Road.
- The roadway would not divide the school campus.
- Several dwellings/structures on existing alley will need to be removed.
- Additional ROW and property acquisition is required.
- Approval to construct road in existing easement will be required.
- Utility line relocation in existing easement may be required.
- Wetland impacts are anticipated.

QUESTIONS AND ANSWERS