

34
HS

Springfield High School

Springfield School District
Delaware County - Pennsylvania

Master Plan Status Update

Presentation to Springfield School District

School Board Meeting / Executive Session- January 23, 2014

Outline

- Senior High School Projections / Education Goals
- Right Sizing the 'Box' / Program Goals
- Existing Facility
- Facility Master Plan Options
- Financing and Schedule
- Discussion

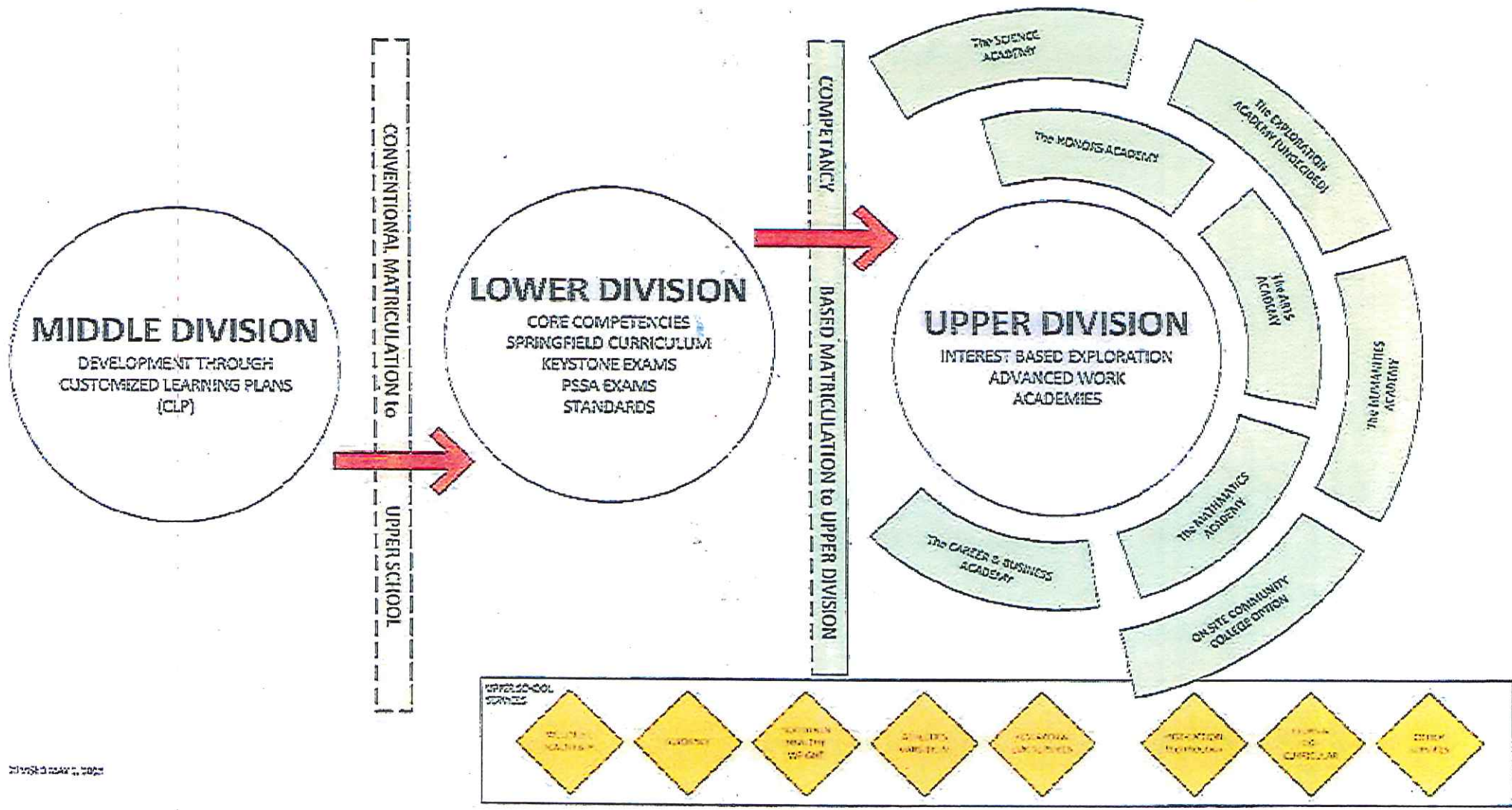


Senior High School Projections / Education Goals

SPRINGFIELD PUBLIC ACADEMY

A new public post-secondary model for education

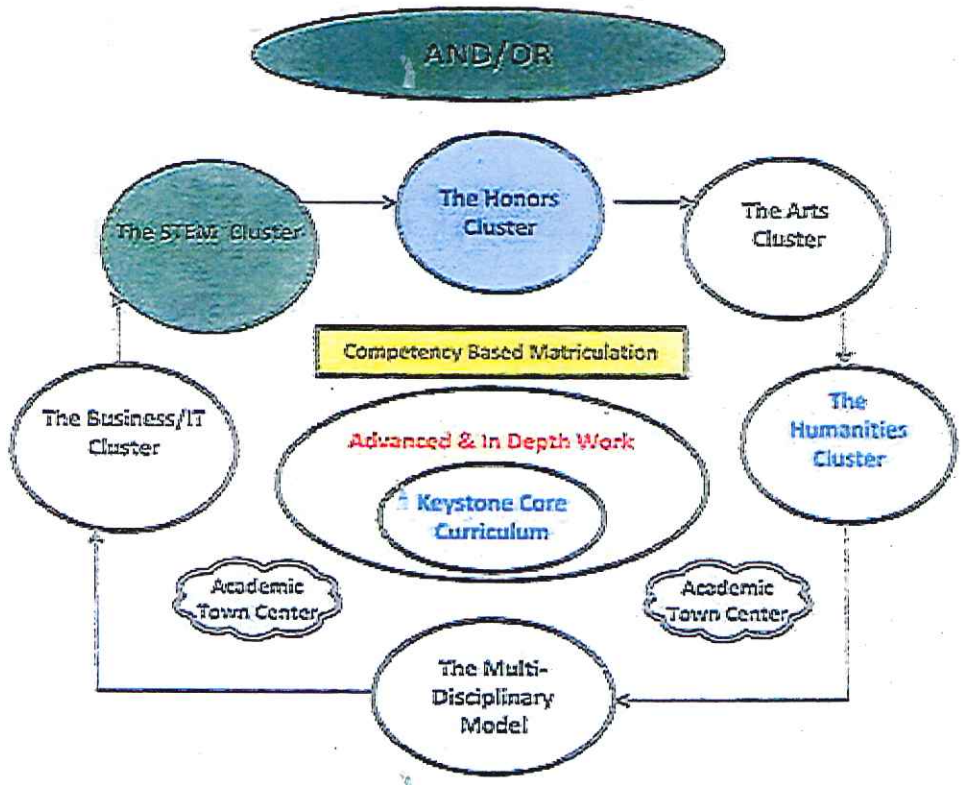
"Teach every student to LEARN"



2022-2023 School Year

Onsite
College

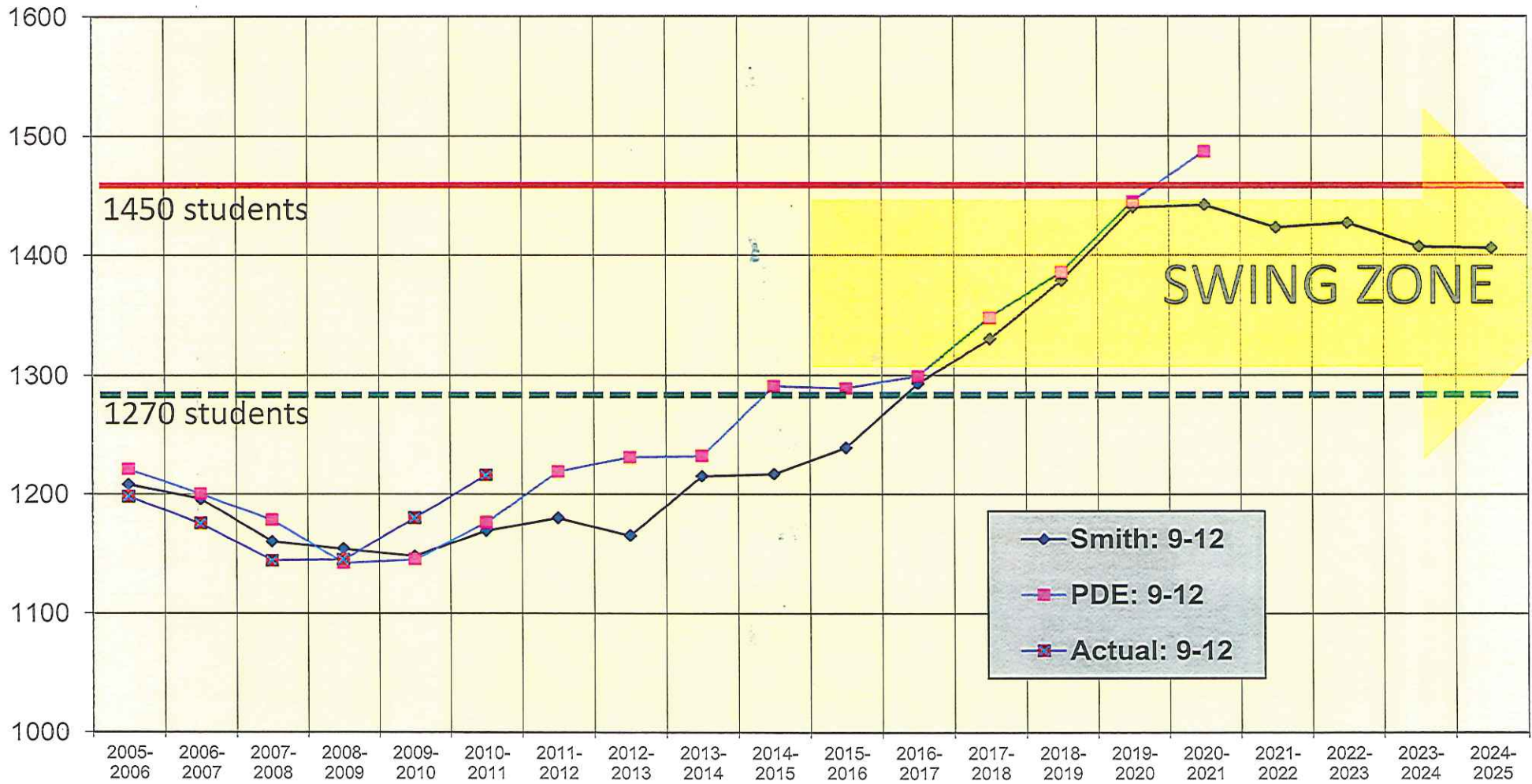
UPPER DIVISION



Year 4



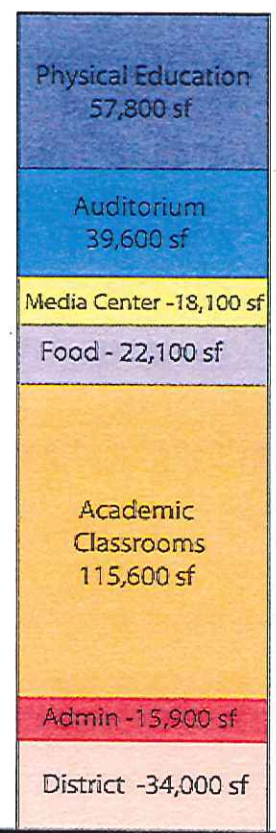
Right Sizing the 'Box' / Program Goals



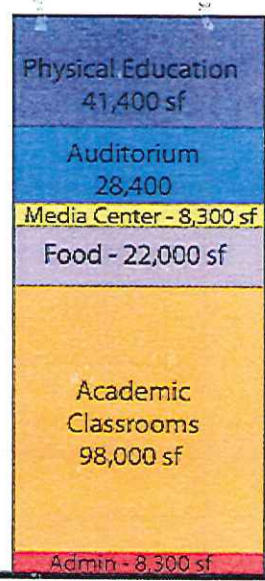
COMMITTEE CHARGE:

Assume maximum projection 1270 - expandable to 1450 students (implies 4400 total students)

Existing Building 303,100 sf



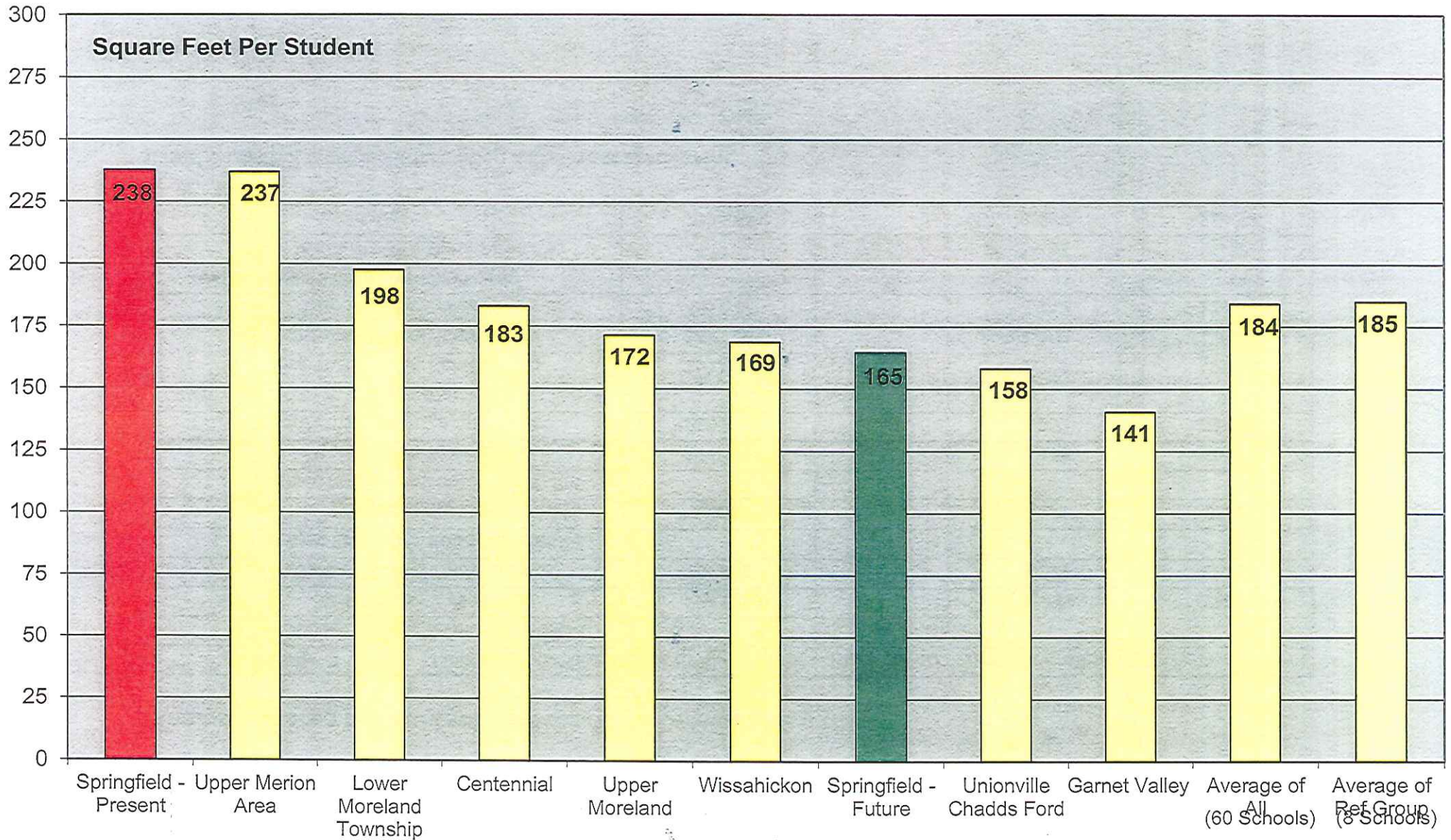
Proposed Program 206,400 sf



Possible Expansion 29,400sf (Total Building Size 236,400sf)



Proposed on June 26th, 2009

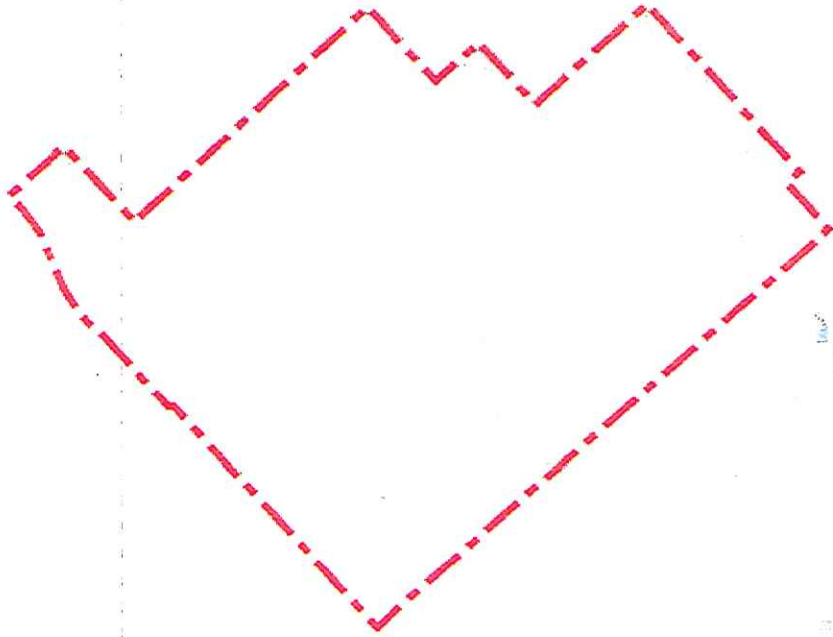


Analysis of area per student for schools in Delaware County

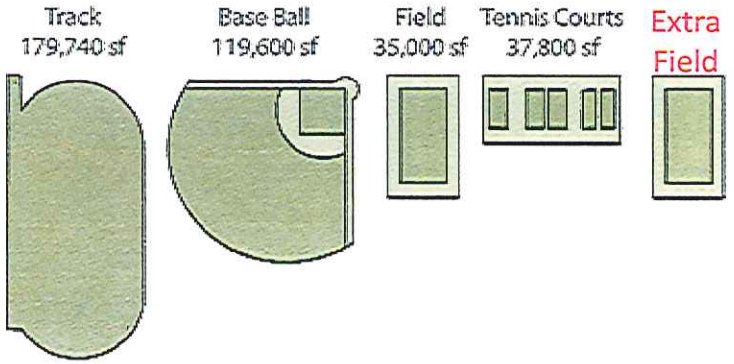
District	facilities supervisor	area of high school	Grade Levels	Current enrollment	Area Per student
Chester Upland	Kenneth Caulk				
Chichester	Jay Keever	224,000		1,296	172.84
Garnet Valley	Wade Brosius	267,422		1,529	174.90
Haverford Township	Robert Lester				
Interboro	George Wolhafa	98,000		1,171	83.69
Marple Newtown	Junior Guglielmi				
Penn Delco	Brian Datte	176,161	9,12	1,178	149.54
Radnor Township	Leo Bernabei	280,890	8,12	1,352	207.76
Ridley	Harry (Bud) Crouse				
Rose Tree Media	Ron Baldino	257,000	10,12	1,312	195.88
Southeast Delco	Harry Young	188,000		1,100	170.91
Upper Darby	Joseph Hughes	481,217		3,712	129.64
Wallingford Swarthmore	Jim Hardy				
William Penn	Dana Pinckney				
Springfield		270,547		1,267	213.53

Based on district provided information and current enrollment

School Property
1,059,100 sf - 24 Acres



Athletic Fields



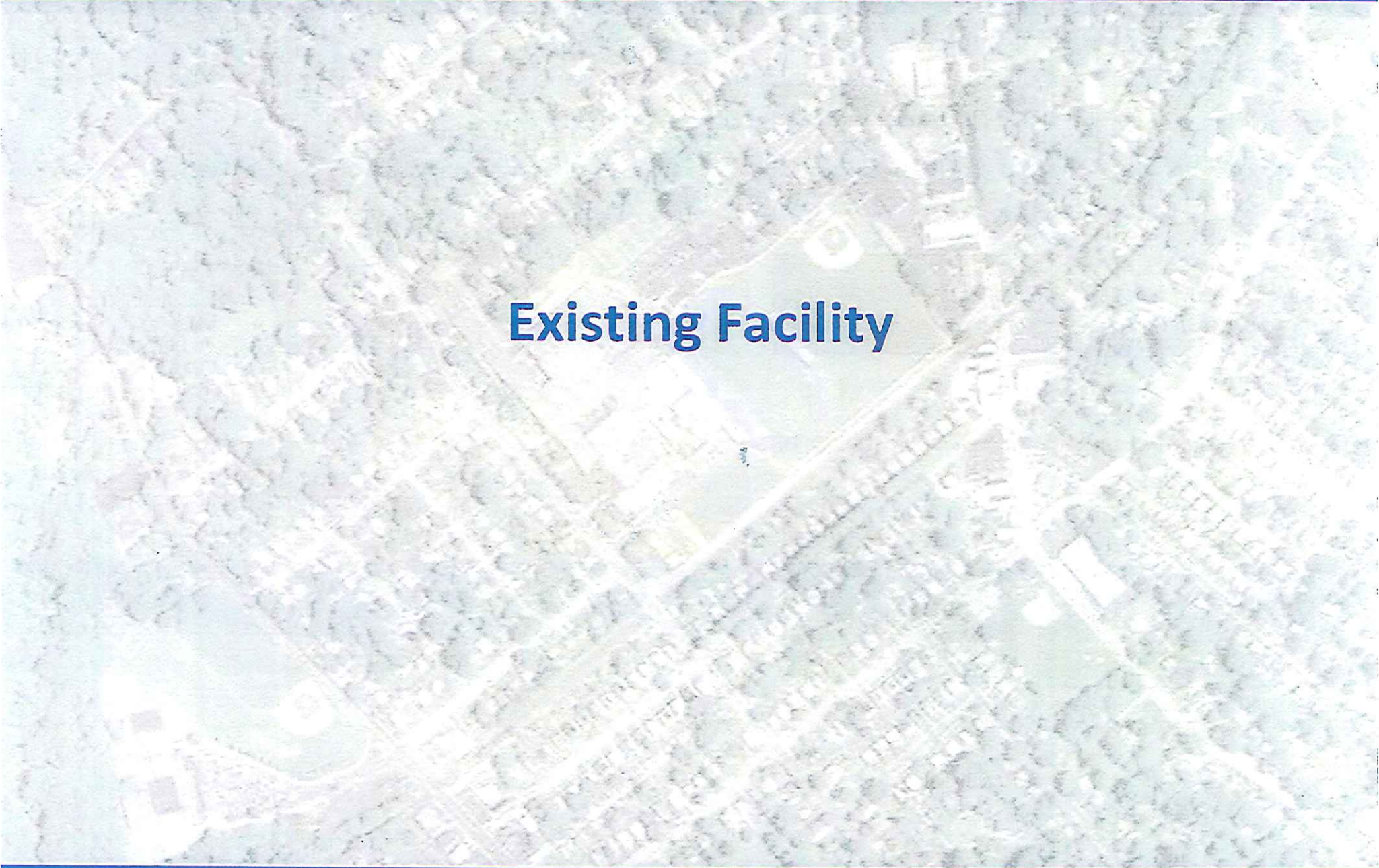
Building



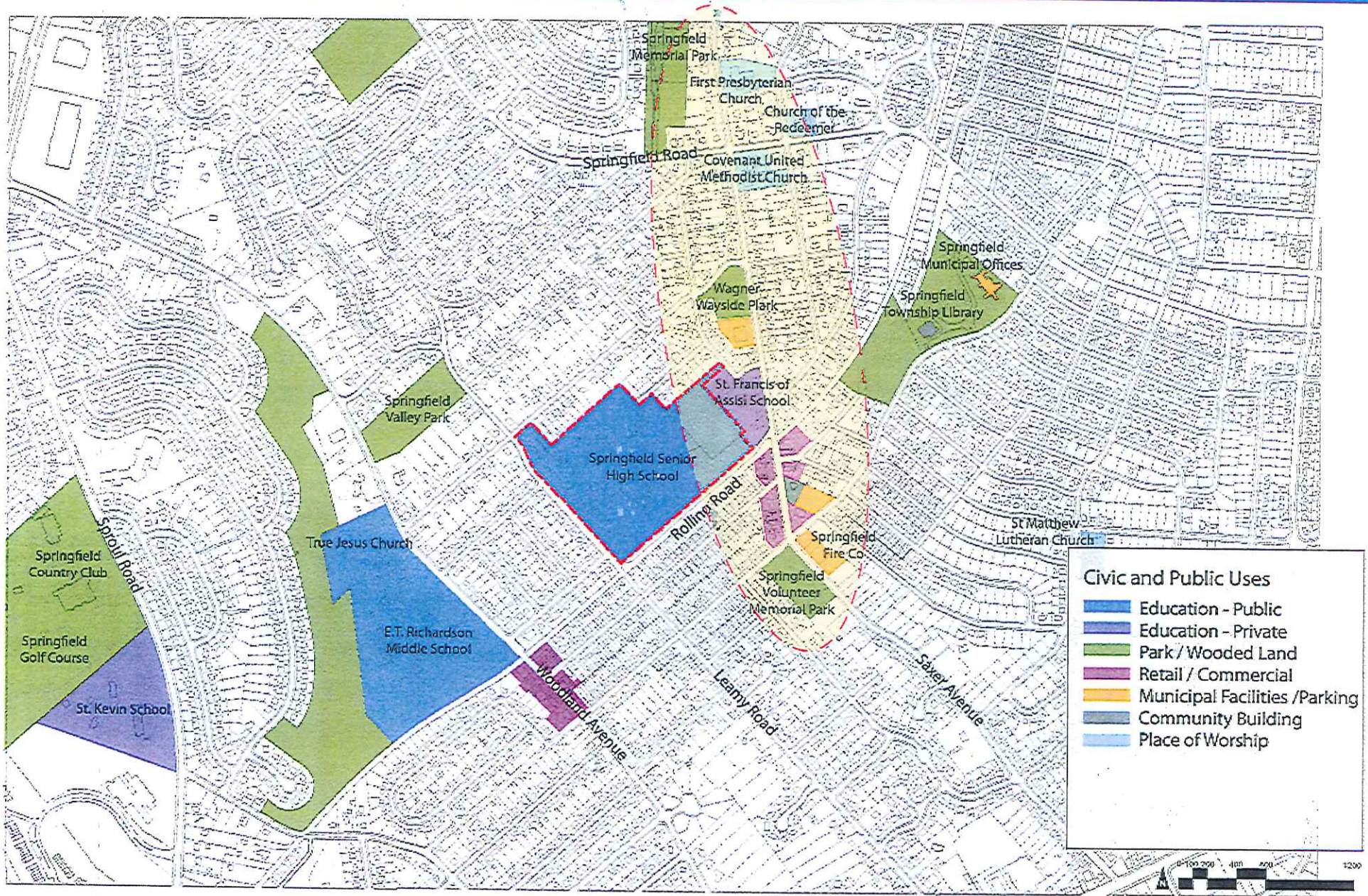
Parking

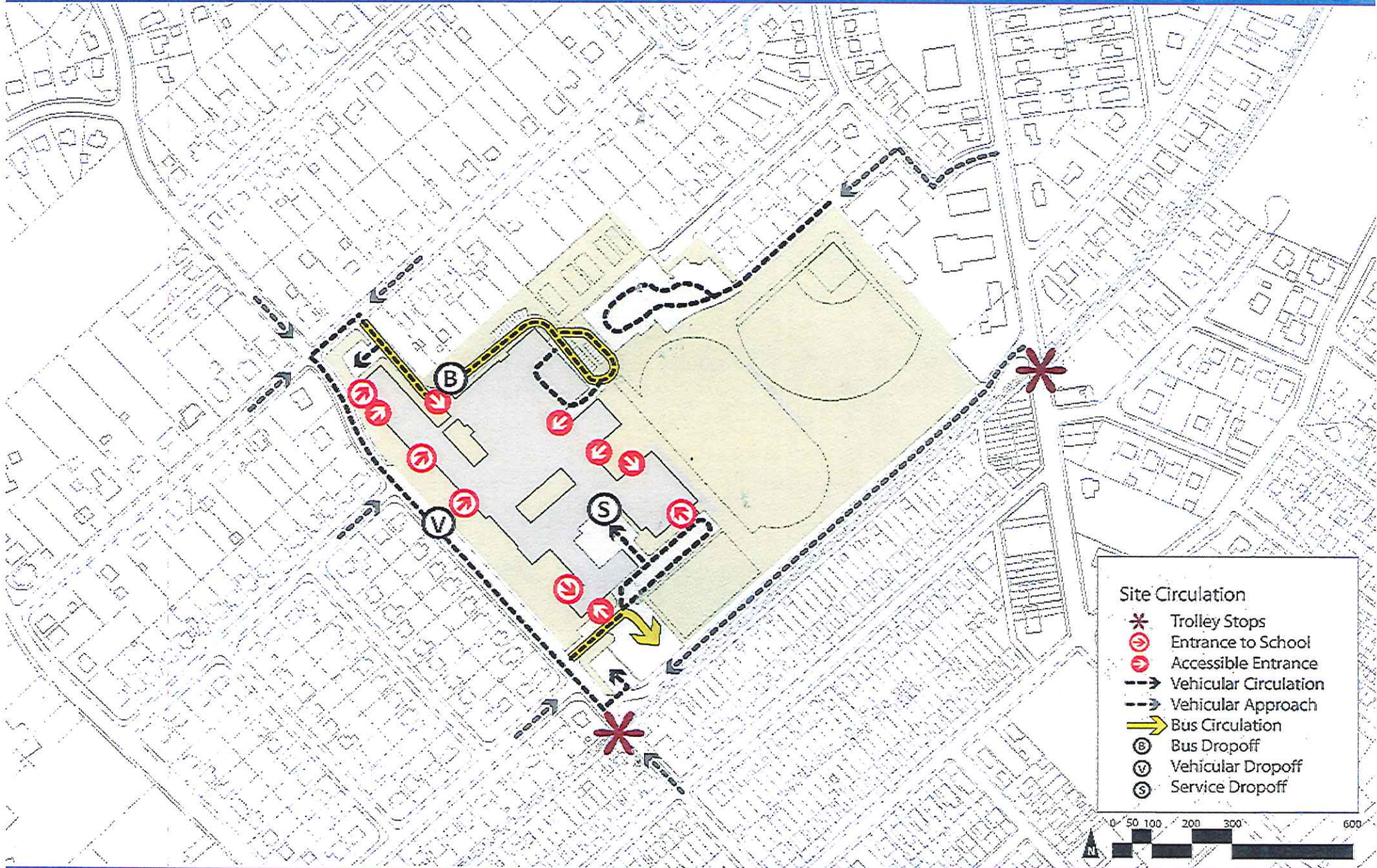


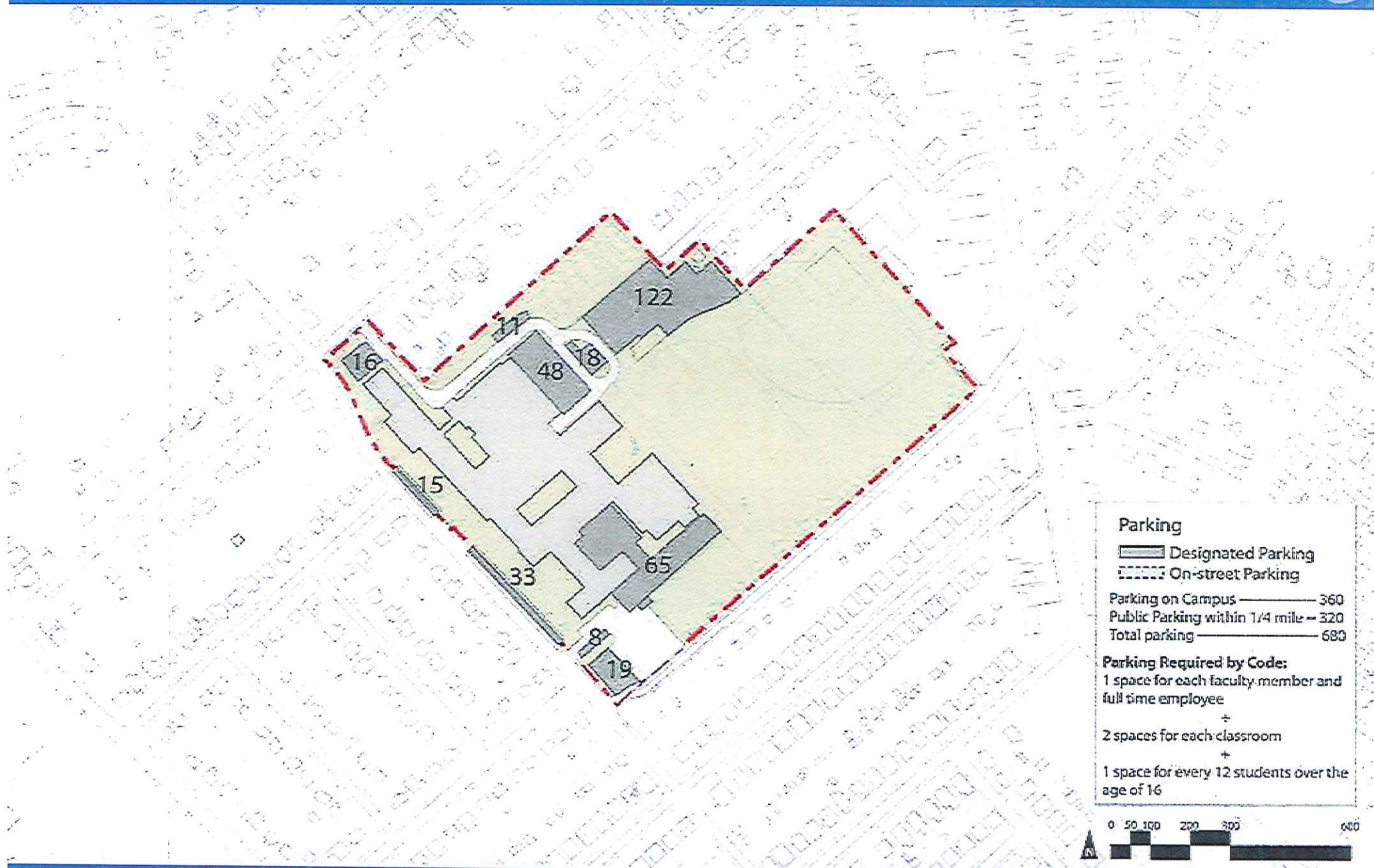
Existing Facility

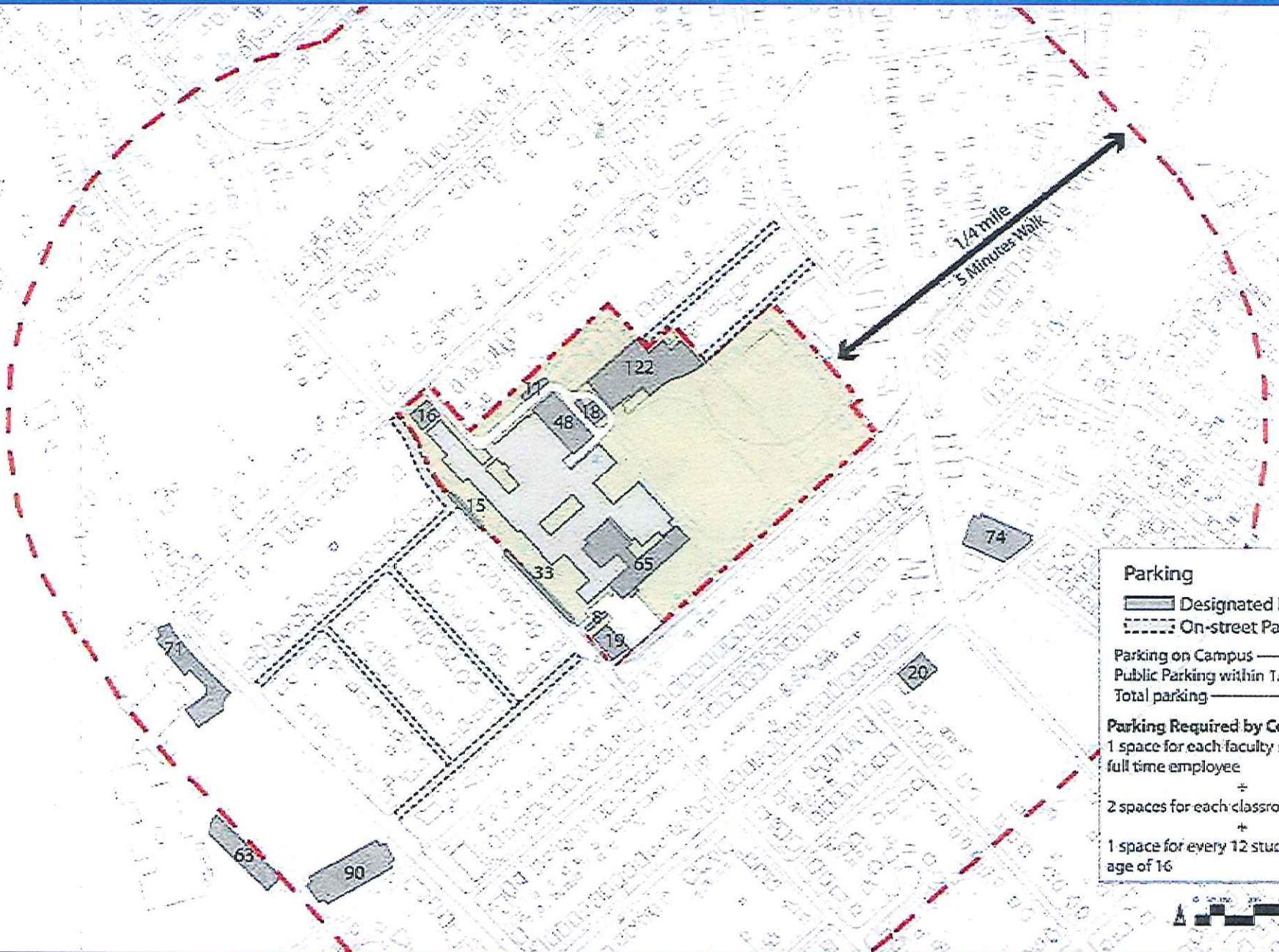






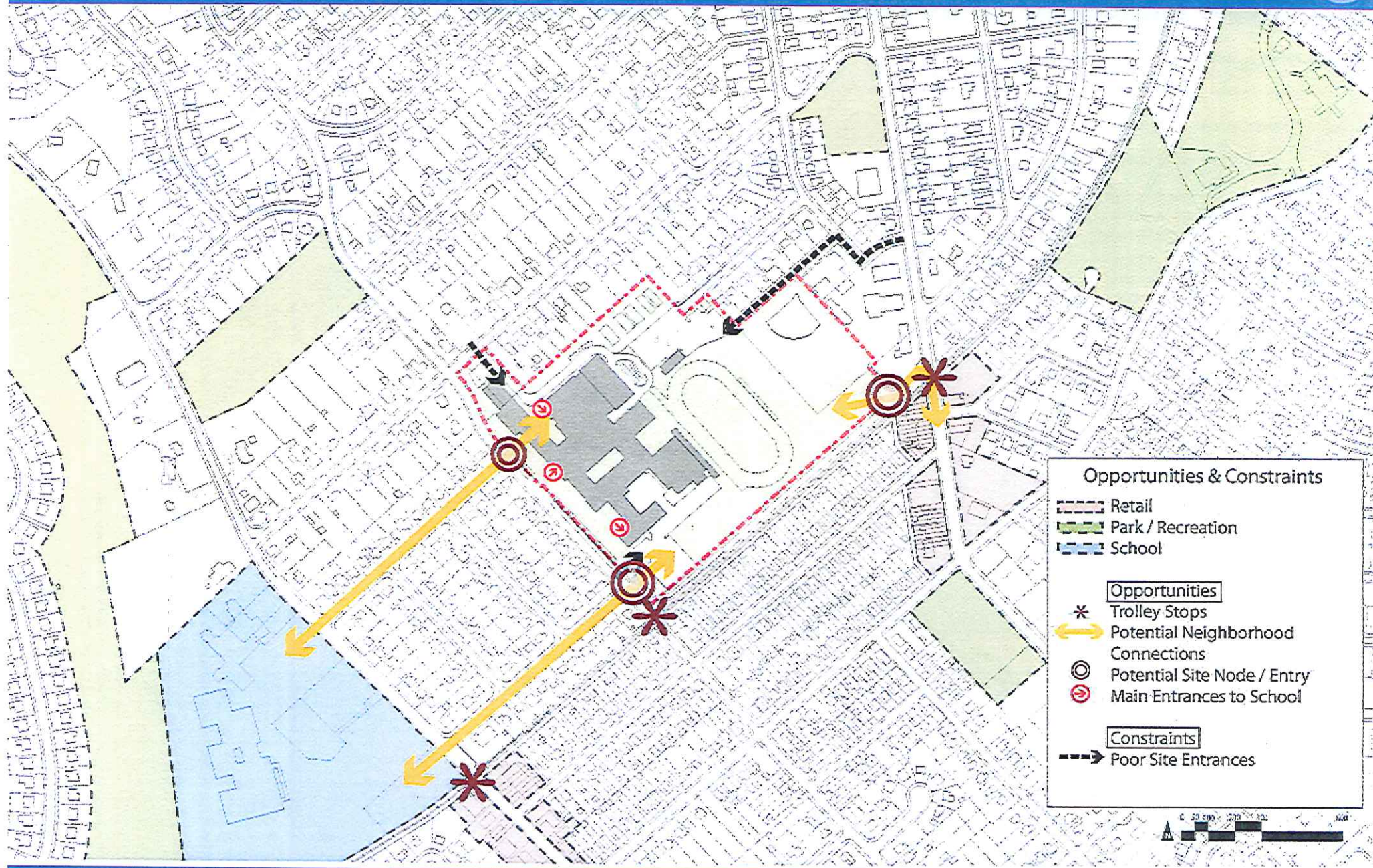






Parking	
Designated Parking	
On-street Parking	
Parking on Campus	360
Public Parking within 1/4 mile	320
Total parking	680
Parking Required by Codes:	
1 space for each faculty member and full time employee	
+	
2 spaces for each classroom	
+	
1 space for every 12 students over the age of 16	

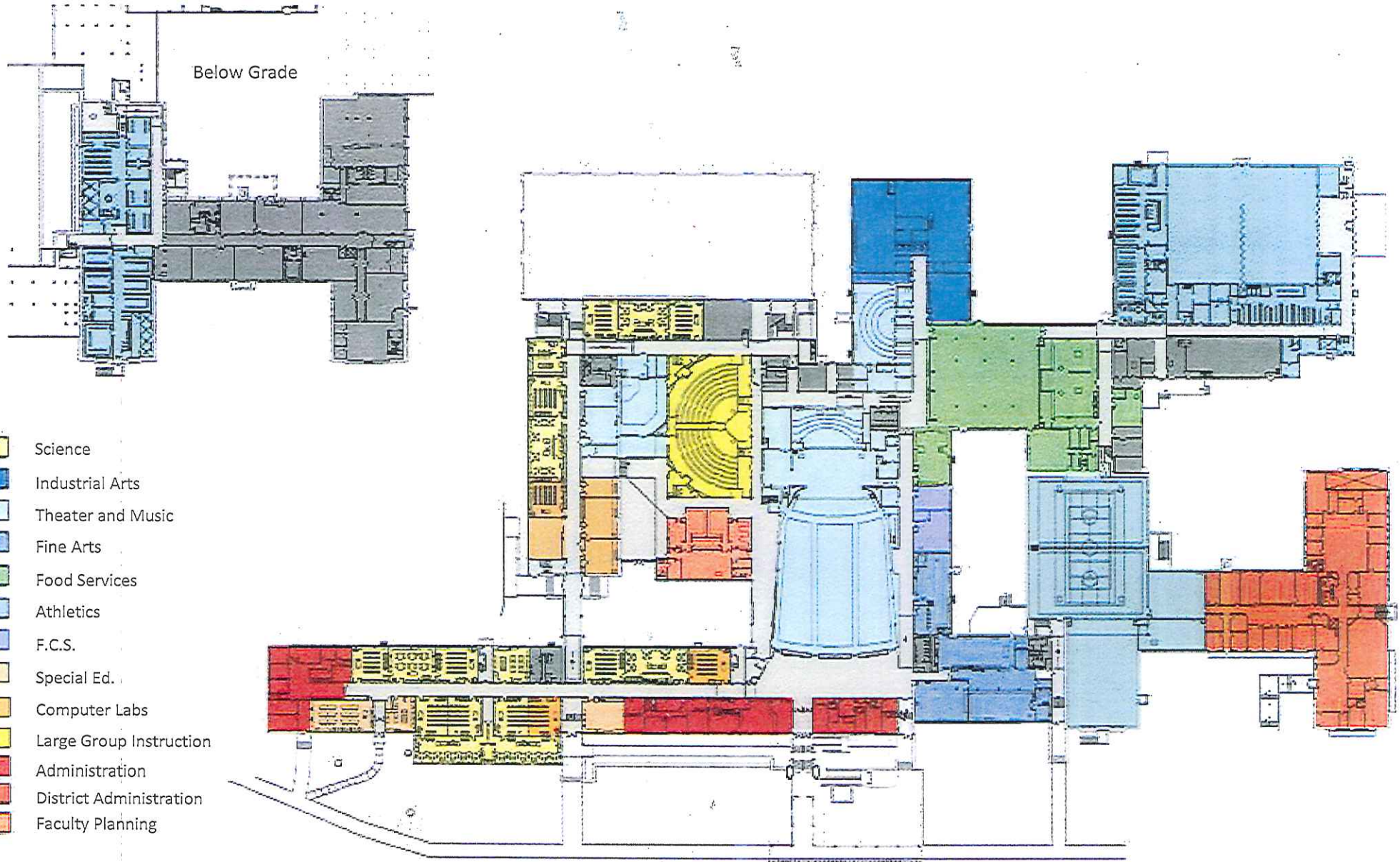


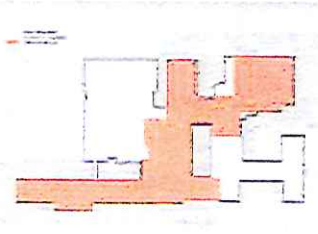


Campus Edges

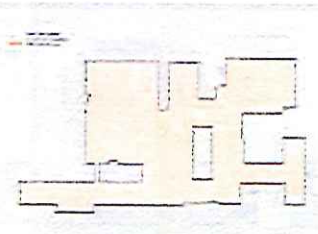
Connections

Construction Limits

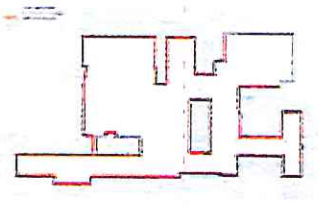




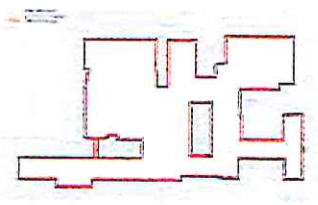
Asbestos



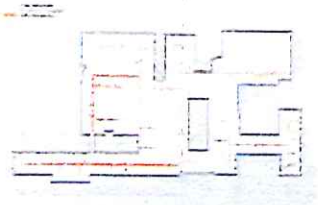
Roofing



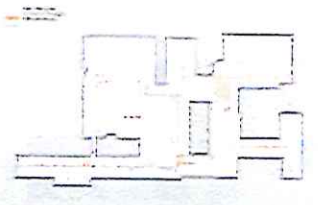
Windows



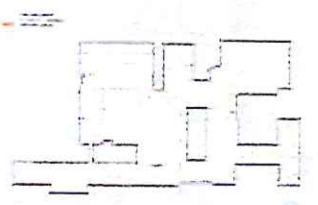
Envelope



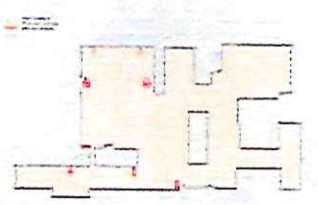
HVAC



Plumbing



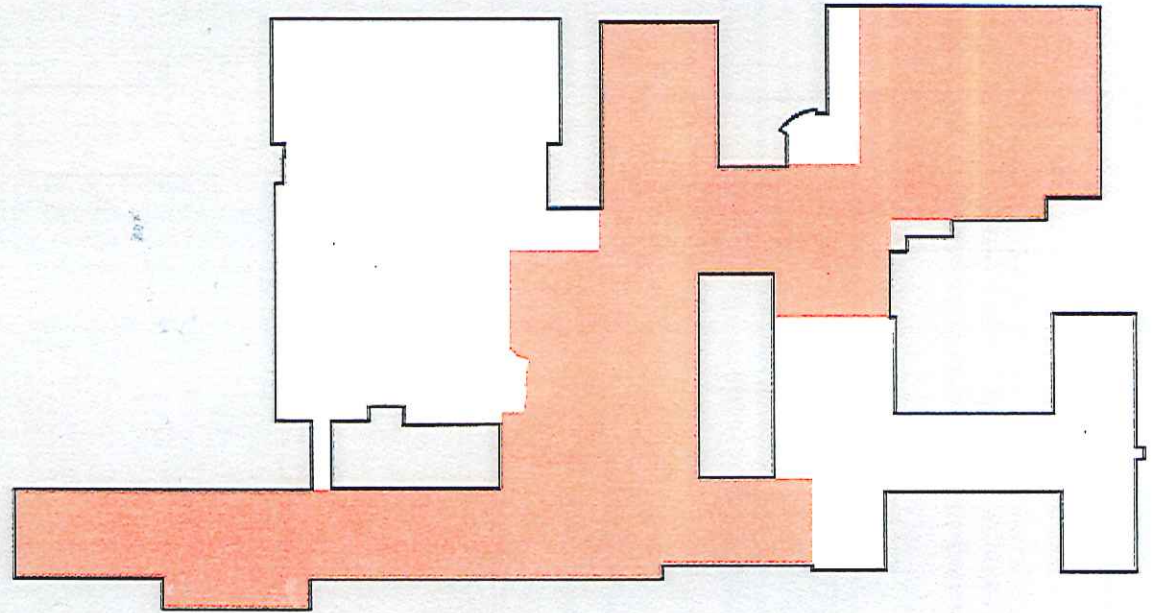
Electric



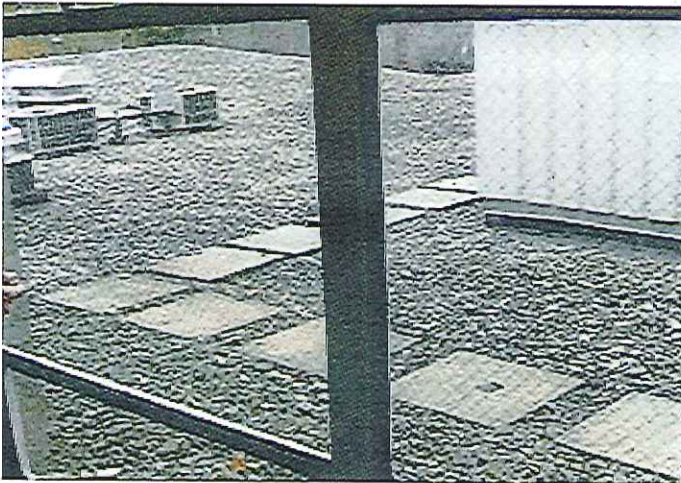
Code



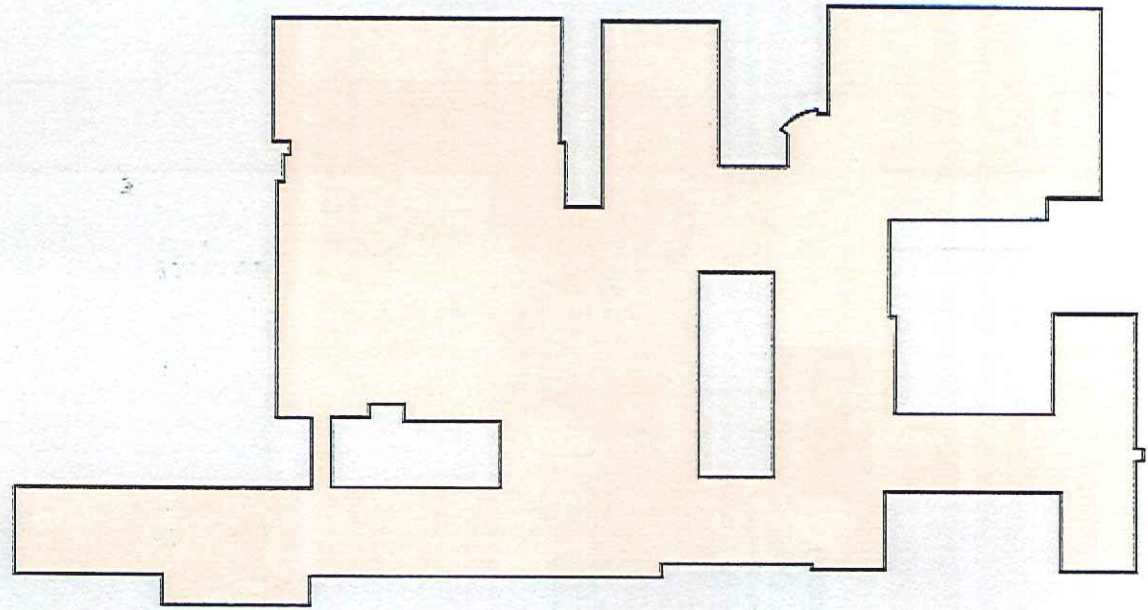
Minor challenge
Moderate challenge
Difficult challenge



Composite of All Floors



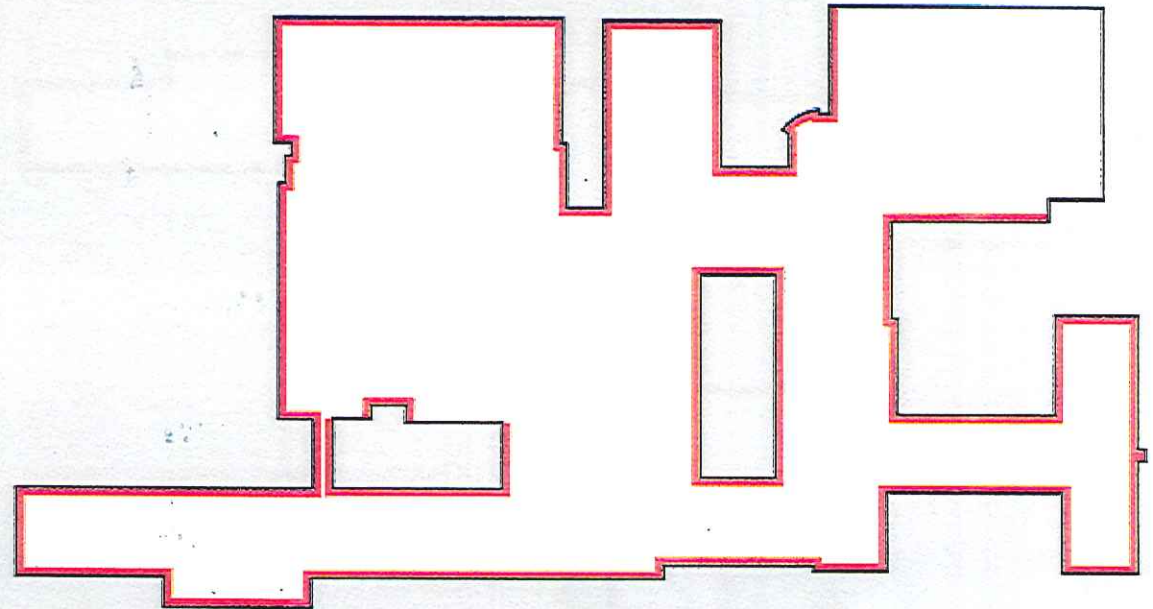
Minor challenge
Moderate challenge
Difficult challenge



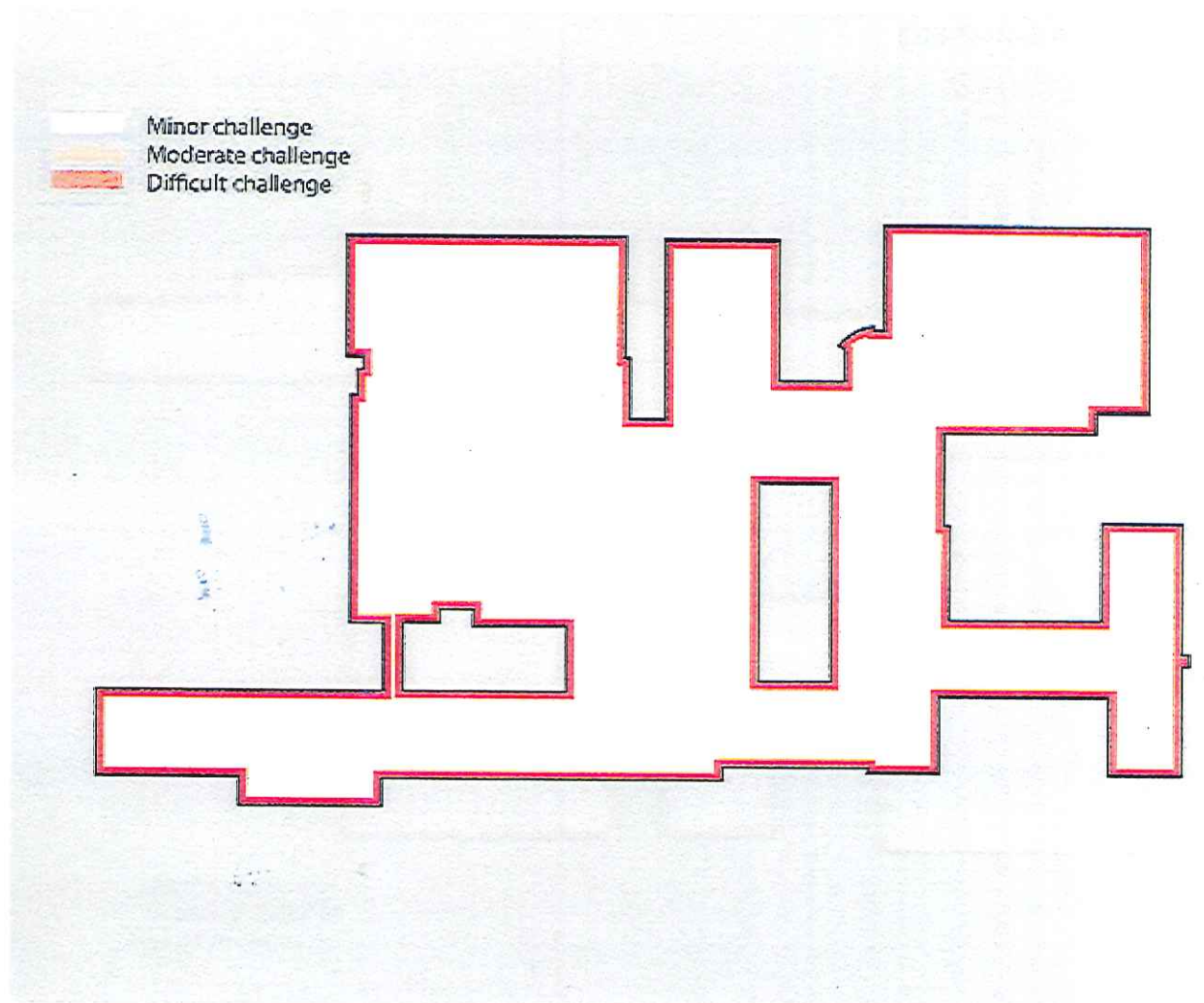
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Difficult challenge



Composite of All Floors

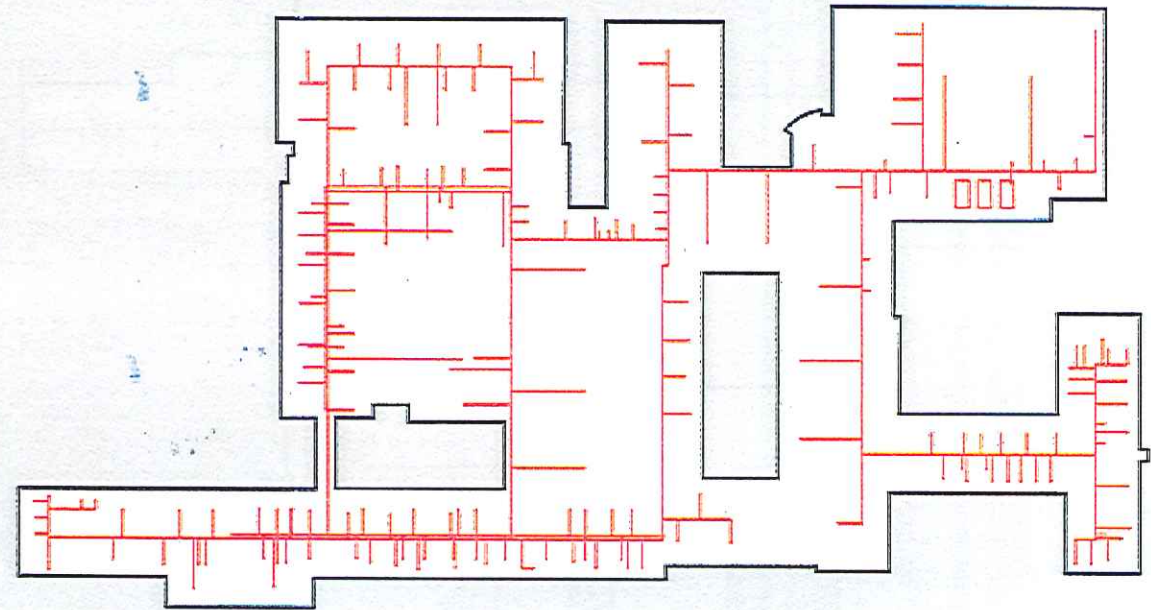


Composite of All Floors

“The only thing worth saving are the tools.”



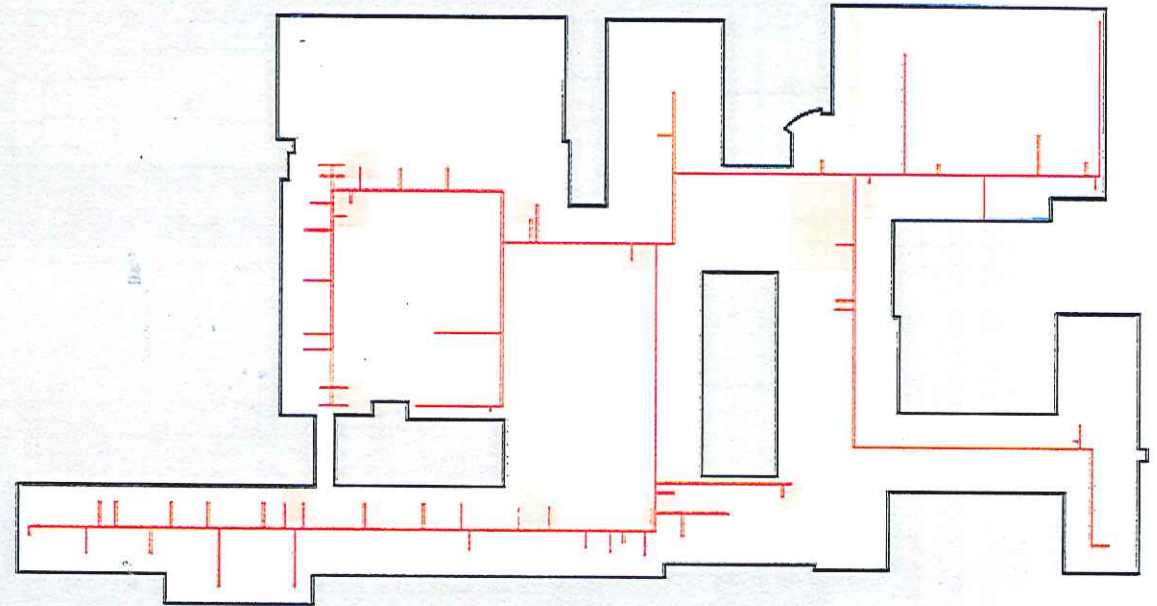
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Difficult challenge



Composite of All Floors



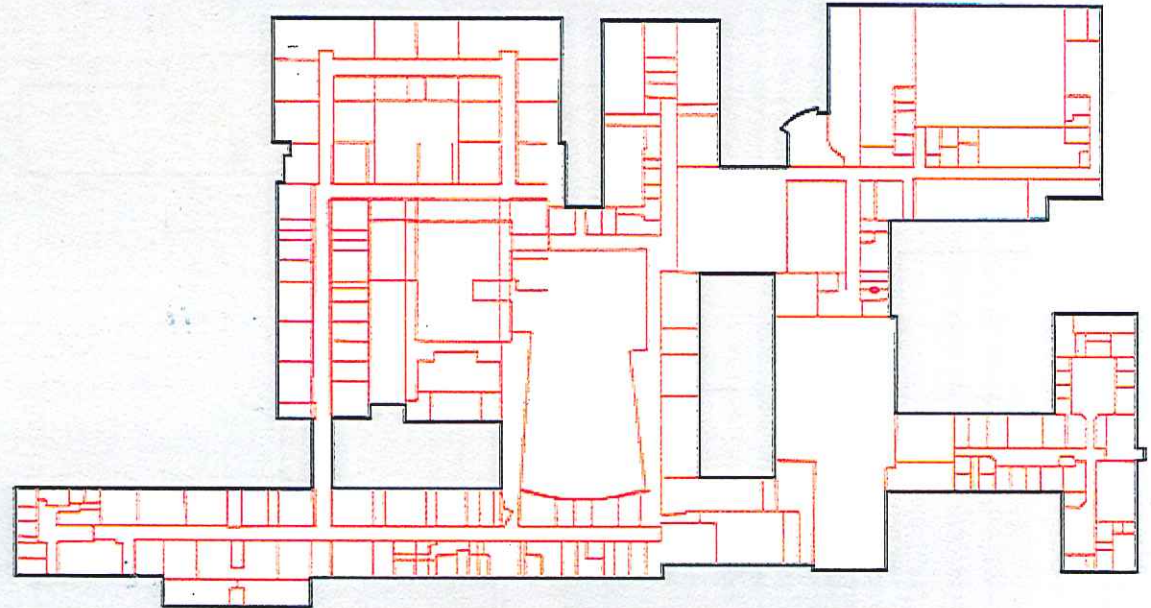
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Moderate challenge
Difficult challenge



Composite of All Floors



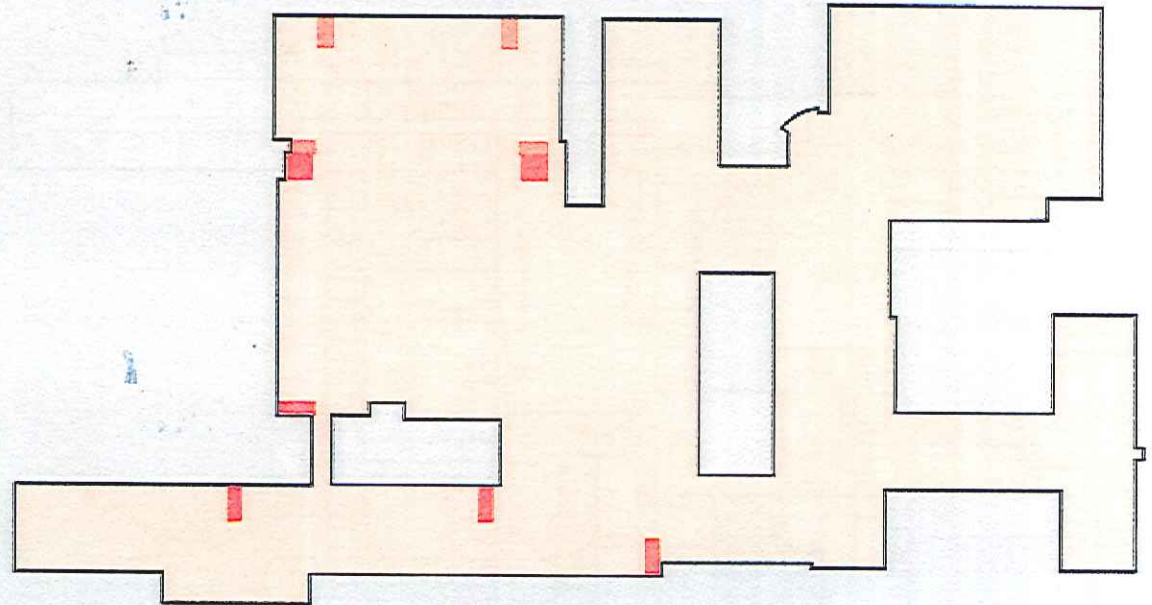
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Difficult challenge



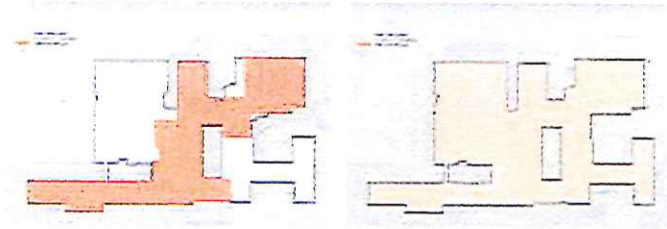
Composite of All Floors



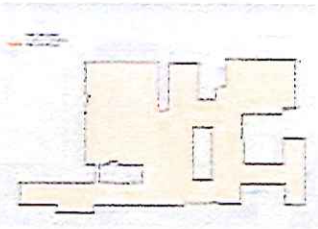
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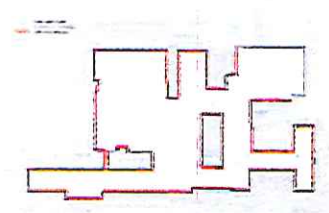
Composite of All Floors



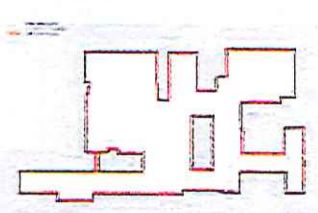
Asbestos



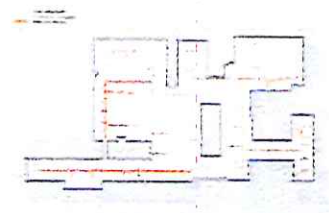
Roofing



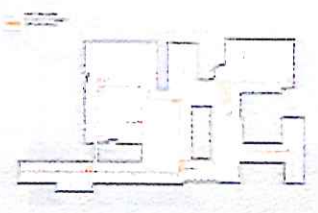
Windows



Envelope



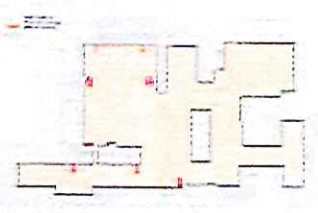
HVAC



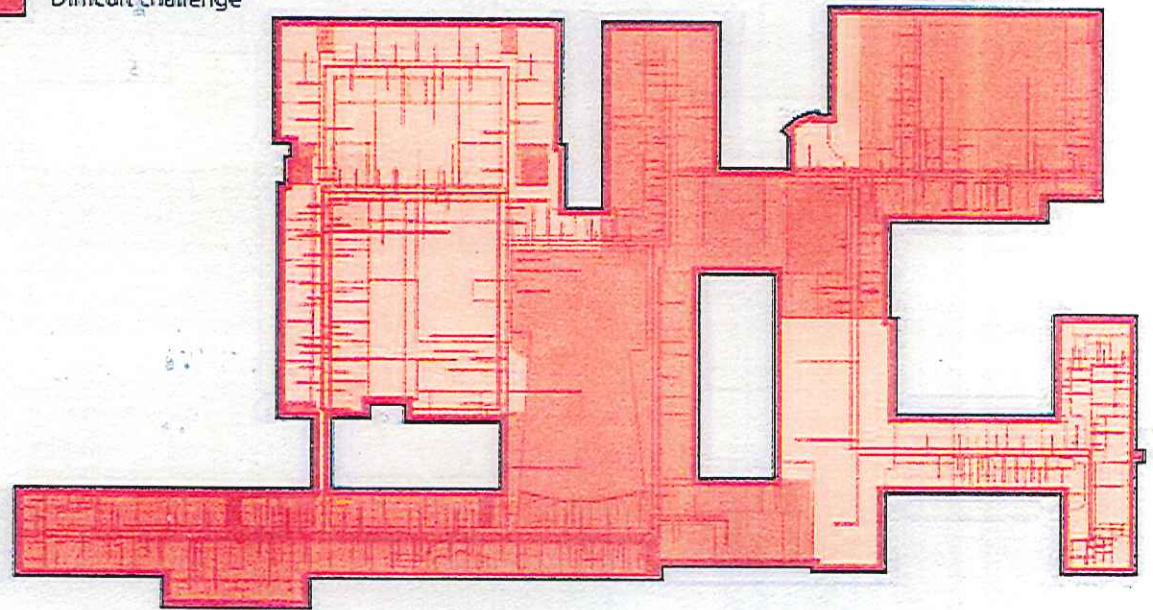
Plumbing



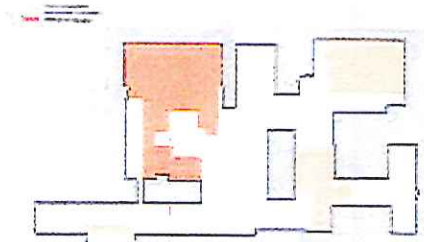
Electric



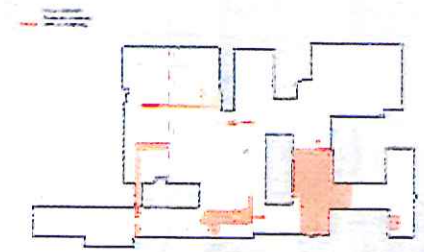
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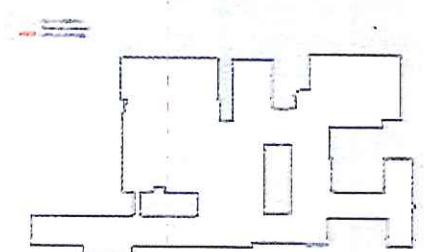
Composite of Issues



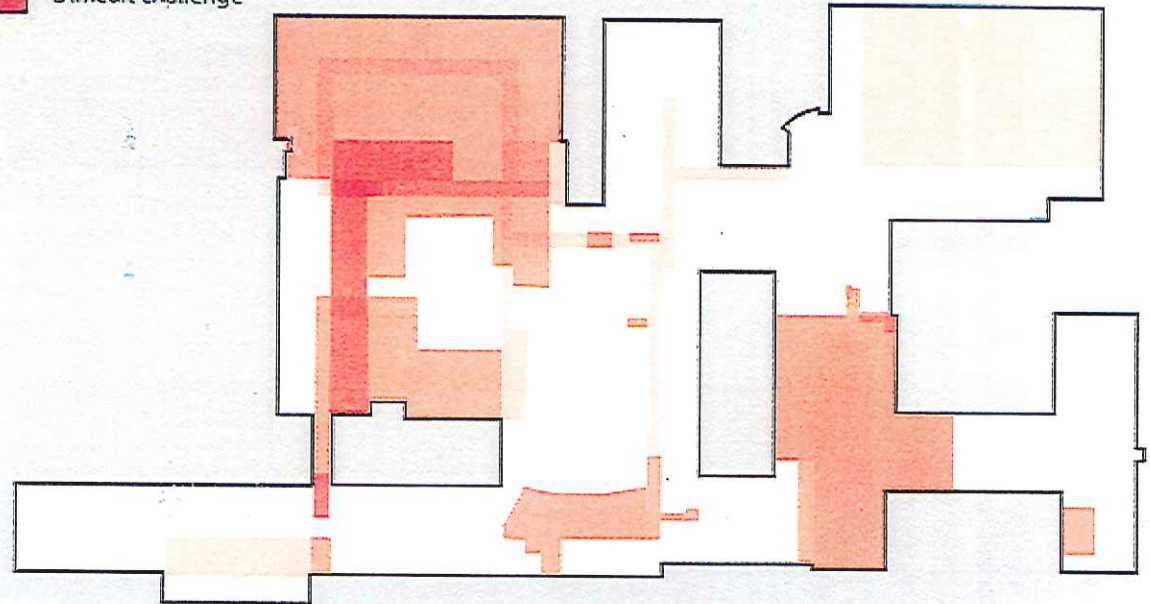
Glare issues
Along Leamy Facade
Access to Daylight



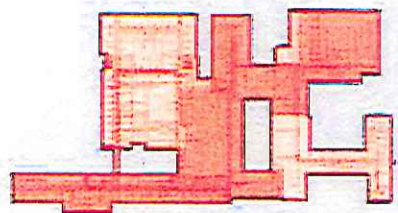
Circulation & Accessibility



Programmatic Fit



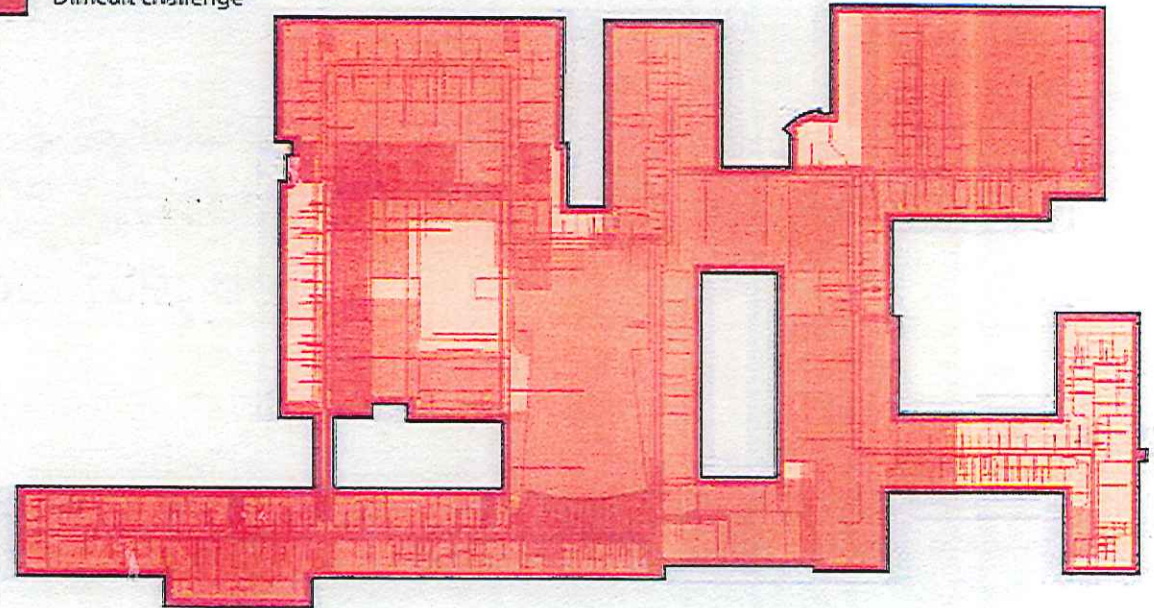
Composite of Issues



Renovation Challenges



Building Performance



Composite of Issues

Guiding Principles

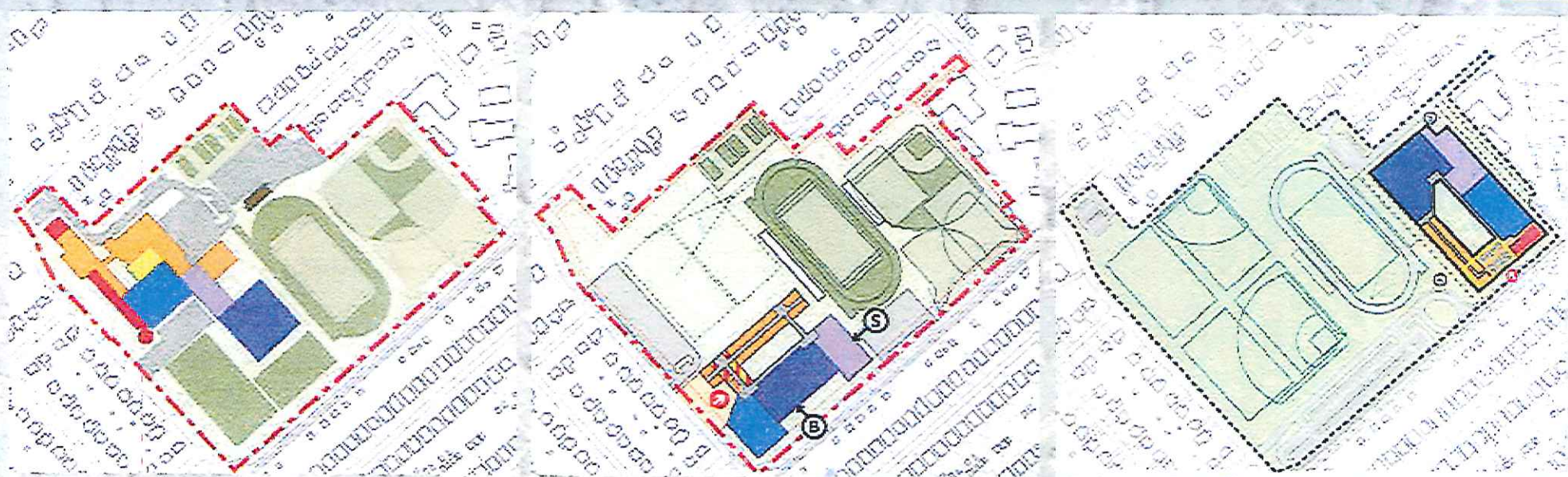
- Create the **optimal learning environment** for education
- Strengthen **connections** to the broader community
- Promote the use of the School as a place for the community :
Town Center
- Create a **sustainable** School that deploys the best in high performance building design to reduce energy consumption and promote classroom achievement.

Site/Campus Goals

- Improve **circulation** and connections to school.
- Add **athletic fields** and improve their quality.
- Increase **parking capacity** of campus without impacting goals for athletic program.
- **Minimize vehicular circulation** within the campus.
- Promote **walking** and public transit.
- Increase amount of community **green space**.

Facility Master Plan Options





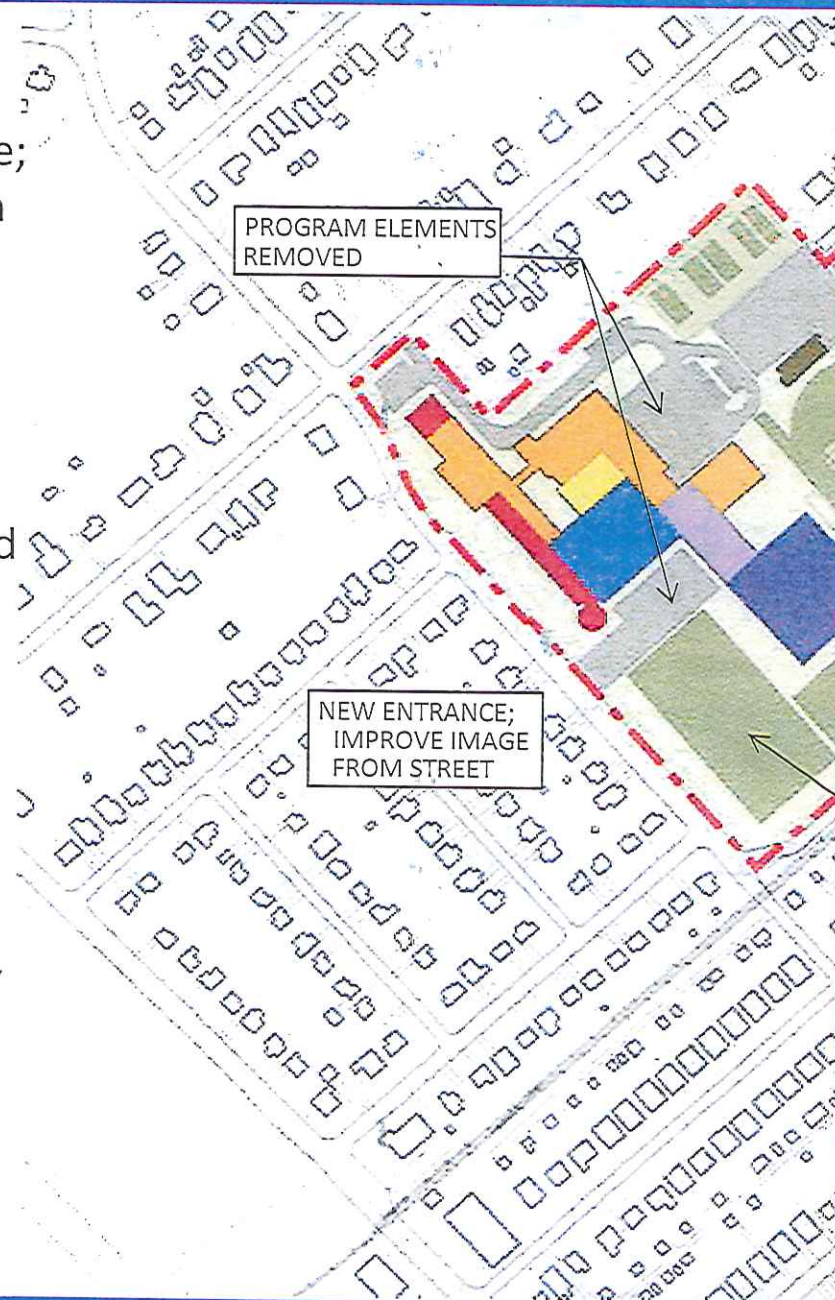
Three Options Compared

Detailed Review for Phasing / Cost

- Existing Building – (Service Life Extension)
- Leamy Ave. New Building
- Saxer Ave. New Building

KEY SCOPE ITEMS

- Reduction of building size; consolidation of program components.
- Relocation of District Office and Bus Parking
- Building Performance and design upgrades :
 - Hazmat removal
 - Life-safety
 - Energy performance
 - Building Systems
 - Accessibility
- Building Design / Identity



I think this slide needs to change and NOT show a reduction in building footprint, that would be the full reno scheme

would change Key Scope Items as follows:

All Building and Performance Upgrades will be completed as per previous review to include:

- Abatement
- Life-Safety Upgrades
- Energy Performance - Exterior Envelope
- Building Systems
- Accessibility Upgrades
- Access Control
- Interior Finishes

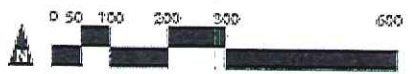
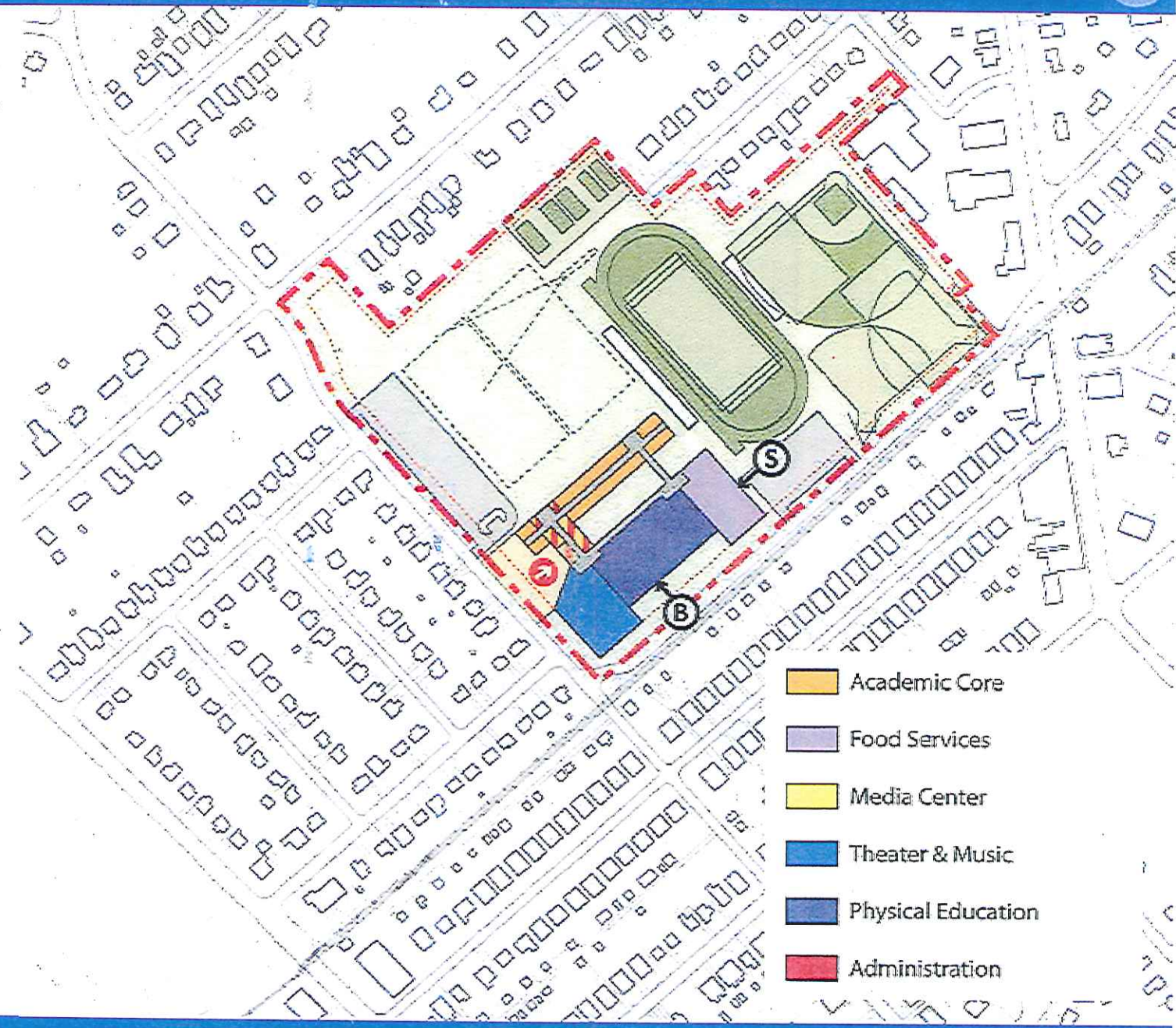
Not Included at this time:

- Admin Building does not relocate
- Limited campus/site improvements
- Overall Building Design and Layout does not change.

PHASING CHALLENGES

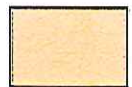
- Remediation of Roof Deck and building envelope: exposure to elements.
- Building Systems: service interruptions
- Significant Building Renovation scope:
 - Cannot to be completed within Summer periods
 - Construction Phasing Schedule long and complex





PHASING CHALLENGES

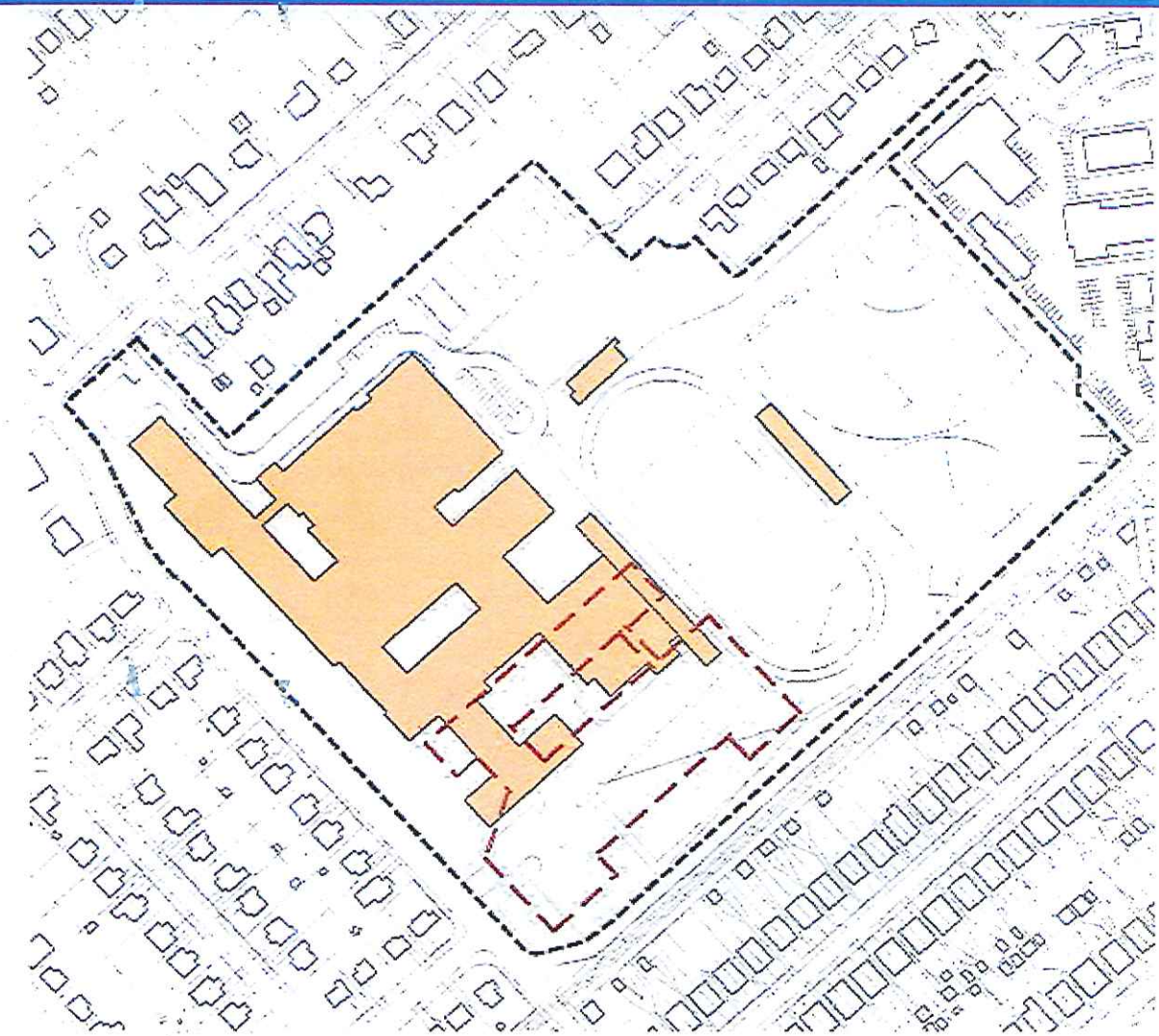
- Building Systems : service interruptions (location of existing plant and utilities)
- Significant Overlap of Existing Building with Proposed Building:
 - Complex Construction Phasing

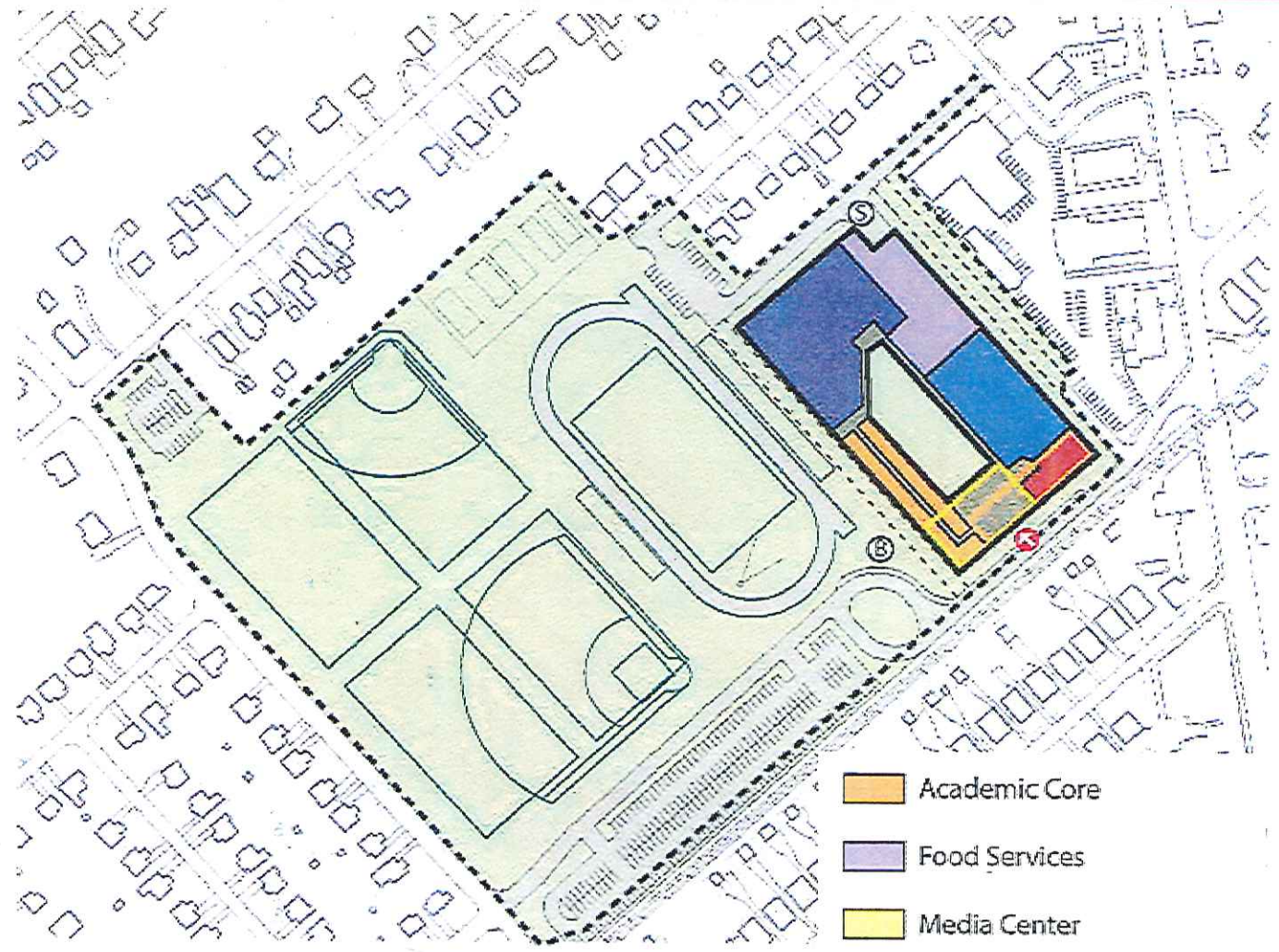


EXISTING HIGH SCHOOL



NEW BUILDING FOOTPRINT

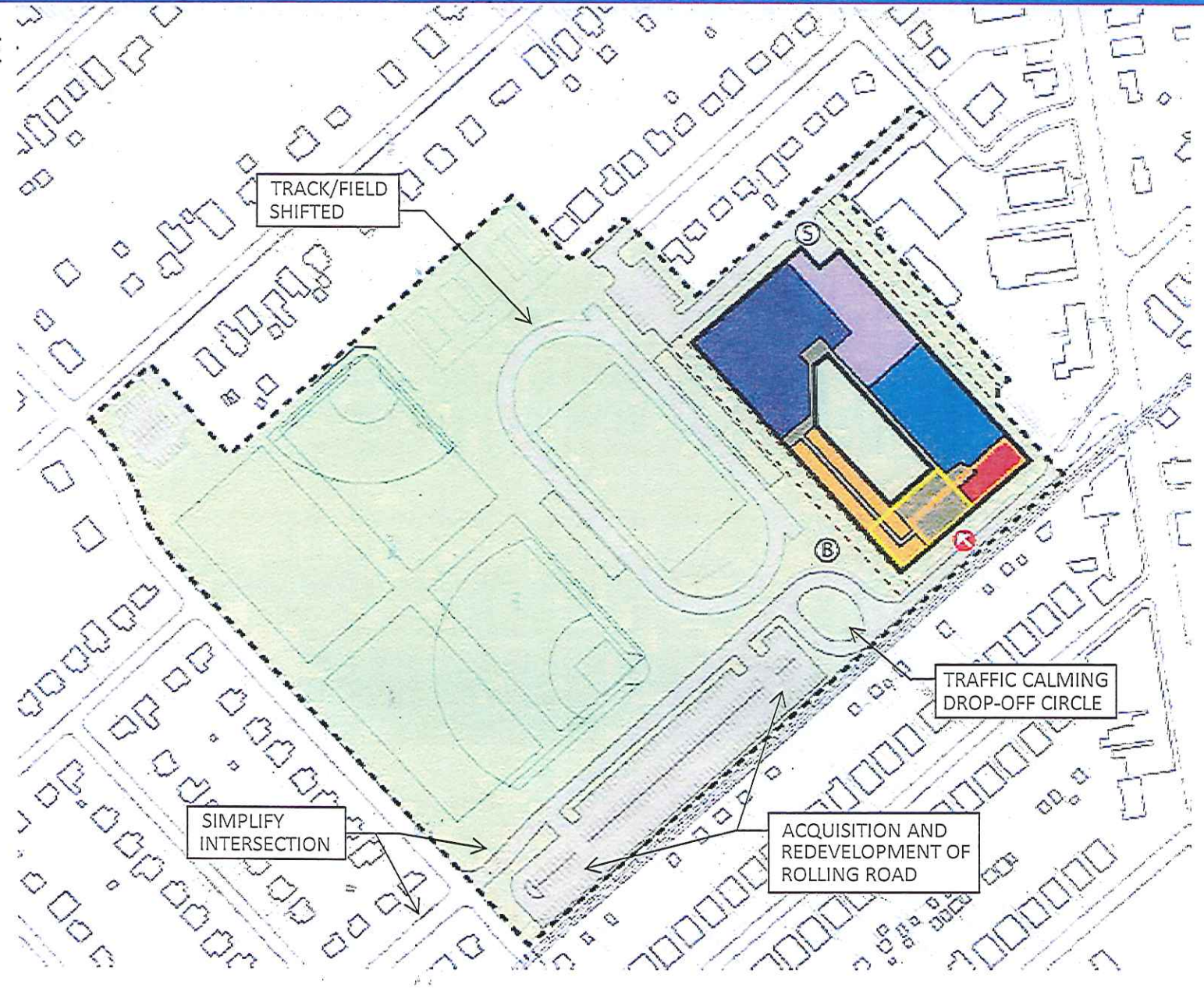




-  Academic Core
-  Food Services
-  Media Center
-  Theater & Music
-  Physical Education
-  Administration

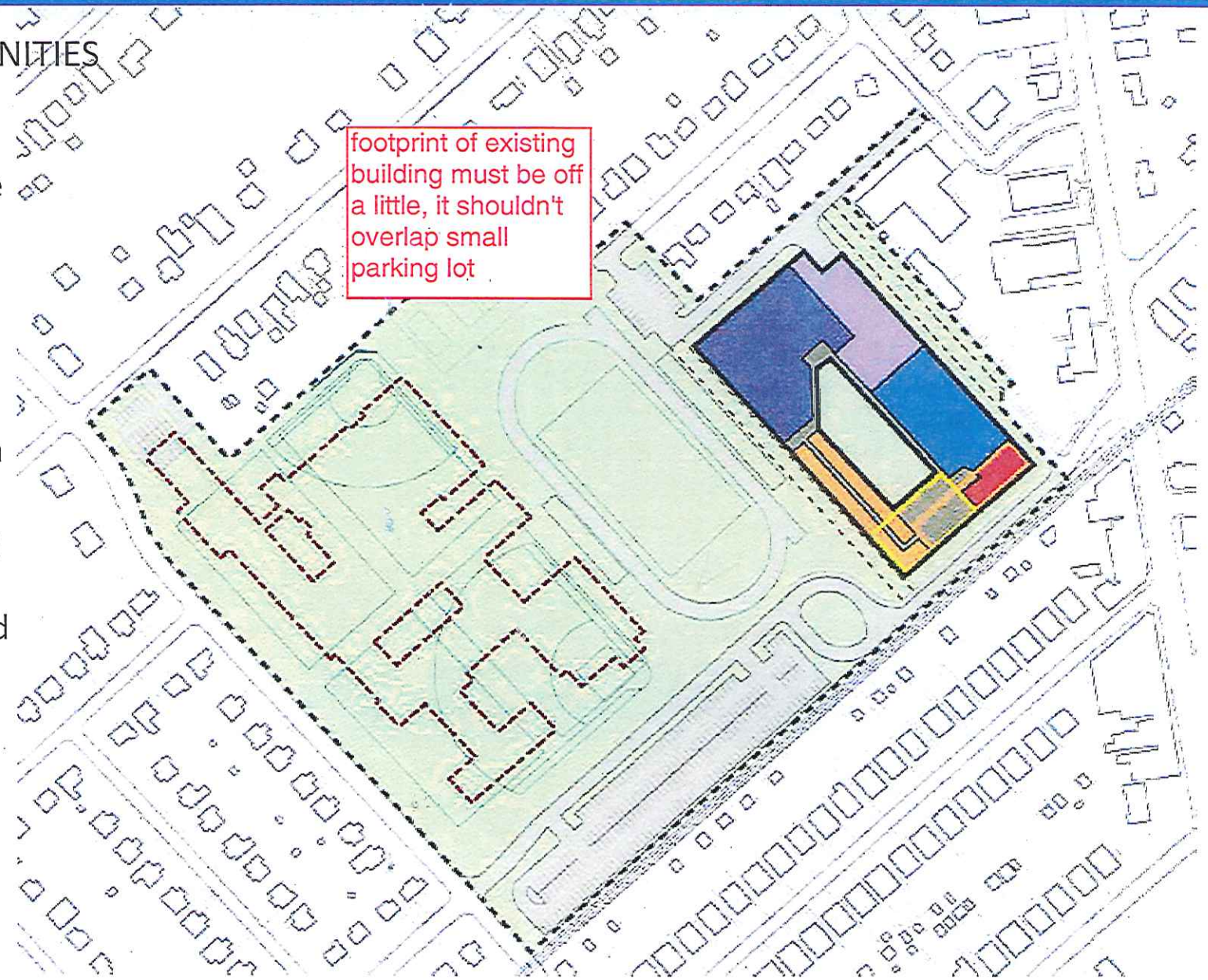


SAXER AVENUE SITE

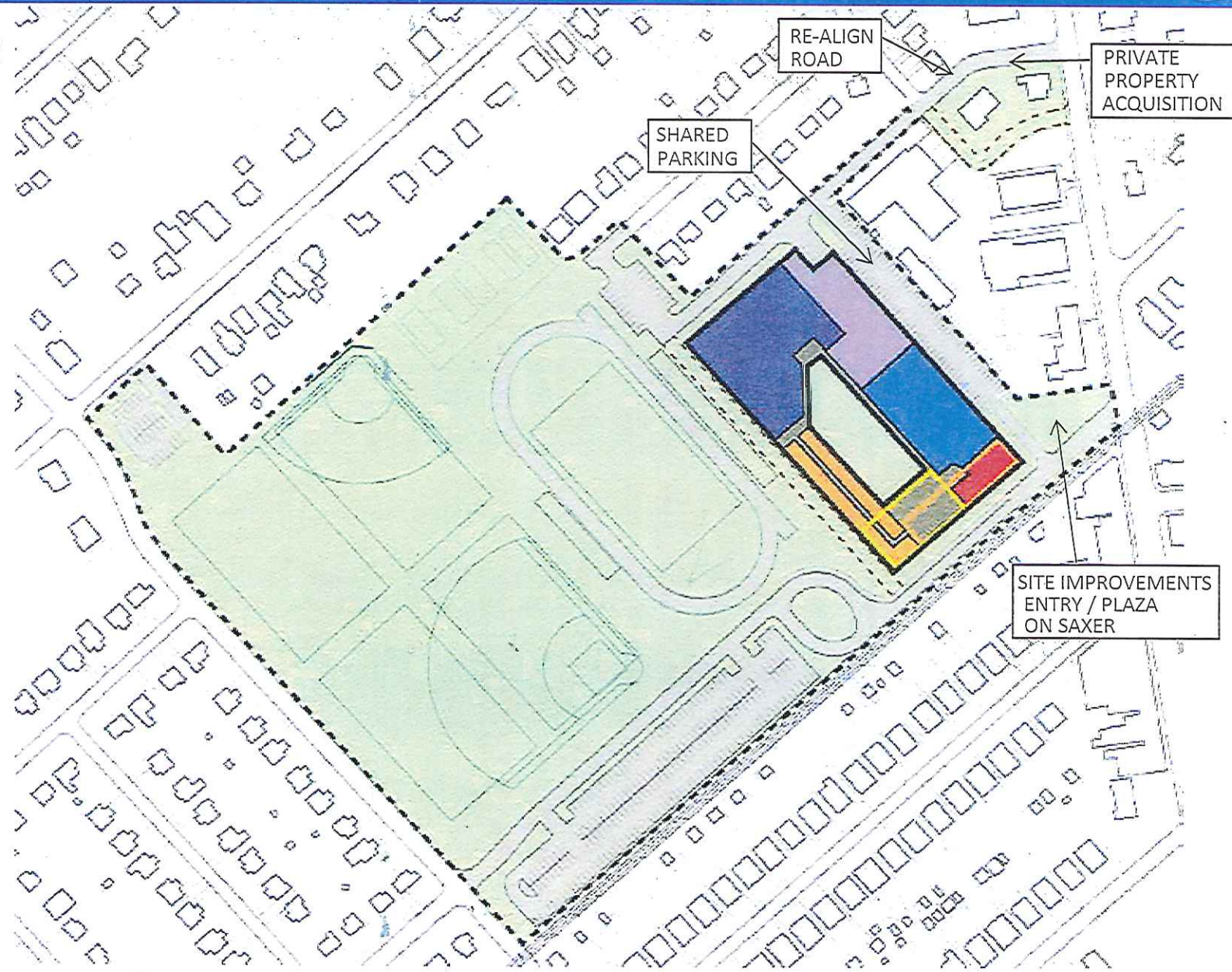


PHASING OPPORTUNITIES

- New School can be developed while Existing School remains fully operational
- Track and Field can be relocated prior to any other work; only rear parking would be displaced
- Geothermal Wellfield : under track or parking

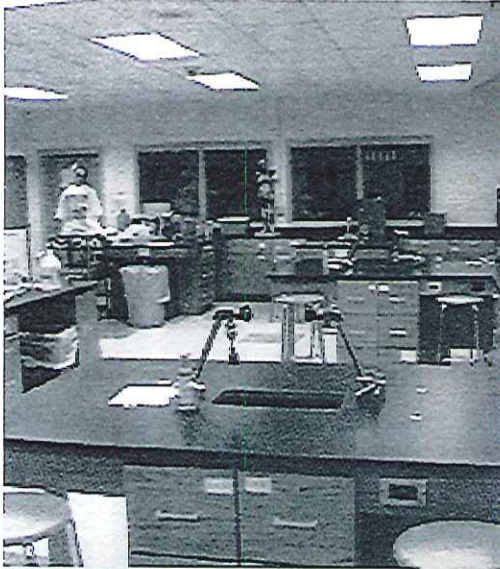


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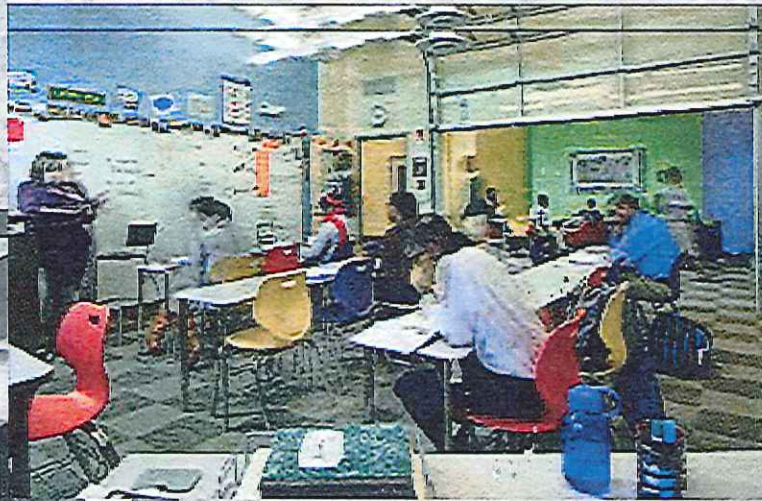
Renovation vs. New Construction

Maintain / Upgrade Existing vs. New Educational Opportunities



Renovation vs. New Construction

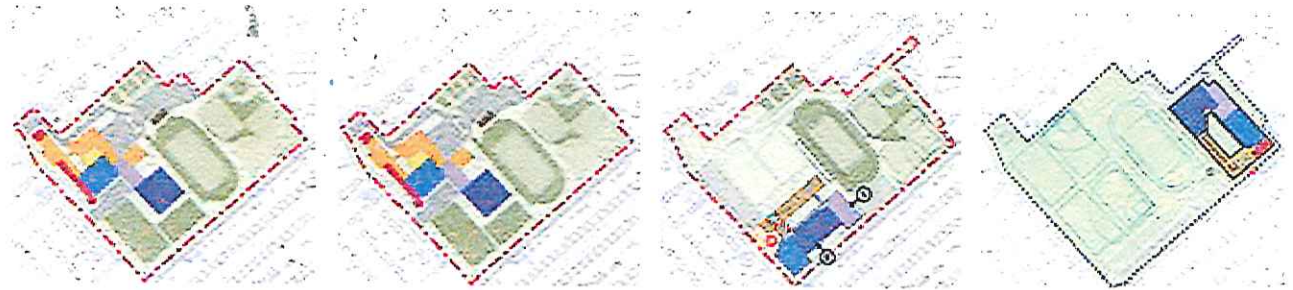
Maintain / Upgrade Existing vs. New Educational Opportunities



Renovation vs. New Construction

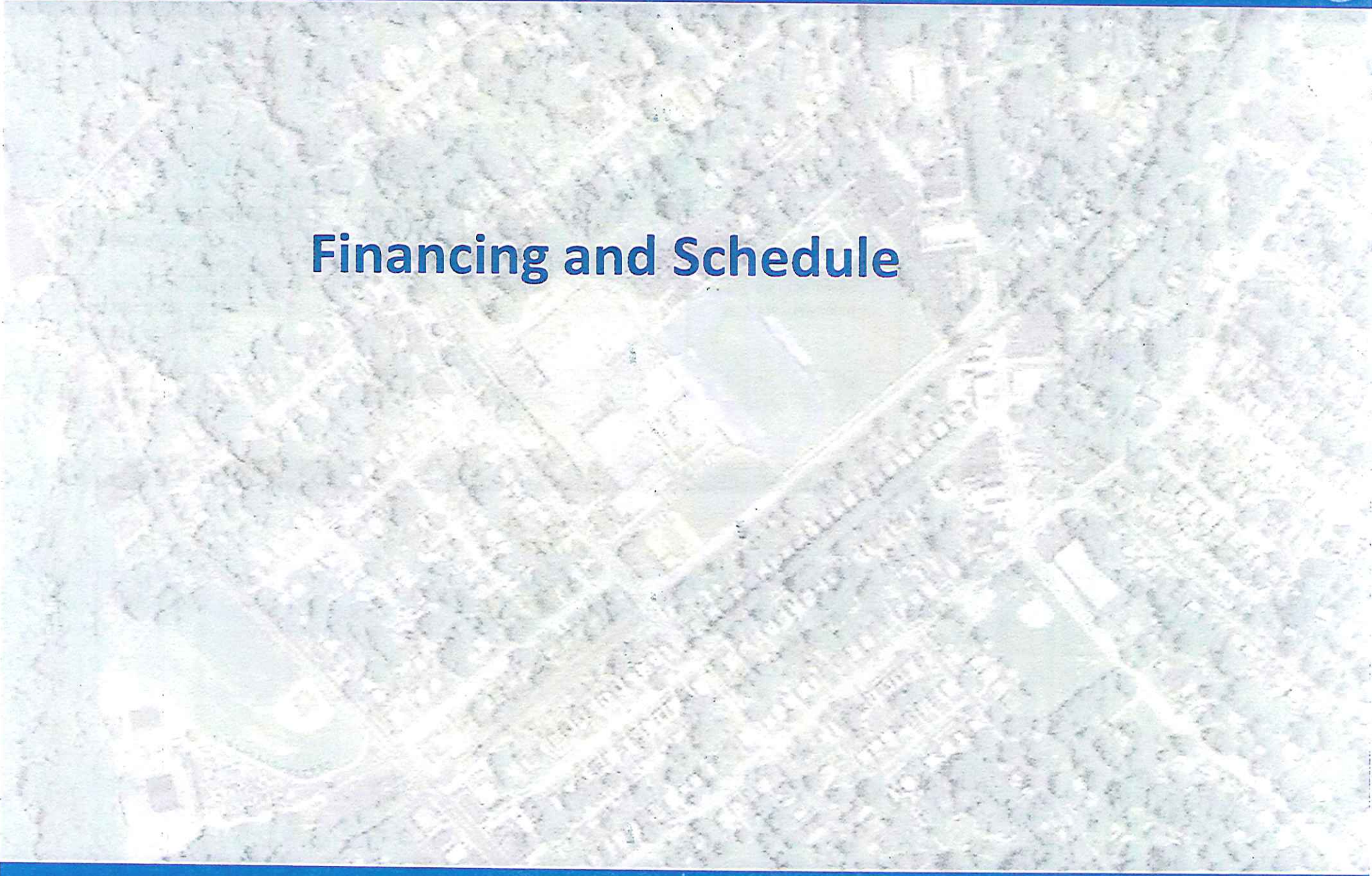
Maintain / Upgrade Existing vs. New Educational Opportunities

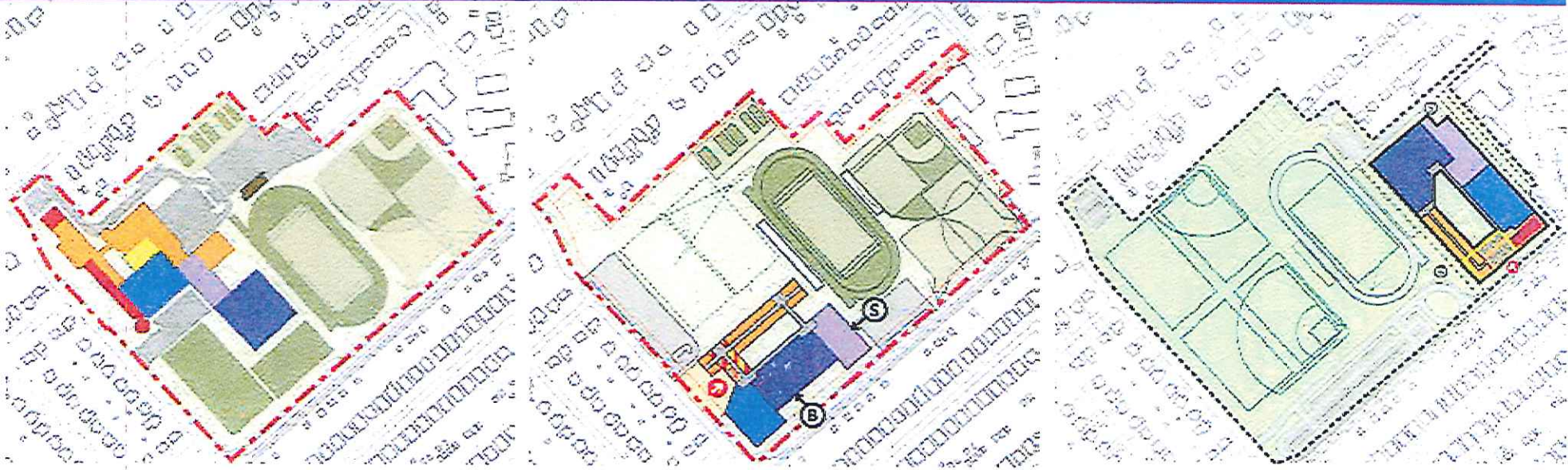




	Maintain Exstg	Renovate Exstg	New Leamy Ave	New Saxer Ave
COSTS				
Estimated Project Cost Range (2013 costs)	\$76M - \$92M	\$101M - \$123M	\$103M - \$125M	\$99M - \$121M
Estimated Project Cost Range (est. 2021 costs)	\$102M - \$124M	\$135M - \$165M	\$138M - \$168M	\$132M - \$162M
PHASING / SCHEDULE				
Estimated Base Construction Duration	3.2 yrs - (38 months)	3.25 yrs - (39 months)	3.25 yrs - (39 months)	1.75 yrs - (21 months)
Estimated Overall Project Duration (incl phasing)	3.7 yrs - (44 months)	4.7 yrs - (56 months)	5 yrs - (60 months)	3 yrs - (36 months)
TEMPORARY SPACE				
Temporary Classrooms, etc. required	yes	yes	no	no

Financing and Schedule





Discussion

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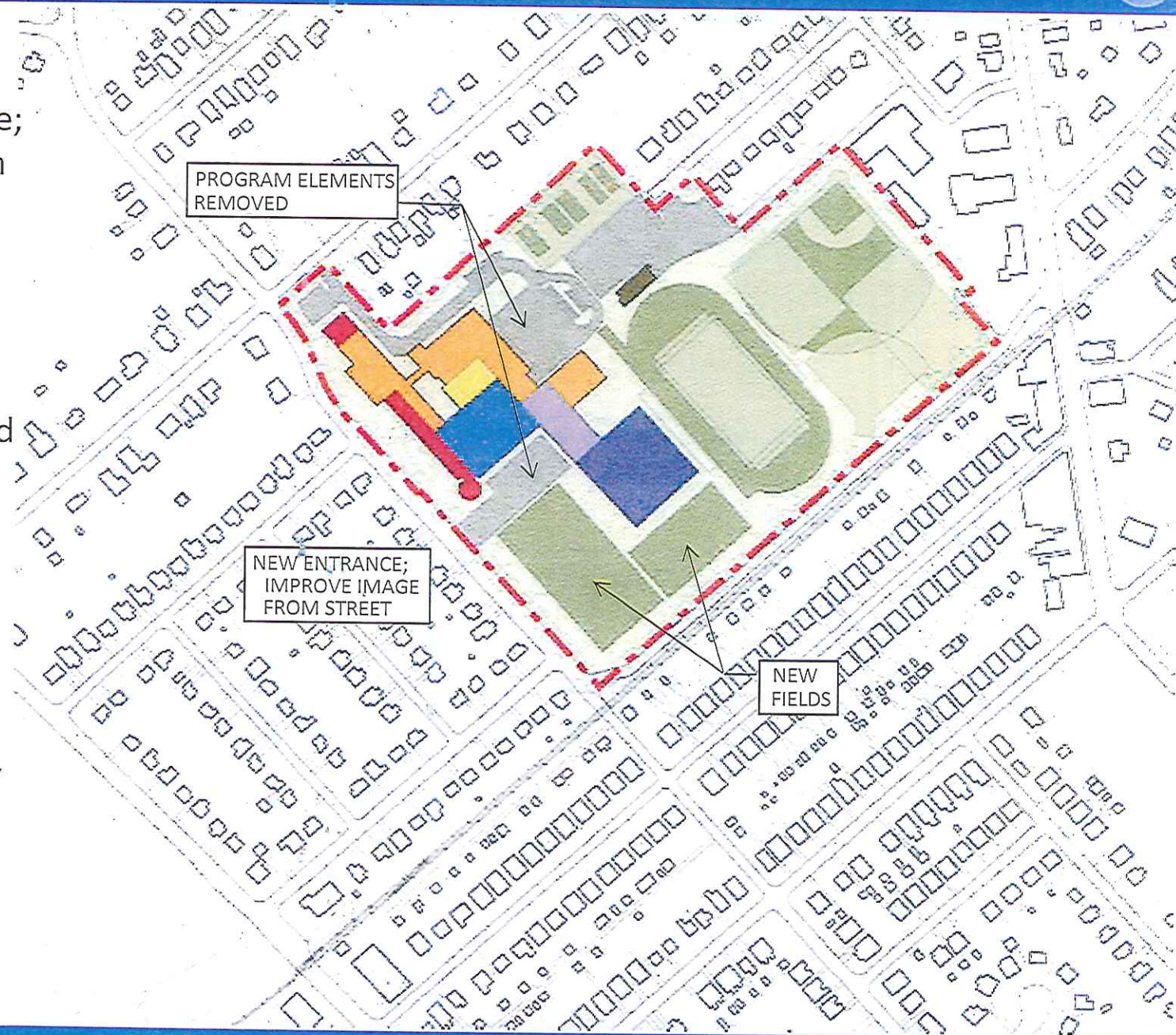
Three Options Compared

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- Saxer Ave. Site

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- Relocation of District Office and Bus Parking
- Building Performance and design upgrades :
 - Hazmat removal
 - Life-safety
 - Energy performance
 - Building Systems
 - Accessibility
- Building Design / Identity





PHASING CHALLENGES

- Remediation of Roof Deck and building envelope : exposure to elements.
- Building Systems : service interruptions
- Significant Building Renovation scope :
 - Cannot to be completed within Summer periods
 - Construction Phasing Schedule long and complex

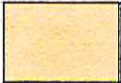
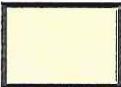





LEAMY AVENUE SITE

-  EXISTING HIGH SCHOOL
-  NEW BUILDING FOOTPRINT



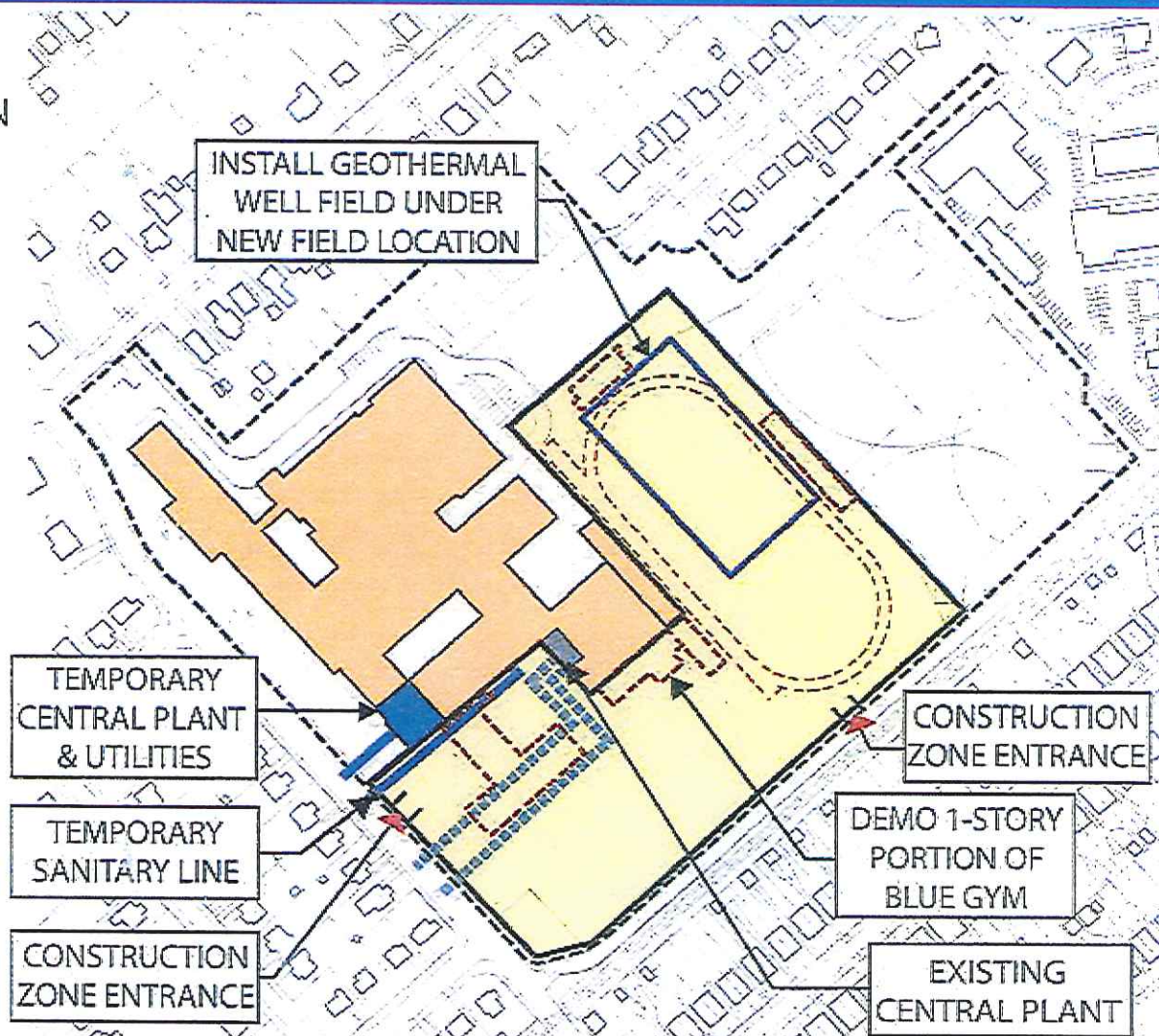
LEAMY AVENUE SITE PHASE 1A - PREPARE FOR NEW CONSTRUCTION

-  EXISTING HIGH SCHOOL
-  CONSTRUCTION ZONE
-  BUILDINGS & SITE FEATURES TO TO BE DEMOLISHED
-  UTILITIES REMOVED
-  NEW UTILITIES


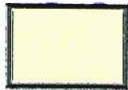

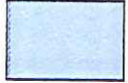
NOTES:

CREATE TEMPORARY CENTRAL PLANT AT AUXILARY GYM

- DEMOLITION/ RELOCATION WORK
- EXISTING SCHOOL DISTRICT OFFICES
-RELOCATE IT/NETWORK HUB
 - DEMO PORTION OF BLUE GYM
 - TRACK & PORTION OF BLEACHERS

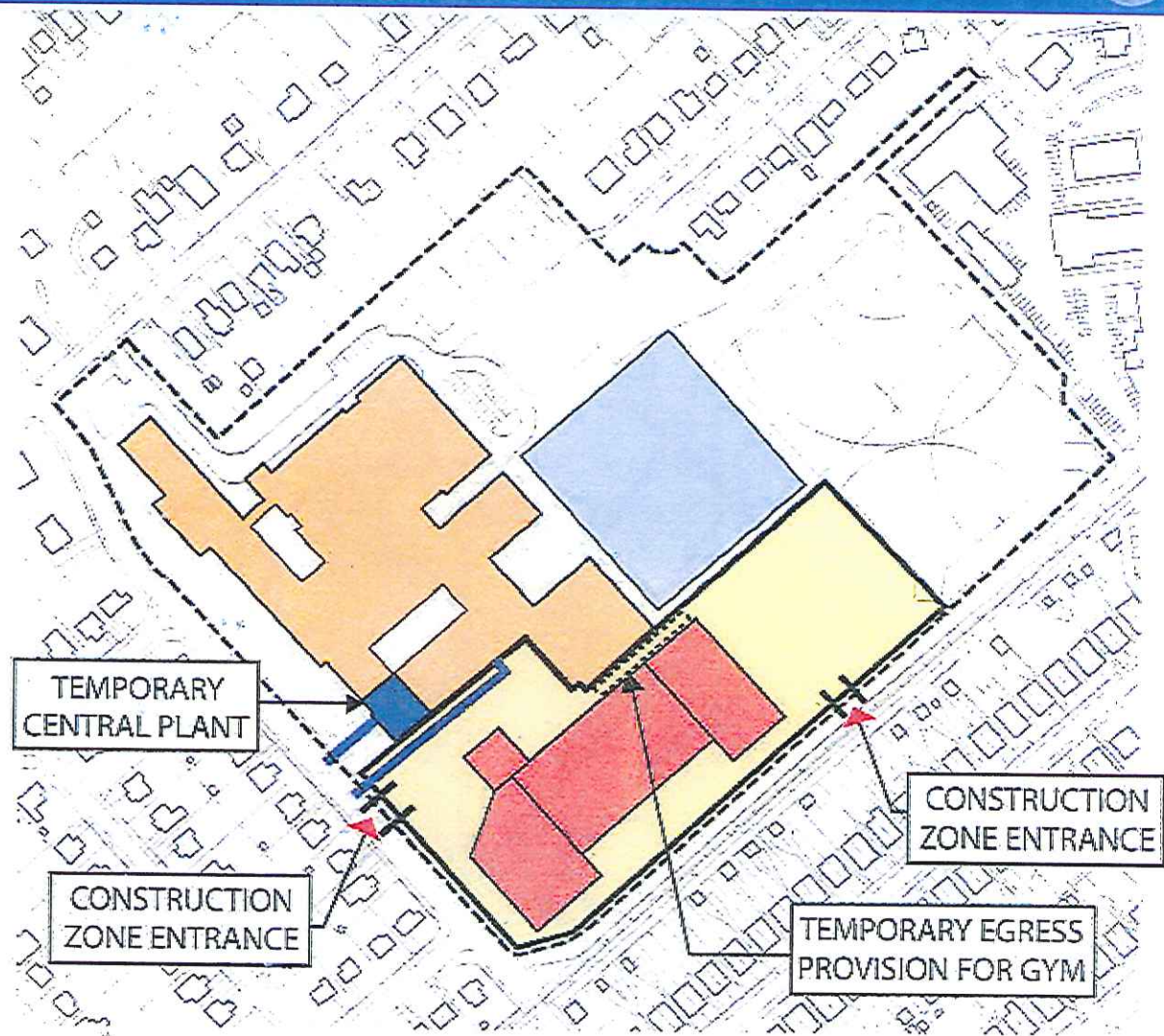


LEAMY AVENUE SITE
PHASE 1B -
CONSTRUCTION OF "BIG BOX" ELEMENTS
(THEATER, GYM, & CAFETERIA)

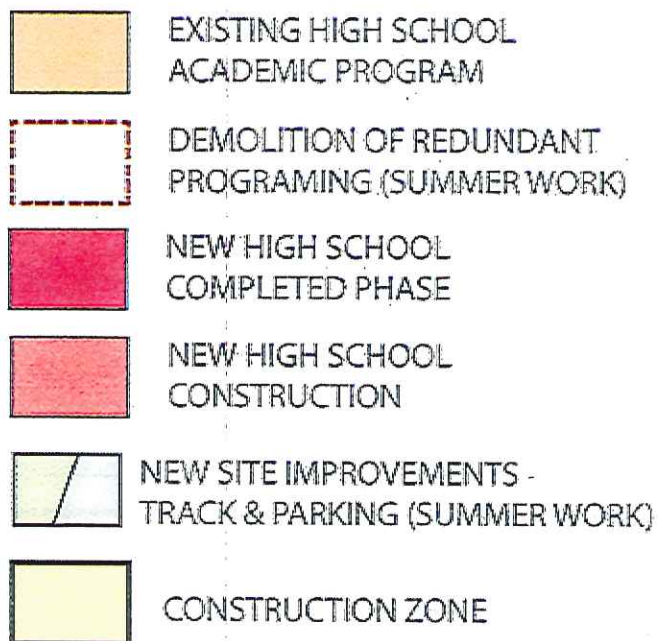
-  EXISTING HIGH SCHOOL
-  CONSTRUCTION ZONE
-  NEW HIGH SCHOOL
-  TEMPORARY FIELDS

NOTES:

BEGIN CONSTRUCTION OF NEW HIGH SCHOOL
("BIG BOX" PROGRAM ELEMENTS)



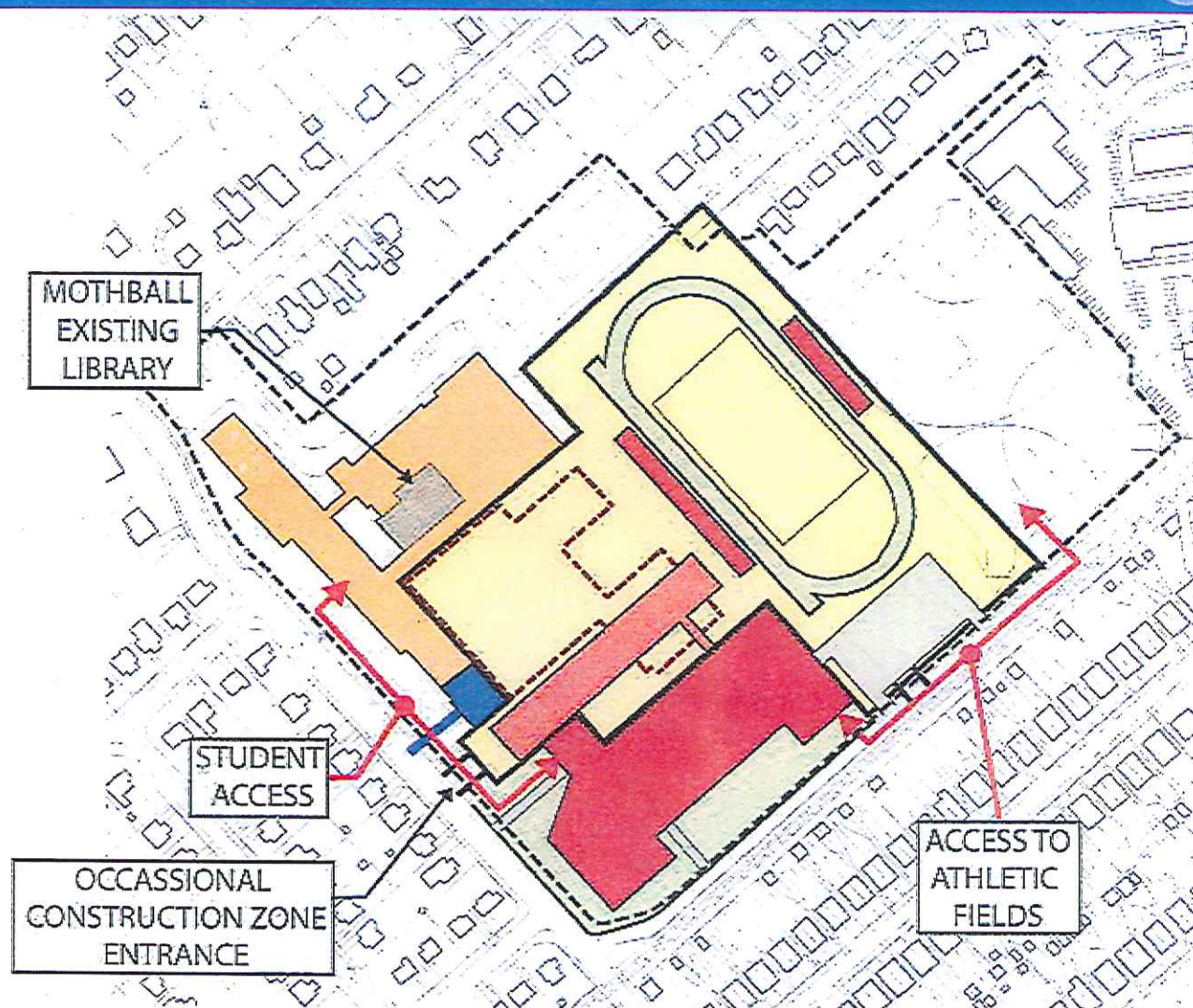
LEAMY AVENUE SITE
PHASE 2
CONSTRUCTION OF ACADEMIC WING





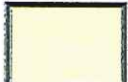
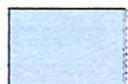
NOTES:

CONSTRUCTION OF CLASSROOM WING

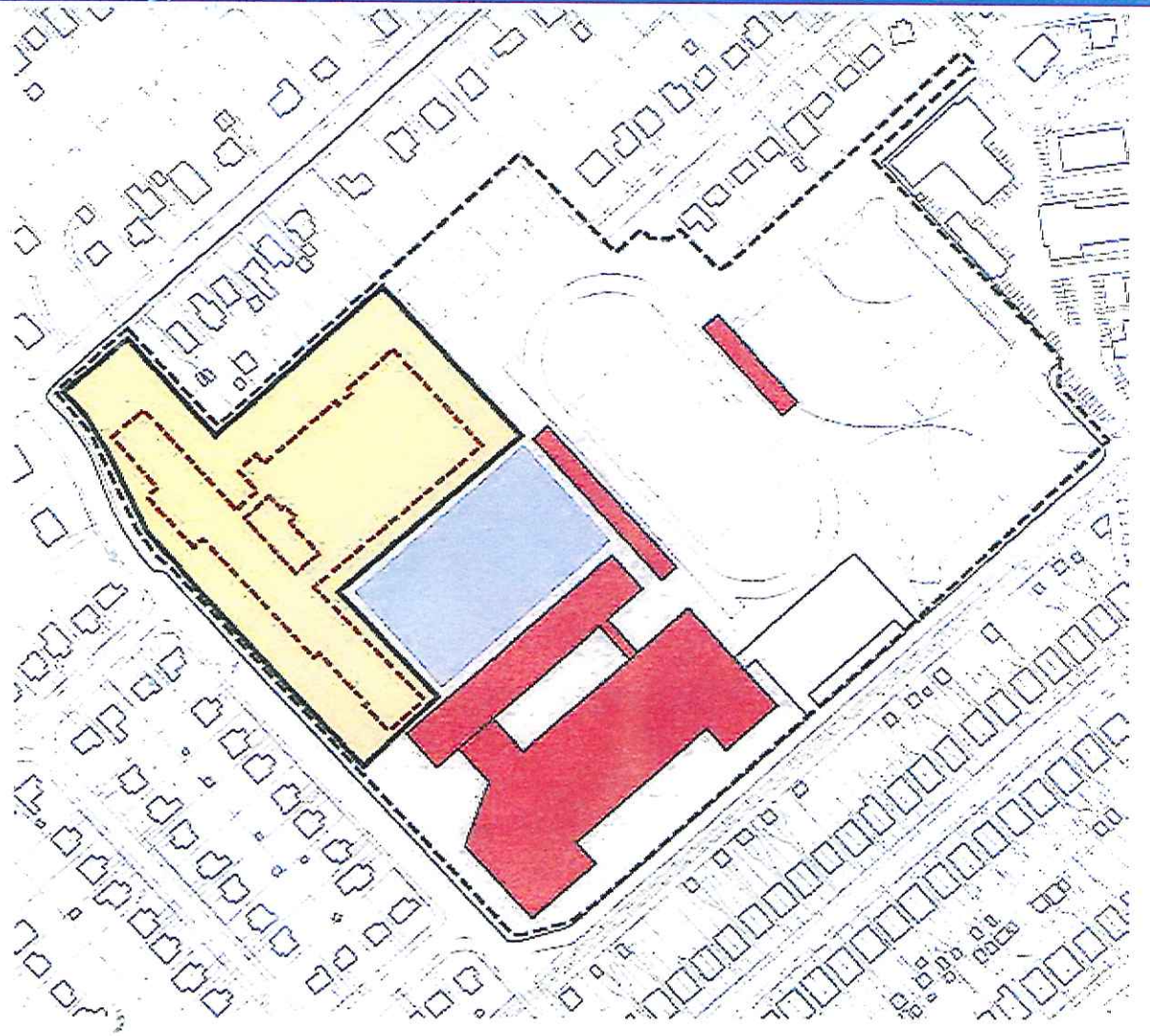
CONSTRUCTION OF TRACK & FIELD



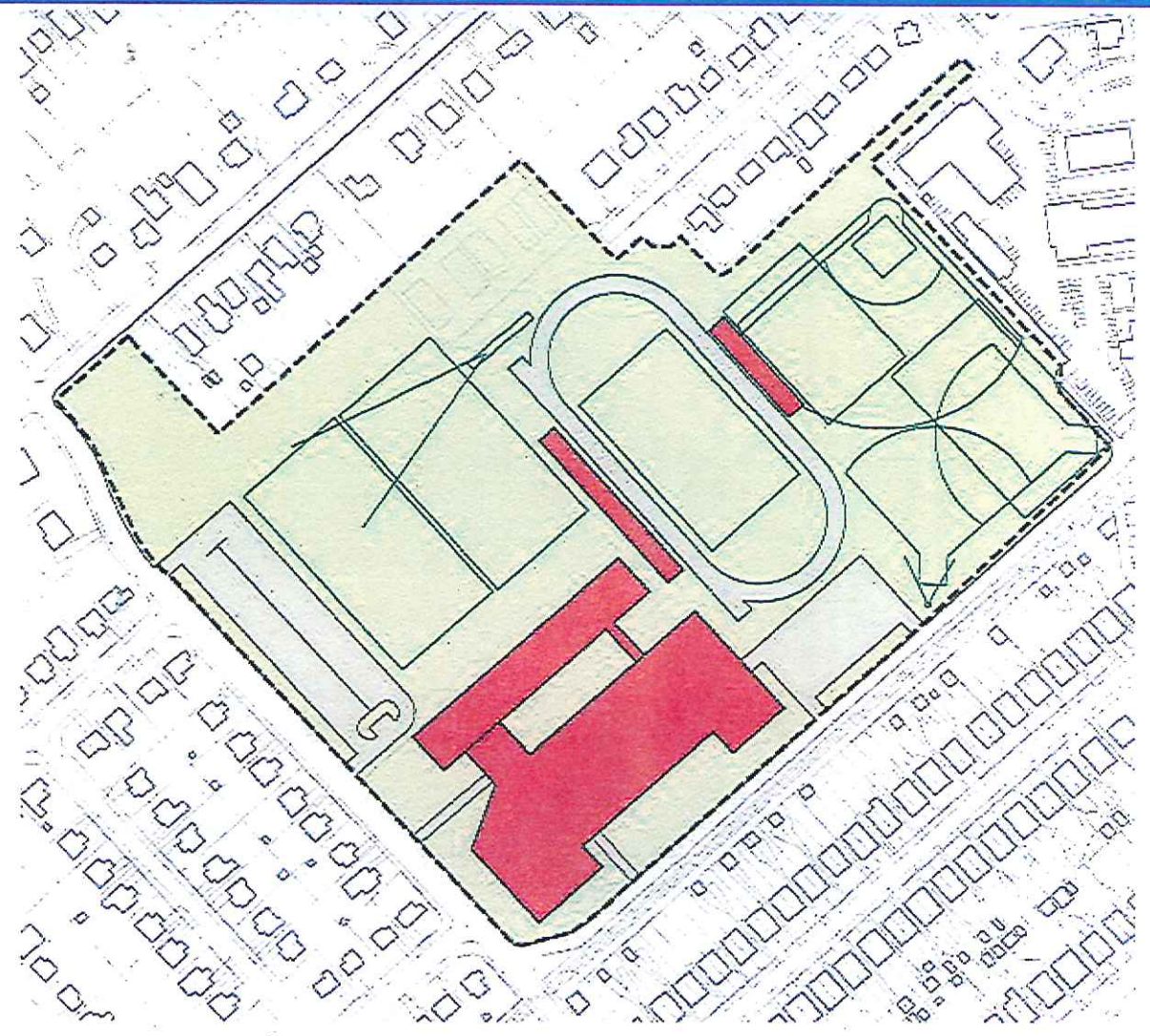
LEAMY AVENUE SITE
PHASE 3
COMPLETE DEMO OF OLDER SCHOOL

-  COMPLETED HIGH SCHOOL
-  AREA TO BE REMOVED
-  CONSTRUCTION ZONE
-  TEMPORARY FIELD

NOTES:
REMOVE REMAINING PORTION OF EXISTING SCHOOL
CONSTRUCTION OF NEW PLAYING FIELDS



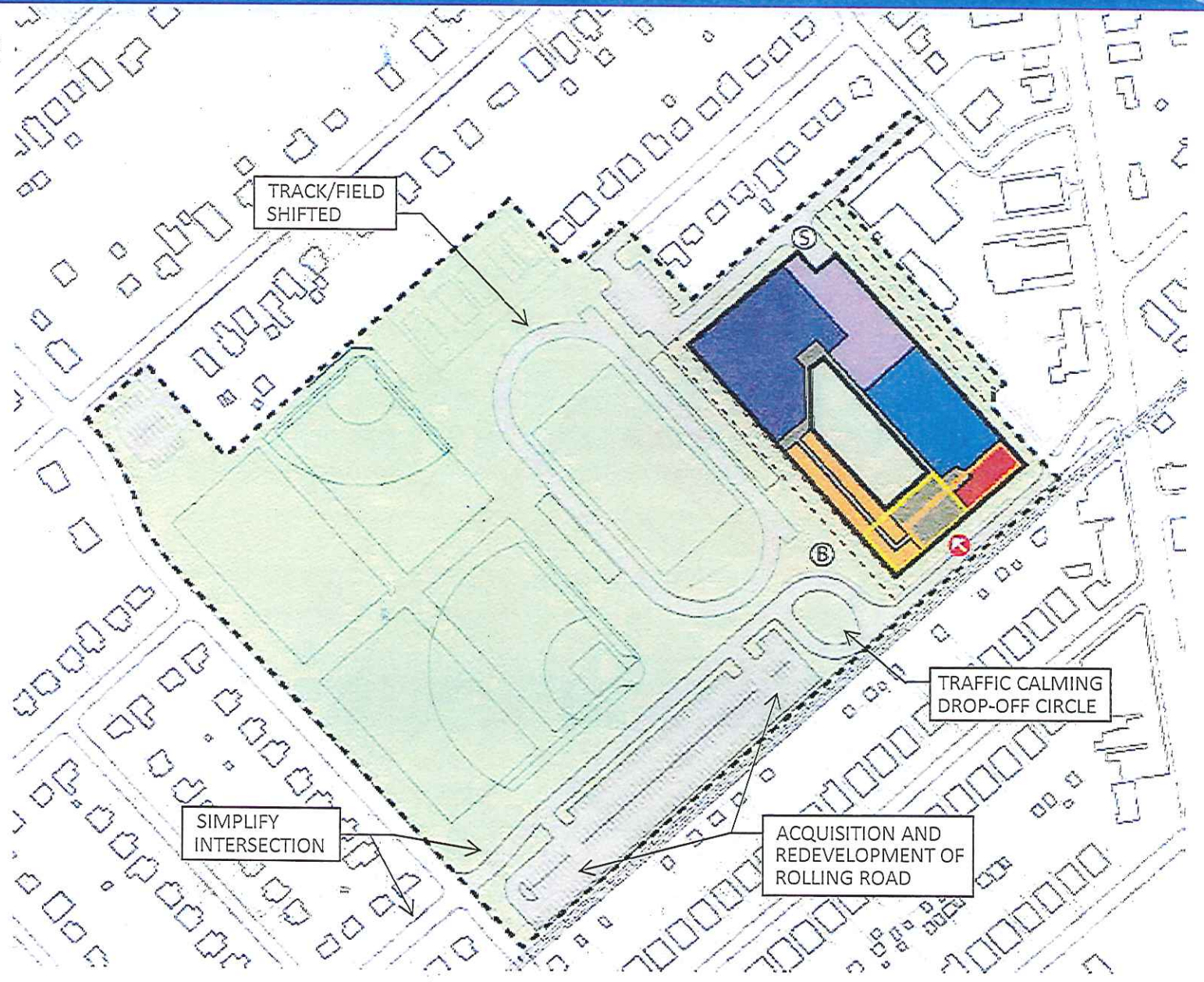
LEAMY AVENUE SITE



Leamy Ave. Site

Completion of site improvements

SAXER AVENUE SITE



SAXER AVENUE SITE

Phasing Notes

- New School can be developed while Existing School remains fully operational
- Track and Field can be relocated prior to any other work; only rear parking would be displaced
- Geothermal Wellfield : under track or parking

