



# UPPER DARBY

SCHOOL DISTRICT

Opportunity · Unity · Excellence

## MIDDLE SCHOOL FEASIBILITY STUDY

FEBRUARY 13, 2019

# Questions

- [committeequestions@upperdarbysd.org](mailto:committeequestions@upperdarbysd.org)
- February 26, 2019 Finance and Operations Committee Meeting (BHMS)

# District Facilities Study Information

- <https://www.upperdarbysd.org/domain/1574>
- <https://www.boarddocs.com/pa/udar/Board.nsf/Public>

# OPPORTUNITY - UNITY - EXCELLENCE

- **Opportunity** - Highlighted in the Equity Agenda to give every child and every school an equal access to the same learning opportunities to succeed.
- **Unity** - Unify every school in the Township with a common purpose, one that celebrates our diversity and unites everyone in a common purpose.
- **Excellence** - A commitment to academic excellence and the belief that every Upper Darby student can achieve. Excellence can also be used to highlight our awarding winning arts department and several other key education initiatives.

# OPPORTUNITY - UNITY - EXCELLENCE

- Every Upper Darby student can achieve in a diverse and loving school environment and they have a civil right to the best education possible, so they can graduate from High School on-time and ready to be productive, engaged citizens in the world.
- Great teachers and principals are what makes our schools special. Our principals and teachers are committed to expanding opportunity for our students and maximizing their potential.
- A quality public education system benefits the entire community.
- A positive, united relationship with township and borough officials benefits the entire community.
- Fiscal stability will allow us to make the investments needed to improve the education our students receive, modernize the buildings they learn in, and retain and hire a 21st century workforce.

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# OVERALL FACILITIES REVIEW

- 14 Schools - serving over 12,000 students.
- We have buildings that are 93 years old with the youngest built in 1975.
- Building additions have taken place where possible to address enrollment needs.
- We face over \$110,000,000 in deferred maintenance costs.
- We face overcrowding in several schools.
- Key examples of overcrowding are Highland Park Elementary School and Beverly Hills Middle School with no room for expansion.
- Senkow Elementary School is a leased building outside of the District.
- Charles Kelley Elementary School is a leased building in District.
- District owned properties: Cardington Field and Clifton Field (Moyerman-Gibson tract)

# TIMELINE

- In 2016, we began a detailed review of the School District's facilities included and not limited to:
  - Overview of the school district, including its geography, population, wealth and any distinguishing features.
  - **Overview of the district's educational program, including special facility or design needs related to future curriculum or instructional practices.**
  - Objective analysis of projected demographics and district current and projected enrollment for each grade.

# Goals

- Provide draft plan of possible new middle school in Clifton Heights.
- Review draft plan of possible new elementary school located at either Cardington Field or the 69th street athletic complex.
- Consider several building renovations and improvements as described in previous, public presentations.
- Ease overcrowding in several district schools.
- Improve facilities for greater academic as well as athletic opportunities for the students and community we serve.
- Improve home values.
- Improve facilities while recognizing overall impact to tax payers.



An aerial satellite-style view of a school campus in Clifton Heights. The campus features several baseball fields with brown dirt bases and green grass. A large, light-colored paved area, possibly a parking lot or walkway, winds through the fields. The school is surrounded by residential streets with houses and trees. The text 'MIDDLE SCHOOL AT CLIFTON HEIGHTS' is overlaid in large, bold, grey letters with a black outline.

# MIDDLE SCHOOL AT CLIFTON HEIGHTS

N Springfield Rd

ENROLLMENT



SECURITY



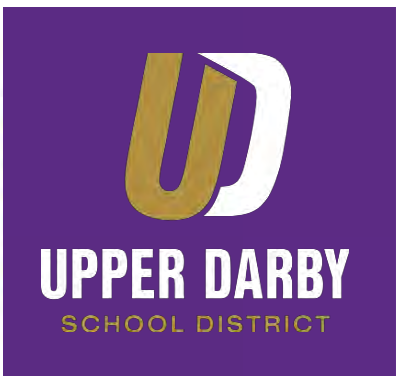
CURRICULUM



CODE COMPLIANCE



**EDUCATIONAL**



**OPERATIONAL**

FLEXIBILITY



BUILDING SYSTEMS



TECHNOLOGY



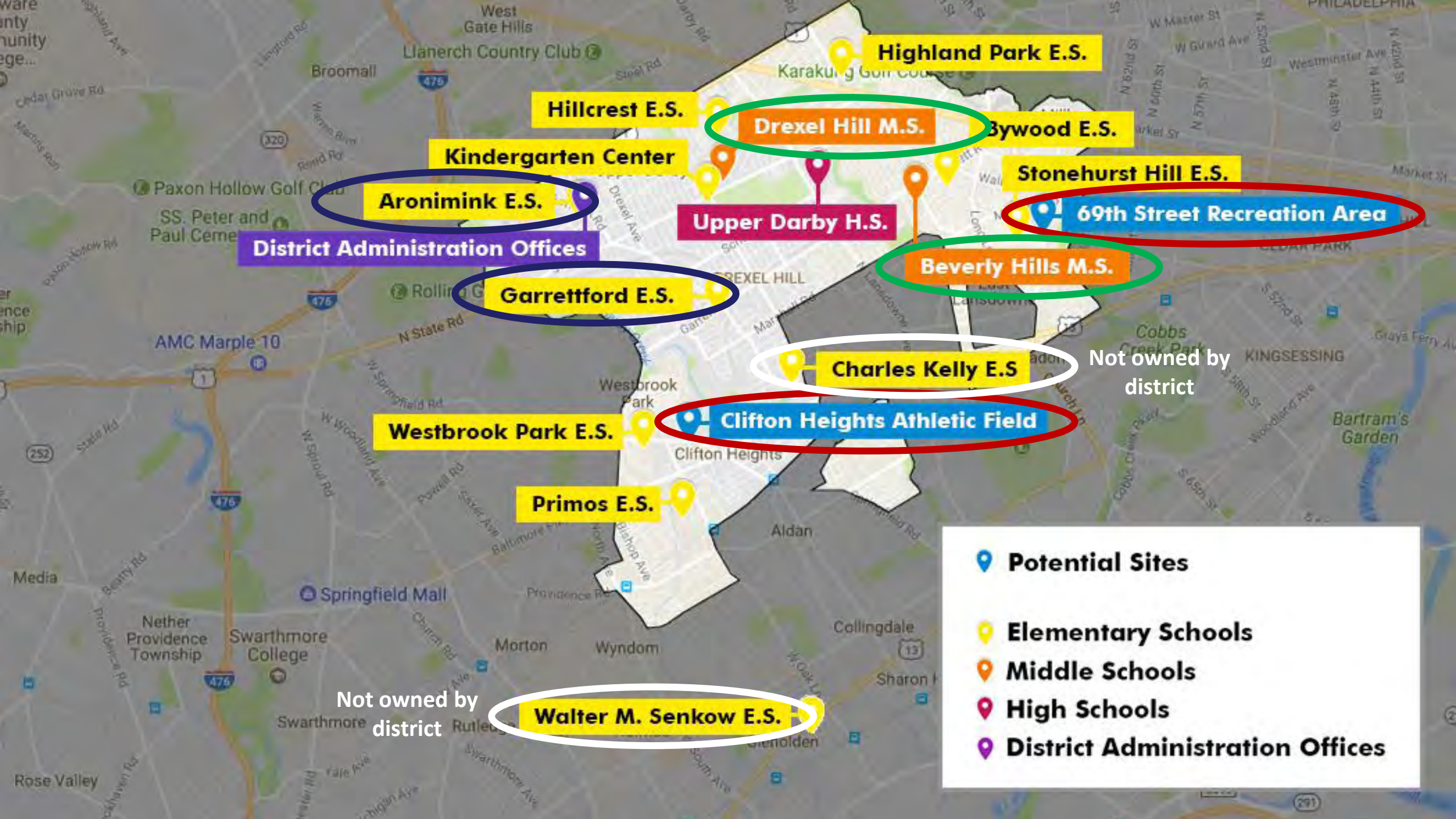
EFFICIENCY



# Focus

This study entailed a review of potential building locations, conditions analysis of existing middle schools, building capacities, and delivery of educational programs. The following buildings and sites were included in this process:

- New Middle School at Clifton Heights
- New Elementary School on 69<sup>th</sup> Street
- Beverly Hills Middle School
- Drexel Hills Middle School
- Garrettford Elementary School
- Aronimink Elementary School



**Highland Park E.S.**

**Hillcrest E.S.**

**Drexel Hill M.S.**

**Bywood E.S.**

**Kindergarten Center**

**Stonehurst Hill E.S.**

**Aronimink E.S.**

**Upper Darby H.S.**

**69th Street Recreation Area**

**District Administration Offices**

**Beverly Hills M.S.**

**Garrettford E.S.**

**Charles Kelly E.S.**

Not owned by district

**Westbrook Park E.S.**

**Clifton Heights Athletic Field**

**Primos E.S.**

**Walter M. Senkow E.S.**

Not owned by district

-  **Potential Sites**
-  **Elementary Schools**
-  **Middle Schools**
-  **High Schools**
-  **District Administration Offices**

## Goals

- **Study viability of constructing a new middle school at Clifton Heights**
- **Better accommodate growing enrollment and alleviate overcrowding at middle schools**
- **Provide environments to support your 21<sup>st</sup> century educational program**

# Goals

- **Identify and address safety, security, and building code issues and spatial needs in existing middle schools**
- **Develop capacity options for facilities not owned by the district (Senkow and Charles Kelly schools)**
- **Create a priority list of needs and actions for the next several years**



Upper Darby School District  
Program of Proposed Education Spaces  
Clifton Heights Middle School

No.	Proposed		Capacity		Remarks
	NSF	Total	Per Room	Total	

Proposed New Middle School (Grades 6-8, 750 Planned Student Capacity)

**ACADEMIC CENTER**

**Core Programs**

6th Grade Classrooms	6	850	5,100	25	150
7th Grade Classrooms	6	850	5,100	25	150
8th Grade Classrooms	6	850	5,100	25	150
<b>Subtotal</b>	<b>18</b>		<b>15,300</b>	<b>450</b>	

**Foreign Language**

Language Classrooms	1	850	850	25	25
<b>Subtotal</b>	<b>1</b>		<b>850</b>	<b>25</b>	

**Science Classrooms**

Science Labs	4	1,100	4,400	80	
Science Classrooms	1	850	850	25	
Science Prep Rooms	3	850	2,550	85	
Science Storage	3	850	2,550	85	
<b>Subtotal</b>	<b>11</b>		<b>5,250</b>	<b>105</b>	

**Special Education**

Special Education Classroom (22-25 kids)	2	850	1,700		
Special Education Classroom (12-15 kids)	2	660	1,320		
Special Education Classroom (8-10 kids)	2	550	1,100		
Autistic Support Classroom	2	950	1,900		
Gifted Classroom	1	850	850		
Reading Specialist	1	330	330		
Math Specialist	1	330	330		
English Language Learners (ELL)	2	660	1,320		
Speech + OT/PT	1	330	330		
Sensor Room	1	330	330		
<b>Subtotal</b>	<b>15</b>		<b>9,510</b>		

6th GRADE	6		5,100		
7TH GRADE	6		5,100		
8TH GRADE	6		5,100		
SCIENCES	11		5,250		
FOREIGN LANGUAGE	1		850		
SPECIAL EDUCATION	15		9,510		
<b>TOTAL</b>	<b>45</b>		<b>30,910</b>		<b>580 Student capacity in academic spaces</b>



Upper Darby School District  
Program of Proposed Education Spaces  
Clifton Heights Middle School

No.	Proposed		Capacity		Remarks
	NSF	Total	Per Room	Total	

**CAREER FOCUSED LEARNING**

**Family and Consumer Science**

F&CS Classroom	1	1,200	1,200	20	20
F&CS Storage	1	325	325		Kitchen Labs
<b>Subtotal</b>	<b>1</b>		<b>1,525</b>	<b>20</b>	

**Art and Music Center**

General Art Classroom	2	1,400	2,800	20	40
Art Storage	2	400	800		
Music Band Room	1	1,800	1,800	25	25
Choral Room	1	1,400	1,400	25	25
Music Storage	1	225	900		
Instrument Room	1	200	200		
Auditorium	1	6,500	6,500		Seating for 600
Performance Stage	1	100	1,000		
Practice Room	2	700	1,400		
<b>Subtotal</b>	<b>16</b>		<b>17,100</b>	<b>90</b>	

**Technology and Innovation**

Library/Media Center	1	2,000	2,000		
Design + Innovation Commons	1	2,000	2,000	20	20
Tech Shop	1	1,200	1,200	20	20
Tech Classrooms	2	1,000	2,000	20	40
<b>Subtotal</b>	<b>5</b>		<b>7,200</b>	<b>80</b>	

**ATHLETICS**

Gymnasium	1	9,000	9,000	66	66
Auxiliary Gym	1	3,500	3,500	33	33
Activity Center	1	1,000	1,000		
Locker Room	1	750	750		
Lockers	1	750	750		
Additional Locker Room	1	650	650		
Team Rooms	2	375	750		
Health Classroom	1	850	850	27	27
Instructors Office	2	260	520		
Athletics Storage	3	335	1,005		
<b>Subtotal</b>	<b>14</b>		<b>18,775</b>	<b>126</b>	

ACADEMIC TOTAL	45		30,910		580
CAREER FOCUSED TOTAL	22		25,865		190
ATHLETIC TOTAL	14		18,775		126
<b>SCHOOL TOTAL</b>					<b>896</b>
					<b>762</b>

Total Student Capacity  
PDE Utilization at 0.85%



Upper Darby School District  
Program of Proposed Education Spaces  
Clifton Heights Middle School

January 21, 2019

Proposed New Middle School (Grades 6-8, 750 Planned Student Capacity)

**ACADEMIC CENTER**

**Core Programs**

	Proposed		Capacity		Remarks
	No.	NSF	Per Room	Total	
6th Grade Classrooms	6	850	25	150	
7th Grade Classrooms	6	850	25	150	
8th Grade Classrooms	6	850	25	150	
<b>Subtotal</b>	<b>18</b>	<b>15,300</b>	<b>450</b>		

**Foreign Language**

Language Classrooms	1	850	25	25	
<b>Subtotal</b>	<b>1</b>	<b>850</b>	<b>25</b>		

**Science Classrooms**

Science Labs	4	1,100	20	80	
Science Classrooms	1	850	25	25	
Science Prep Rooms	3	195			
Science Storage	3	195			
<b>Subtotal</b>	<b>11</b>	<b>5,250</b>	<b>105</b>		

**Special Education**

Special Education Classroom (22-25 kids)	2	850		1,700	
Special Education Classroom (12-15 kids)	2	660		1,320	
Special Education Classroom (8-10 kids)	2	550		1,100	
Autistic Support Classroom	2	950		1,900	includes dedicated toilet room
Gifted Classroom	1	850		850	
Reading Specialist	1	330		330	
Math Specialist	1	330		330	
English Language Learners (ELL)	2	660		1,320	
Speech + OT/PT	1	330		330	
Sensor Room	1	330		330	
<b>Subtotal</b>	<b>15</b>	<b>9,510</b>			

6th GRADE	6	5,100			
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FOREIGN LANGUAGE	1	850			
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<b>TOTAL</b>	<b>45</b>	<b>30,910</b>		<b>580</b>	Student capacity in academic spaces



Upper Darby School District  
Program of Proposed Education Spaces  
Clifton Heights Middle School

January 21, 2019

**CAREER FOCUSED LEARNING**

**Family and Consumer Science**

	Proposed		Capacity		Remarks
	No.	NSF	Per Room	Total	
F&CS Classroom	1	1,200	20	20	
F&CS Storage	1	325		325	Kitchen Labs
<b>Subtotal</b>	<b>1</b>	<b>1,525</b>	<b>20</b>		

**Art and Music Center**

General Art Classroom	2	1,400	20	40	
Art Storage	2	400		800	
Music Band Room	1	1,800	25	25	
Choral Room	1	1,400	25	25	Enlarged 7/18/18, 150-200 students
Music Storage	4	225		900	
Ensemble/Practice Rooms	2	120		240	
Auditorium	1	6,500		6,500	Seating for 600
Performance Stage	1	2,000		2,000	
Storage	2	350		700	
<b>Subtotal</b>	<b>16</b>	<b>17,140</b>	<b>90</b>		

**Technology and Collaboration**

Library/Media Center	1	2,000		2,000	
Design + Innovation Commons	1	2,000	20	20	
Tech Shop	1	1,200	20	20	
Tech Classrooms	2	1,000	20	40	
<b>Subtotal</b>	<b>5</b>	<b>7,200</b>	<b>80</b>		

**ATHLETICS**

Gymnasium	1	9,000	66	66	Main & 2 Side BB courts, seats 500
Auxiliary Gym	1	3,500	33	33	
Fitness Center	1	1,000			
Locker Room Boys	1	750		750	
Locker Room Girls	1	750		750	
Additional Locker Room	1	650		650	
Team Rooms	2	375		750	
Health Classroom	1	850	27	27	
Instructors Office	2	260		520	
Athletics Storage	3	335		1,005	
<b>Subtotal</b>	<b>14</b>	<b>18,775</b>	<b>126</b>		

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**Science Classrooms**

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Science Classrooms	1	850	850	25	25	
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Science Storage	3	195	585			

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<b>Subtotal</b>	<b>15</b>		<b>9,510</b>			
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	6		5,100			

<b>SCIENCES</b>						
	11		5,250			

<b>FOREIGN LANGUAGE</b>						
	1		850			

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<b>TOTAL</b>	<b>45</b>		<b>30,910</b>			
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580 Student capacity in academic spaces

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Total Student Capacity  
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	NSF	Total	Per Room	Total	

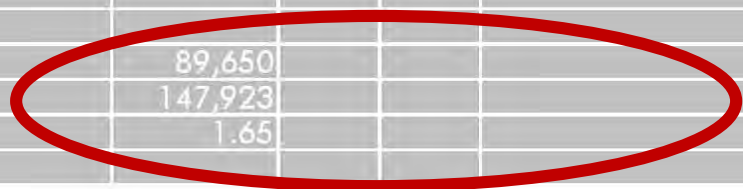
**BUILDING SUPPORT**

Cafeteria	1	3,500	3,500		seating for 300
Kitchen & Storage	1	2,500	2,500		
Storage	2	400	800		
<b>Subtotal</b>	<b>4</b>		<b>6,800</b>		

**SCHOOL ADMINISTRATION**

Administration Suite	1	1,600	1,600		
Assistant Principal Suites	2	500	1,000		
Health Suite	1	1,000	1,000		
Guidance Suite	1	1,400	1,400		
Instructional Planning Centers	3	550	1,650		One per grade
Large Conference Room	1	400	400		
Conference Room	1	250	250		
<b>Subtotal</b>	<b>10</b>		<b>7,300</b>		

<b>BUILDING TOTALS</b>					
ACADEMIC CENTER	45		30,910		
CAREER FOCUSED LEARNING	22		25,865		
ATHLETICS	14		18,775		
BUILDING SUPPORT	4		6,800		
SCHOOL ADMINISTRATION	10		7,300		
BUILDING NET SF TOTAL			89,650		
BUILDING GROSS SF TOTAL			147,923		
GROSSING FACTOR			1.65		



**147,923**  
square feet

An aerial satellite-style view of a school campus in Clifton Heights. The campus features several baseball fields and a large green lawn area. Surrounding the campus are residential streets with houses and trees. The text 'MIDDLE SCHOOL AT CLIFTON HEIGHTS' is overlaid in large, bold, grey letters with a black outline. Street names visible include W Wyncollis Ave, Revere Rd, N Springfield Rd, N Sycamore Ave, and Noe Ave.

# MIDDLE SCHOOL AT CLIFTON HEIGHTS

N Springfield Rd



N Oak Ave

Revere Rd

W Wyncotte Ave

N Springfield Rd

N Graystone Ave





CLIFTON  
BASEBALL

Proud Sponsor  
MODELL'S  
SPORTING GOODS  
Modells.com

Gettin'  
Go To  
Me!



## QUALITIES OF THE SITE:

- **Playfields for community use**
  - **Athletics**
  - **Children's playground**
- **Access to N Springfield Road**
- **Nestled within neighborhood**
- **Goal to enhance an existing community asset**







W. Wynciffe Ave

W. Wynciffe Ave

Revere Rd

N. Oak Ave

N. Springfield Rd

Arch St

N. Spicewood Ave

Fairview Ave



**PROPERTY**  
**13.7 ACRES**

W. Wynciffe Ave

W. Wynciffe Ave

Revera Rd

N. Oak Ave

N. Springfield Rd

Arch St

N. Spycamore Ave

Fairview Ave



25' Setback

DEVELOPABLE  
11.7 ACRES

W. Wynciffe Ave

W. Wynciffe Ave

Revera Rd

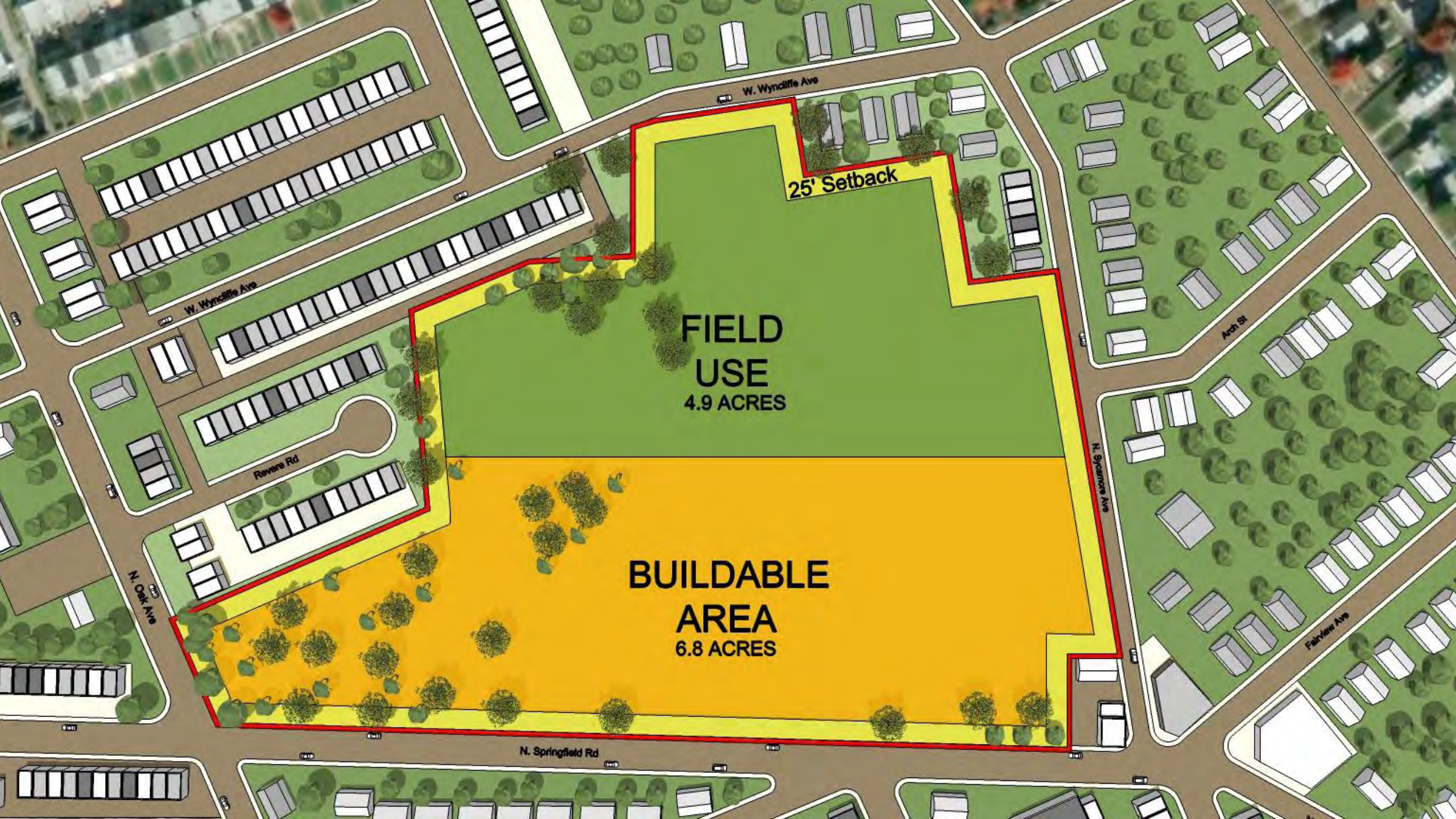
N. Oak Ave

N. Springfield Rd

N. Spicewood Ave

Arch St

Fairview Ave



25' Setback

**FIELD  
USE**  
4.9 ACRES

**BUILDABLE  
AREA**  
6.8 ACRES

W. Wynciffe Ave

W. Wynciffe Ave

Revera Rd

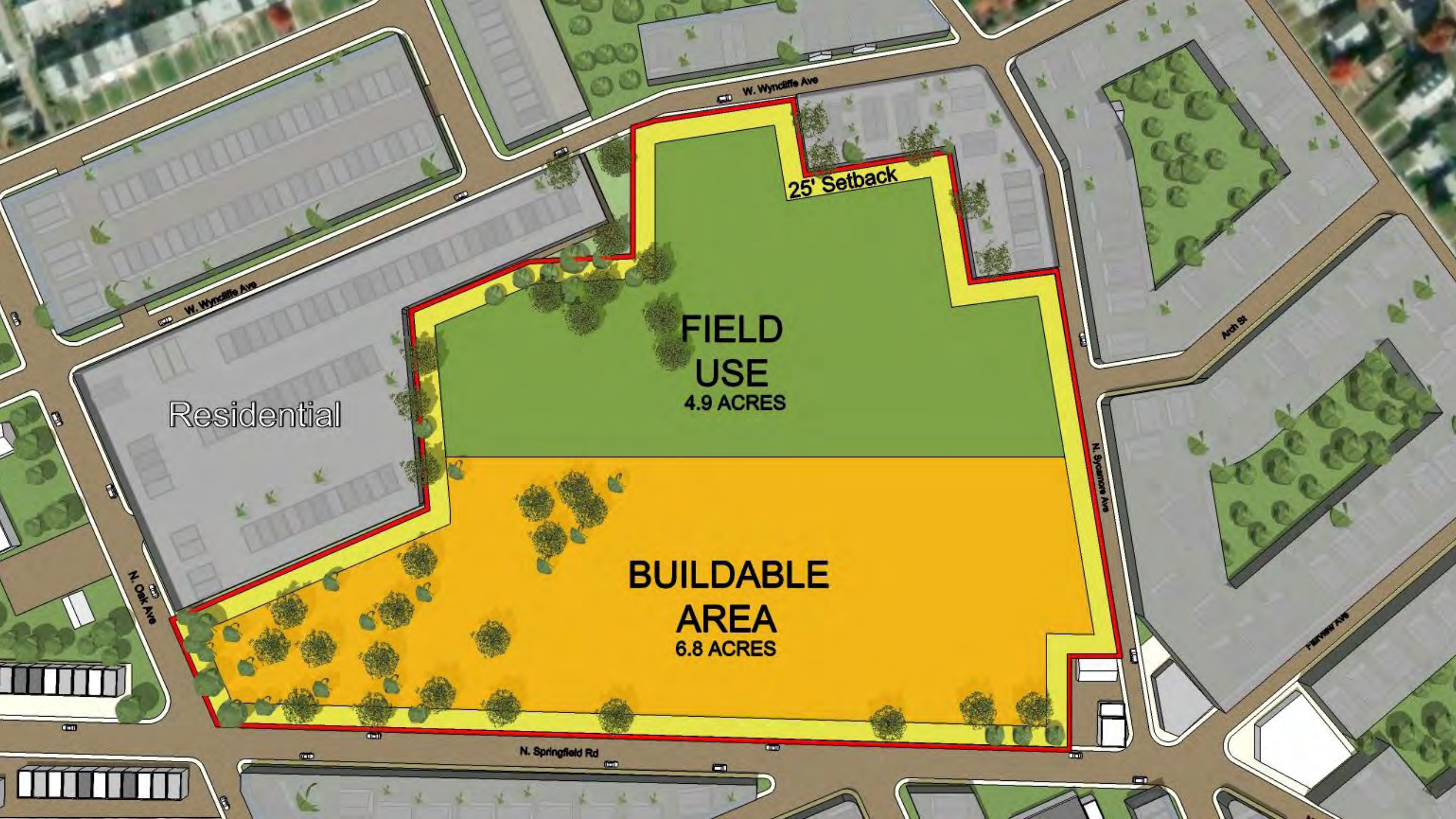
N. Oak Ave

N. Springfield Rd

N. Spicewood Ave

Arch St

Fairview Ave



Residential

**FIELD USE**  
4.9 ACRES

**BUILDABLE AREA**  
6.8 ACRES

25' Setback

W. Wynciffe Ave

W. Wynciffe Ave

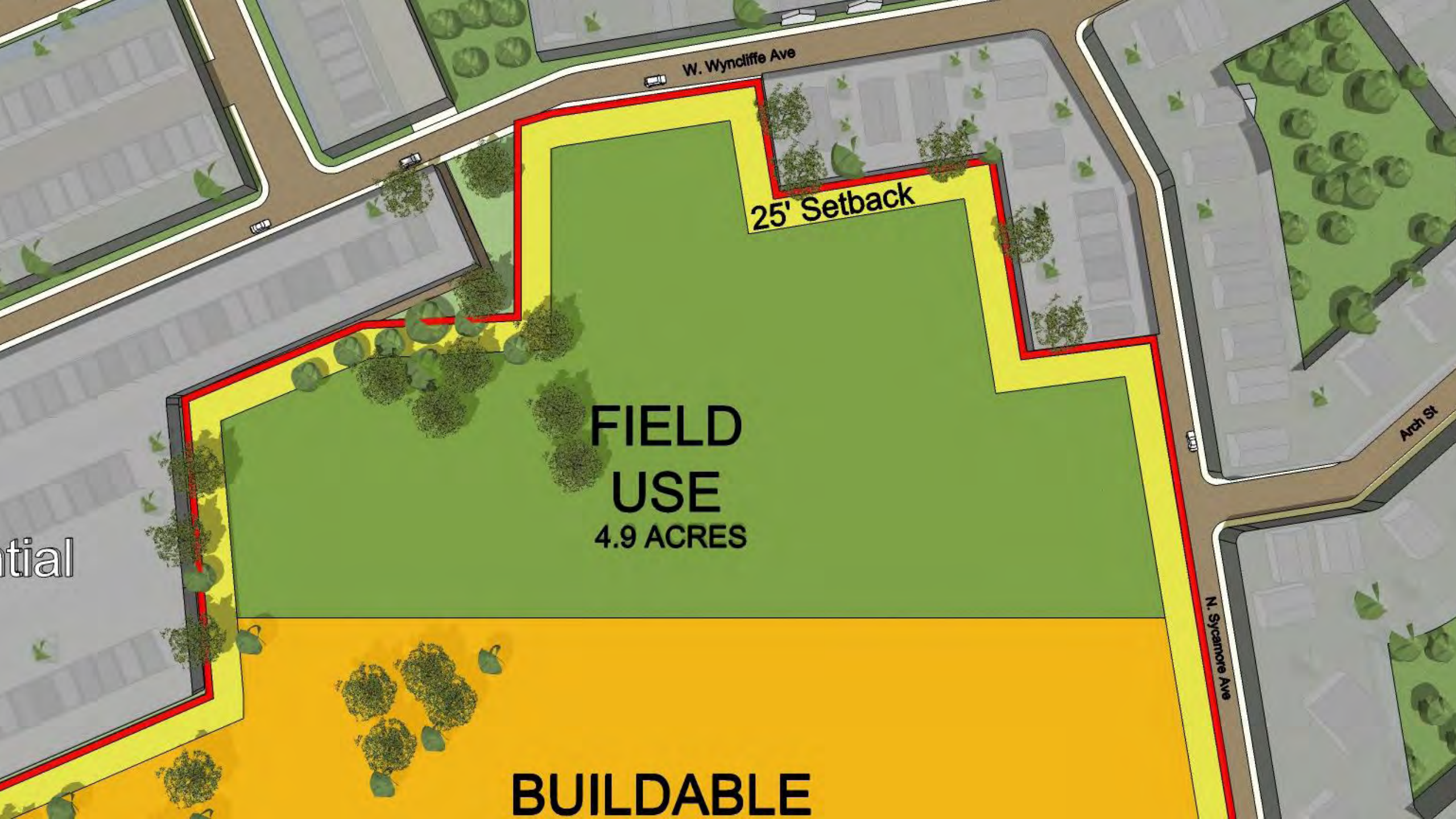
N. Oak Ave

N. Springfield Rd

N. Gyman Ave

Arch St

THIRTON AVE



W. Wyndcliffe Ave

25' Setback

**FIELD  
USE  
4.9 ACRES**

**BUILDABLE**

Arch St

N. Sycamore Ave

Potential





W. Wyndcliffe Ave

Little League

Multipurpose Field

Little League

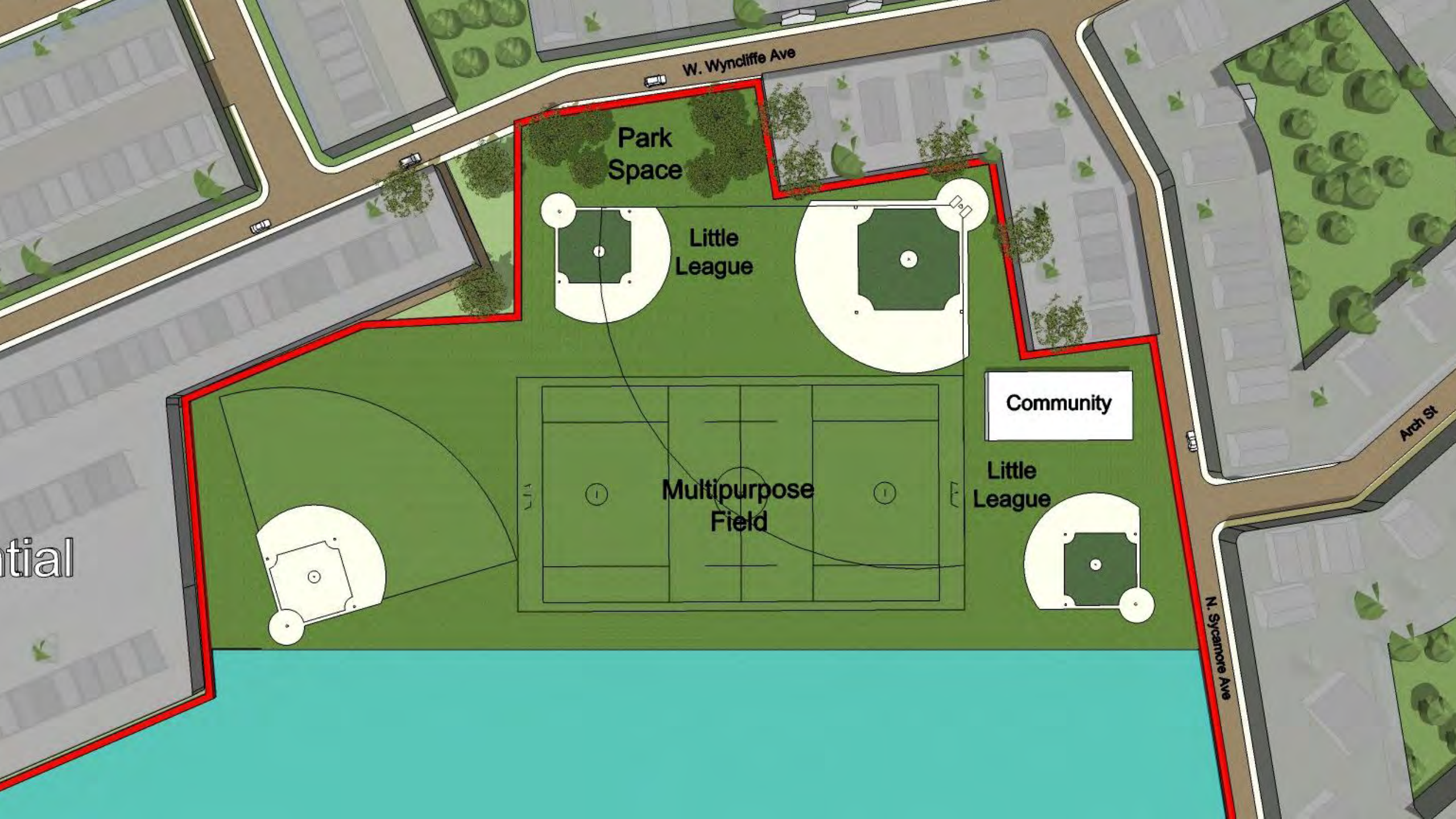
Park Space

Community

Arch St

N. Sycamore Ave

tial



W. Wyndcliffe Ave

Park Space

Little League

Community

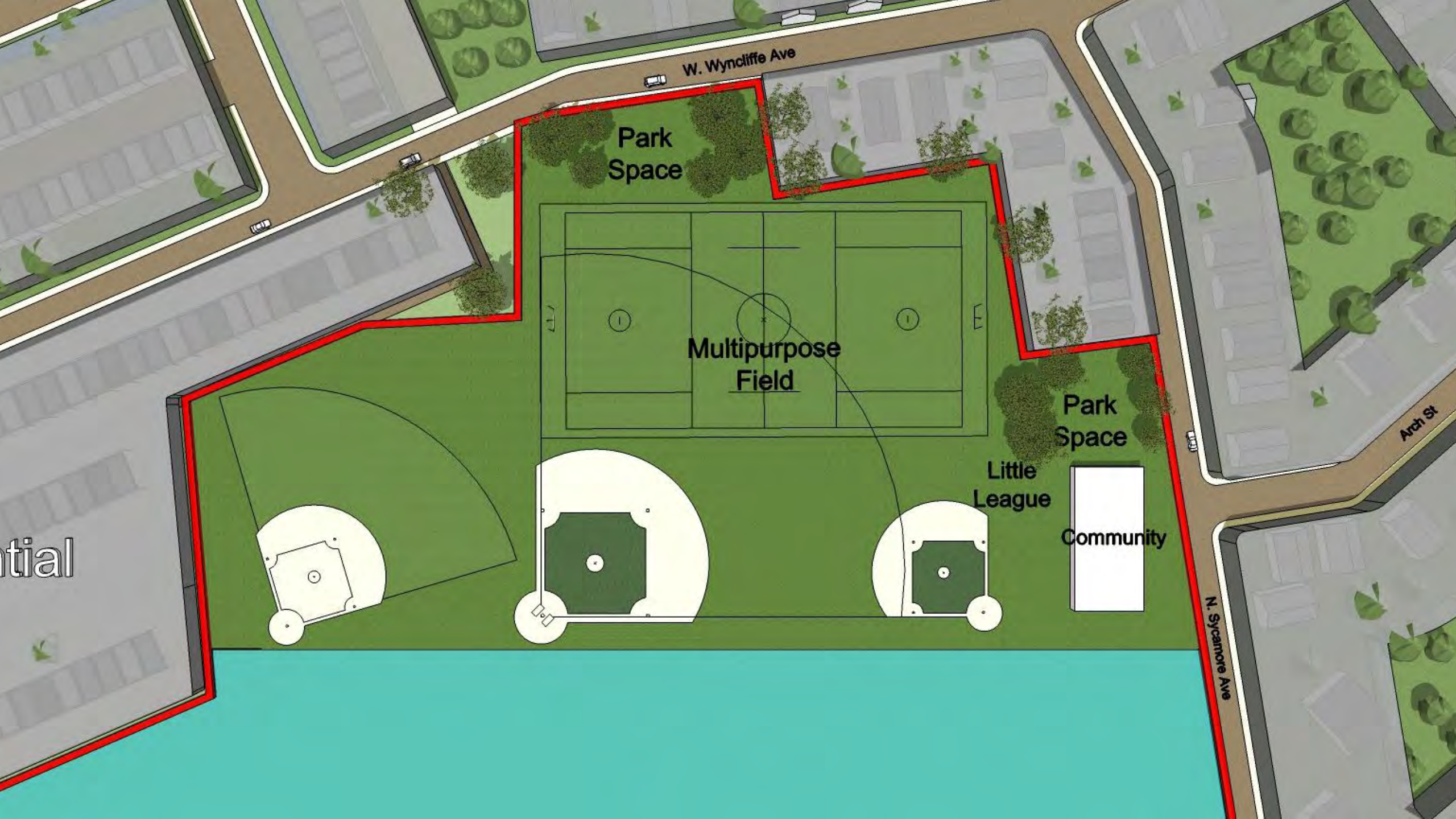
Multipurpose Field

Little League

Potential

Arch St

N. Sycamore Ave



W. Wyndcliffe Ave

Park Space

Multipurpose Field

Park Space

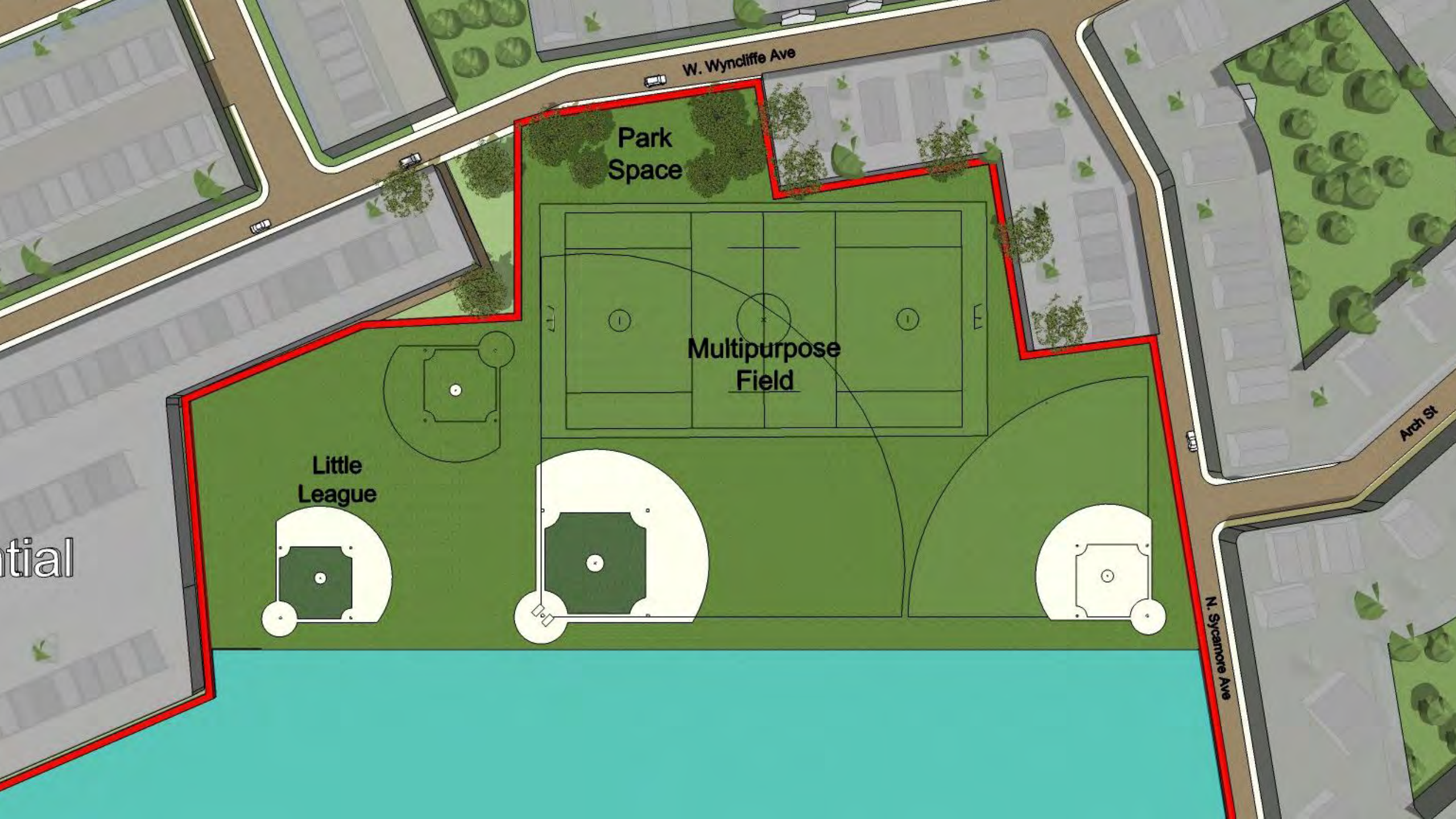
Little League

Community

tial

Arch St

N. Sycamore Ave



W. Wyndcliffe Ave

Park Space

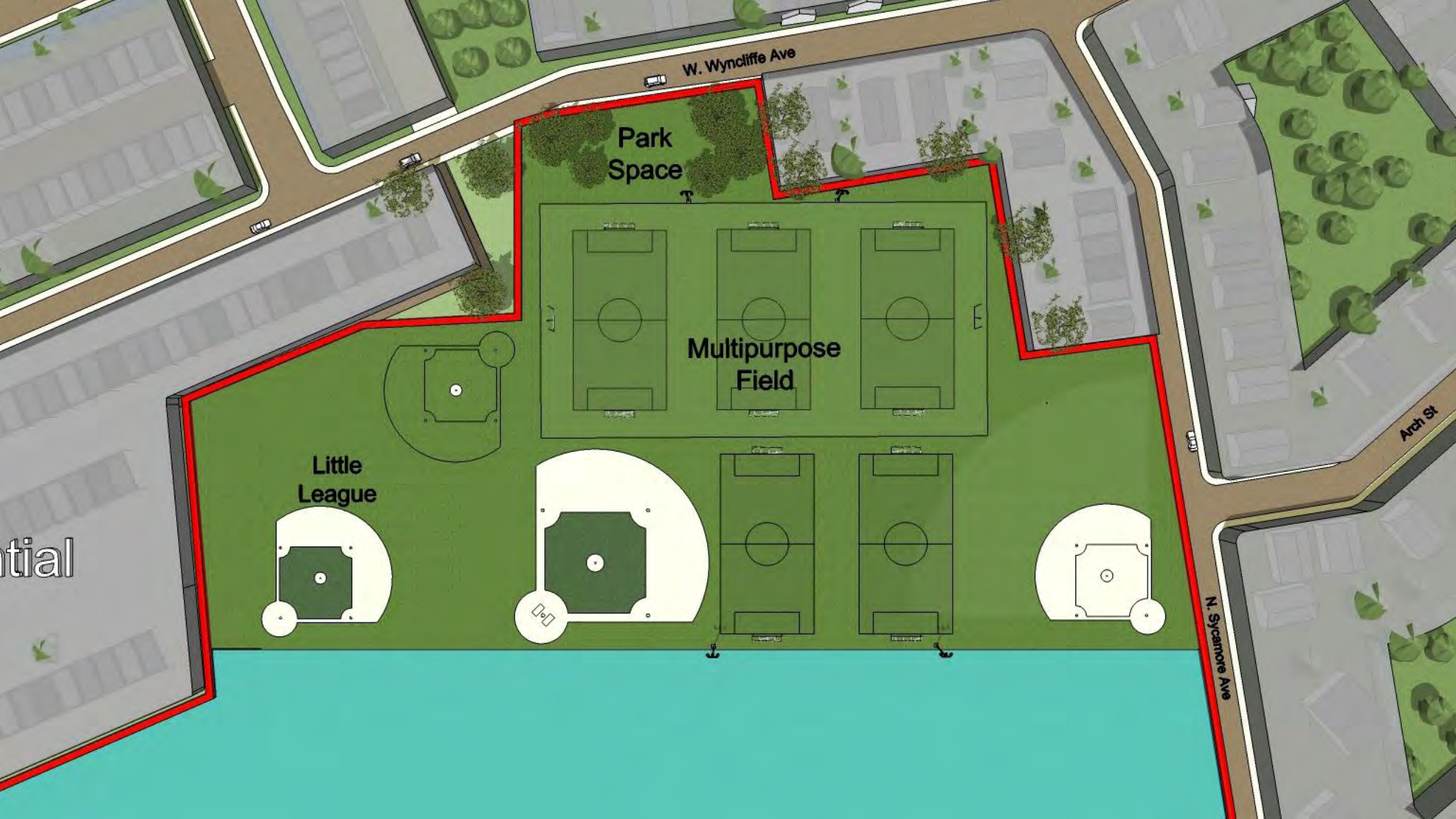
Multipurpose Field

Little League

Arch St

N. Sycamore Ave

tial



W. Wyndcliffe Ave

Park Space

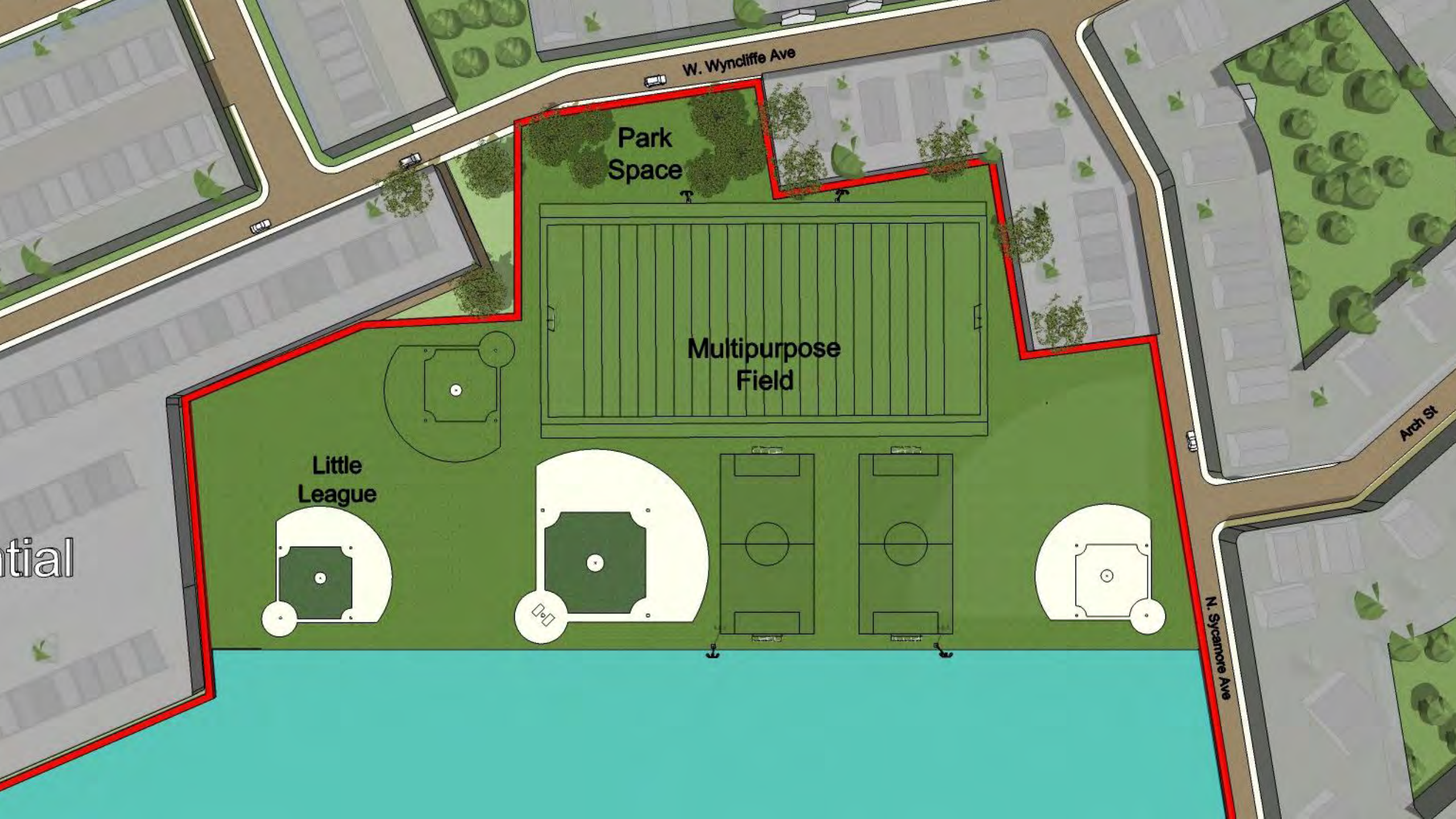
Multipurpose Field

Little League

Arch St

N. Sycamore Ave

tial



W. Wyndcliffe Ave

Park Space

Multipurpose Field

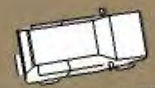
Little League

Arch St

N. Sycamore Ave

tial

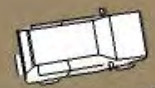
W. Wynclyffe Ave



Park  
Space

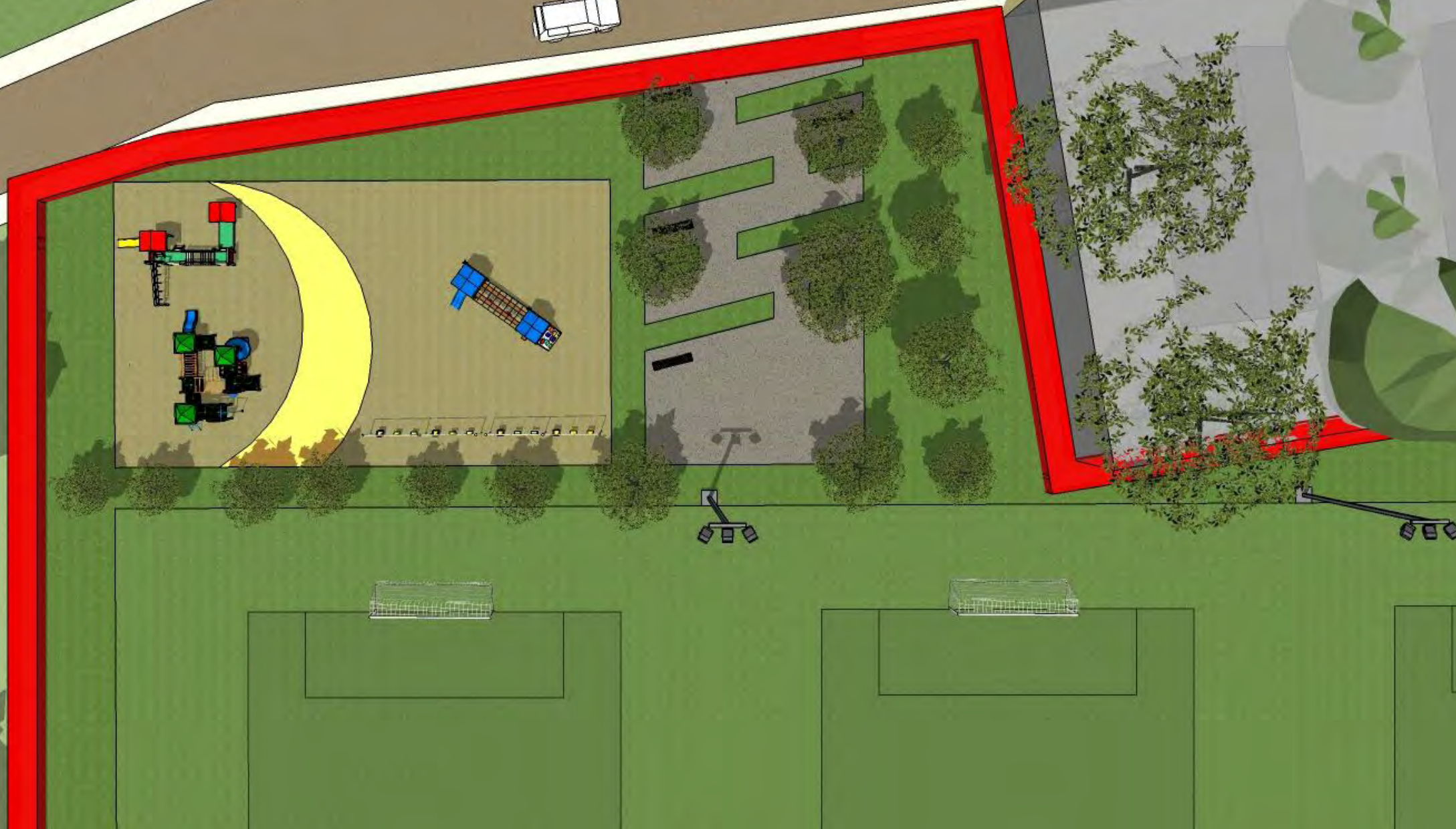
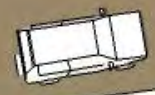


W. Wynclyffe Ave





W. Wynclyffe Ave





**FIELD  
USE  
4.9 ACRES**

**BUILDABLE  
AREA  
6.8 ACRES**

**25' Setback**

**30' SAFETY**

W. Wynciffe Ave

W. Wynciffe Ave

Revere Rd

N. Oak Ave

N. Springfield Rd

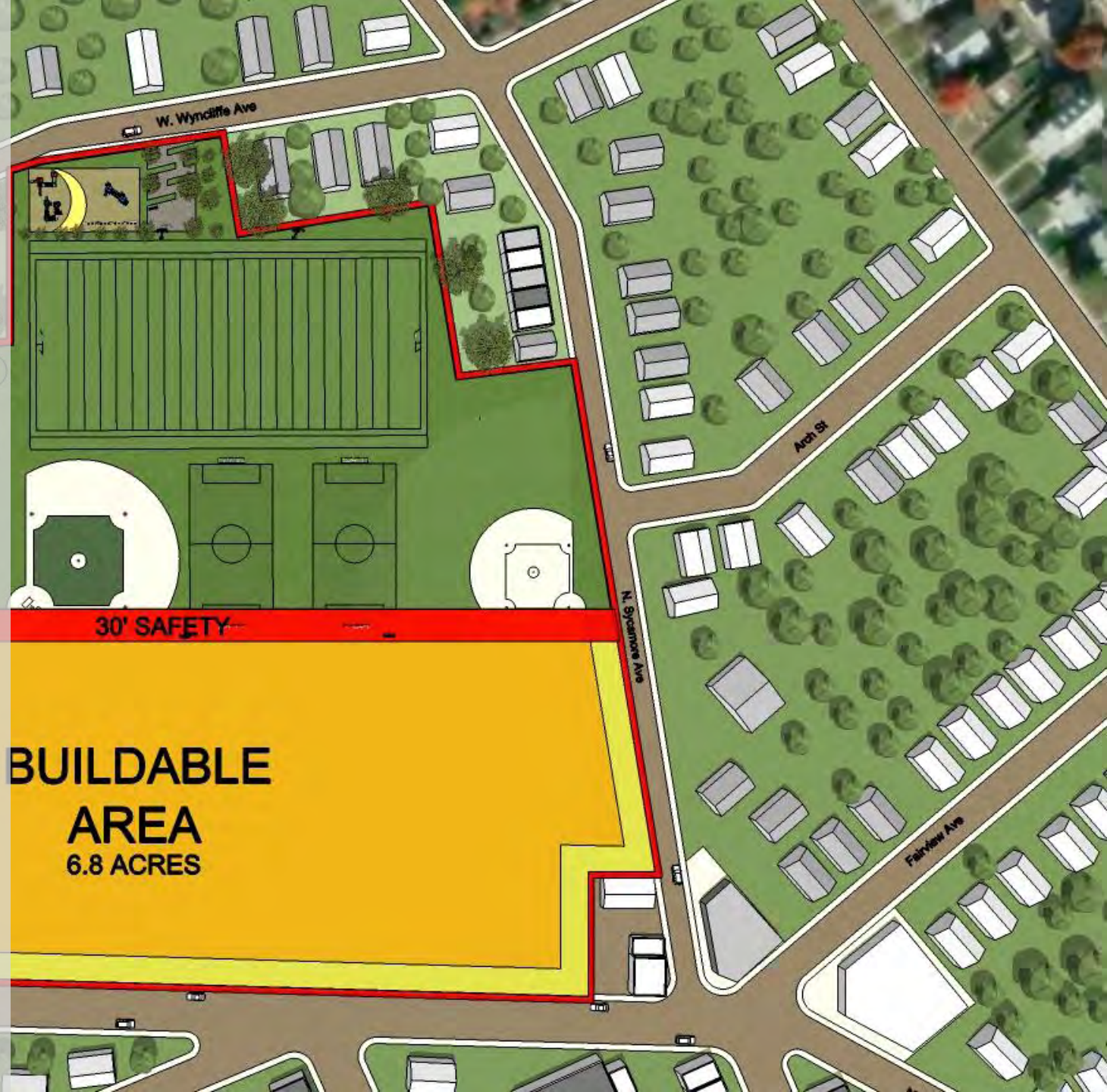
N. Gwynn Ave

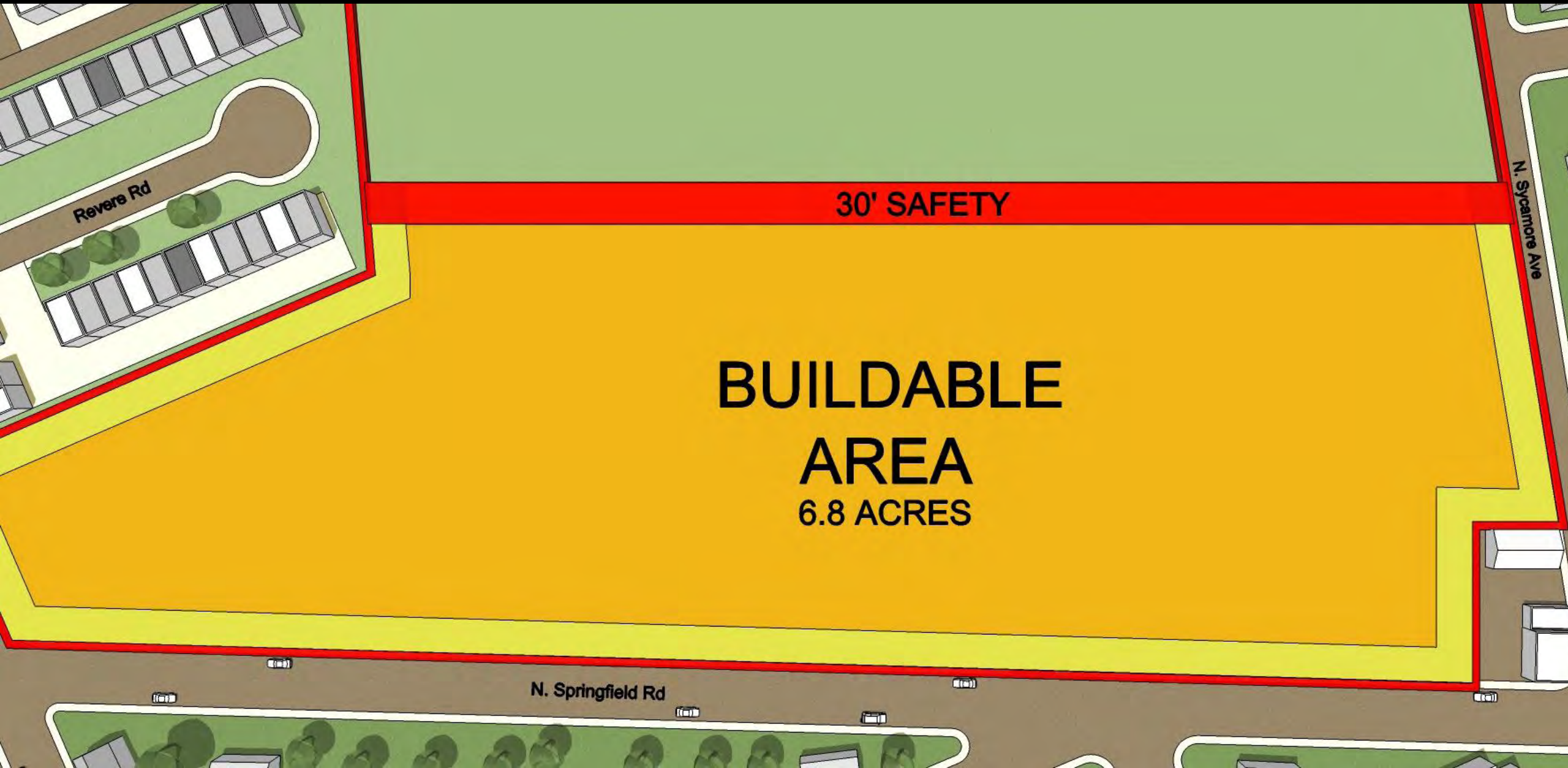
Arch St

Fairview Ave

## CONSTRUCTION PHASING:

- Construction of playfields from summer 2020 through winter 2021, open spring '21.
- Programs play on district fields during field construction
- Safety fencing separates fields from building during construction





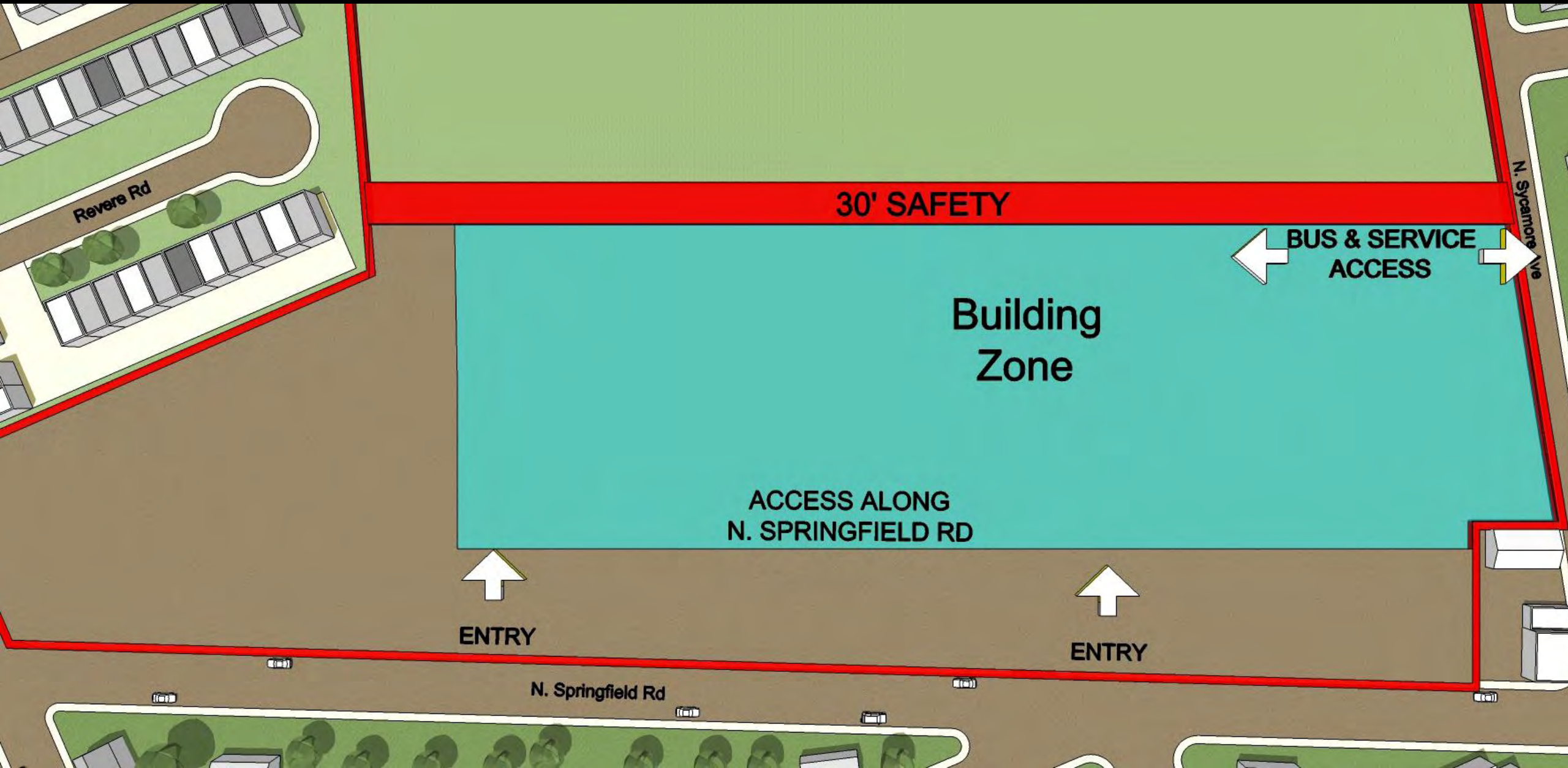
Revere Rd

30' SAFETY

**BUILDABLE  
AREA  
6.8 ACRES**

N. Sycamore Ave

N. Springfield Rd



Revere Rd

30' SAFETY

Building  
Zone

BUS & SERVICE  
ACCESS

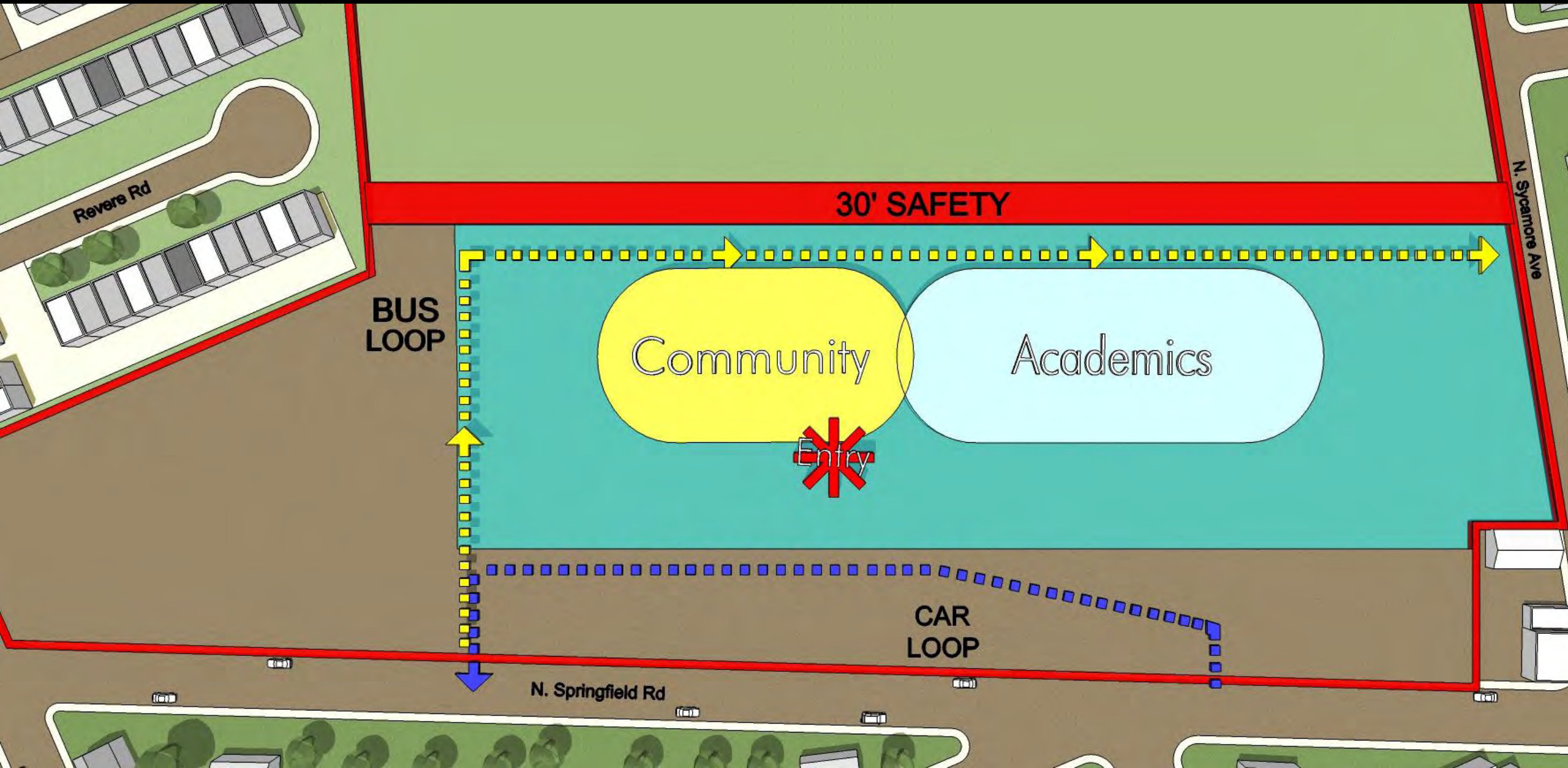
ACCESS ALONG  
N. SPRINGFIELD RD

ENTRY

ENTRY

N. Springfield Rd

N. Sycamore Ave



30' SAFETY

BUS LOOP

Community

Academics

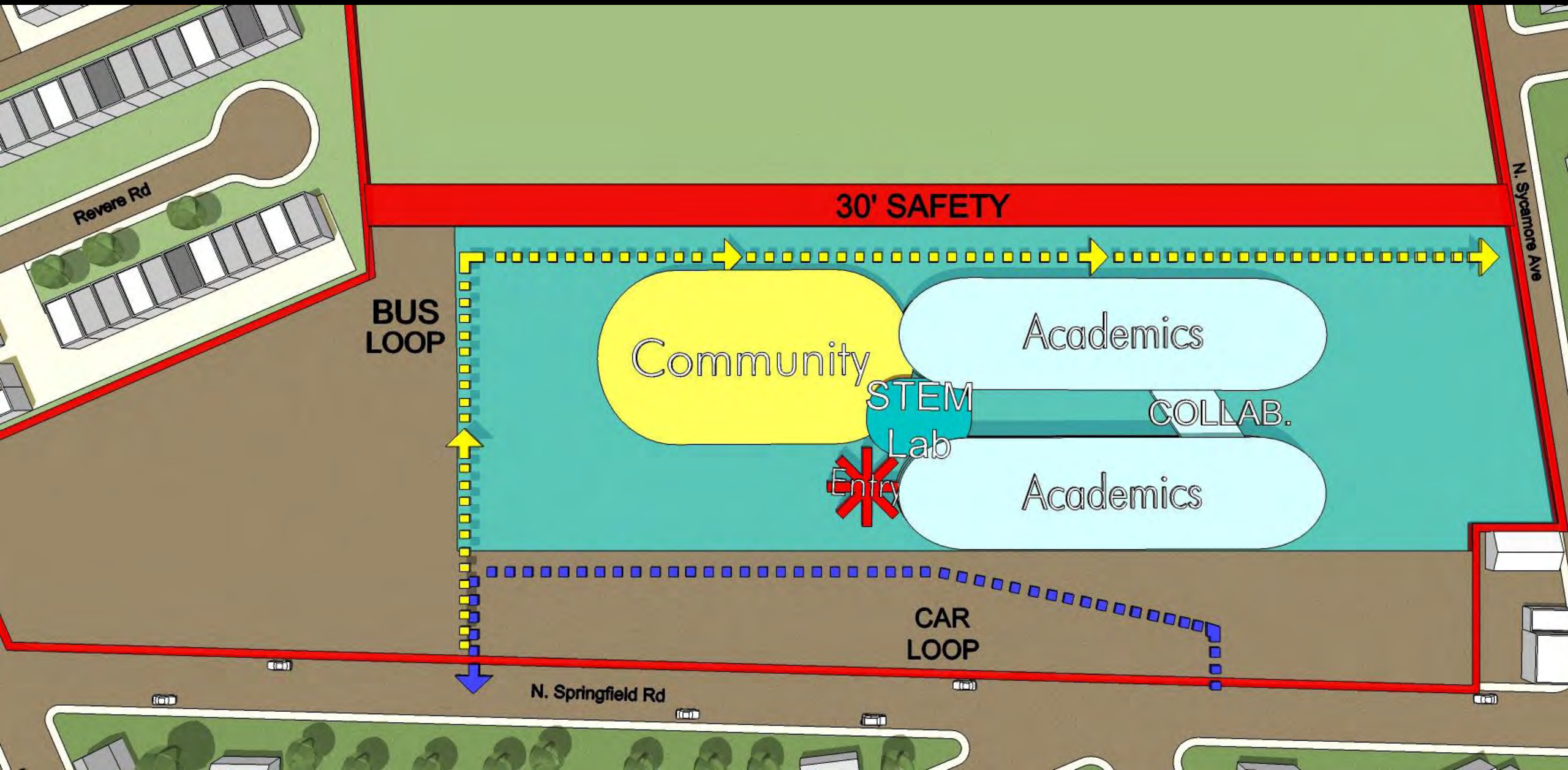
Entry

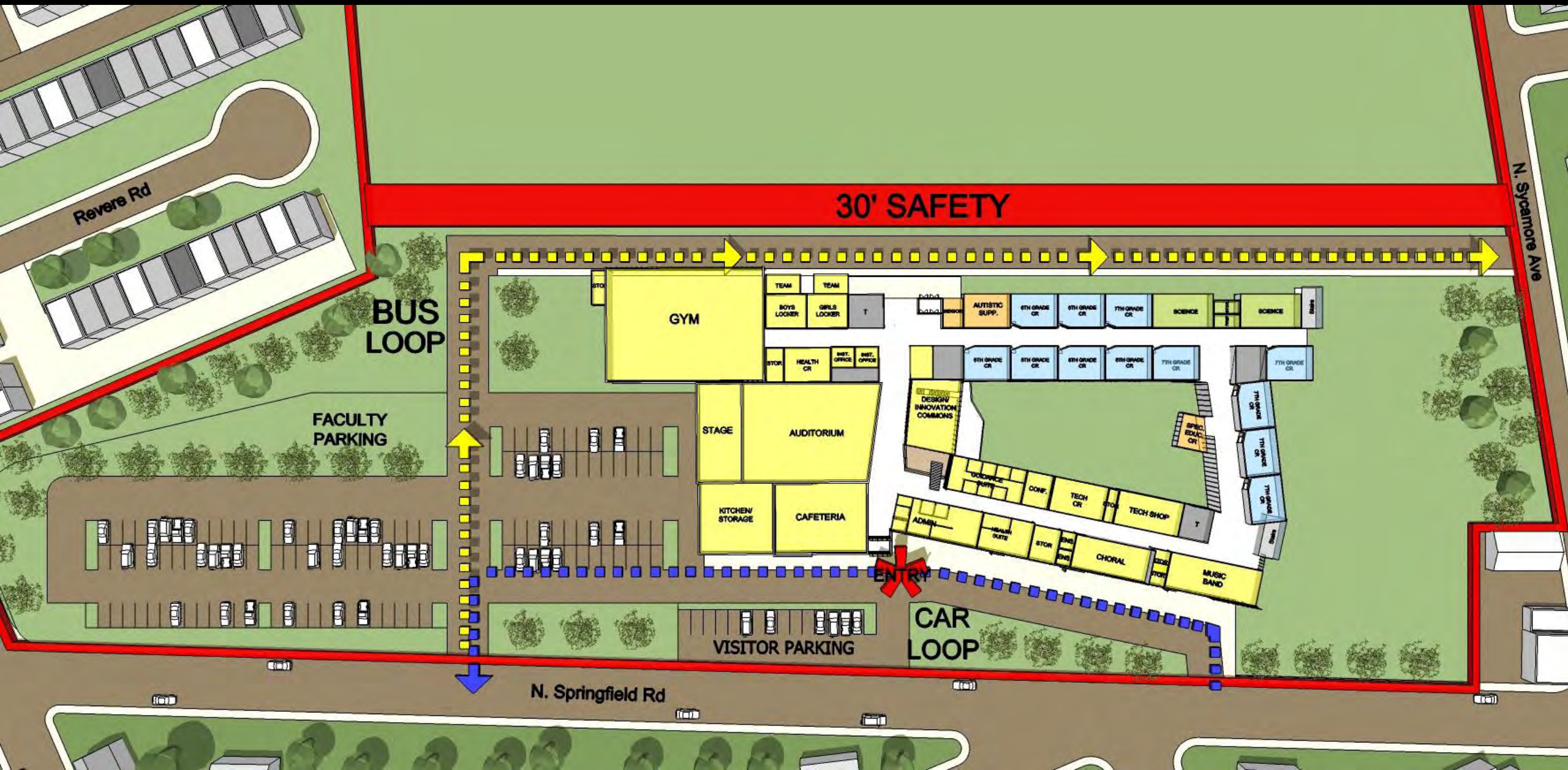
CAR LOOP

N. Springfield Rd

Revere Rd

N. Sycamore Ave





Revere Rd

30' SAFETY

N. Sycamore Ave

BUS LOOP

FACULTY PARKING

GYM

TEAM TEAM  
BOYS LOCKER GIRLS LOCKER T

STOR HEALTH CR INST. OFFICE INST. OFFICE

STAGE

AUDITORIUM

KITCHEN STORAGE

CAFETERIA

AUTISTIC SUPP. 6TH GRADE CR 6TH GRADE CR 7TH GRADE CR SCIENCE SCIENCE

6TH GRADE CR 6TH GRADE CR 6TH GRADE CR 6TH GRADE CR 7TH GRADE CR 7TH GRADE CR

DESIGN INNOVATION COMMONS 6TH GRADE CR 7TH GRADE CR 7TH GRADE CR 7TH GRADE CR

CONF. TECH CR TECH SHOP

ADMIN HEALTH SUITE STOR END END CHORAL MUSIC BAND

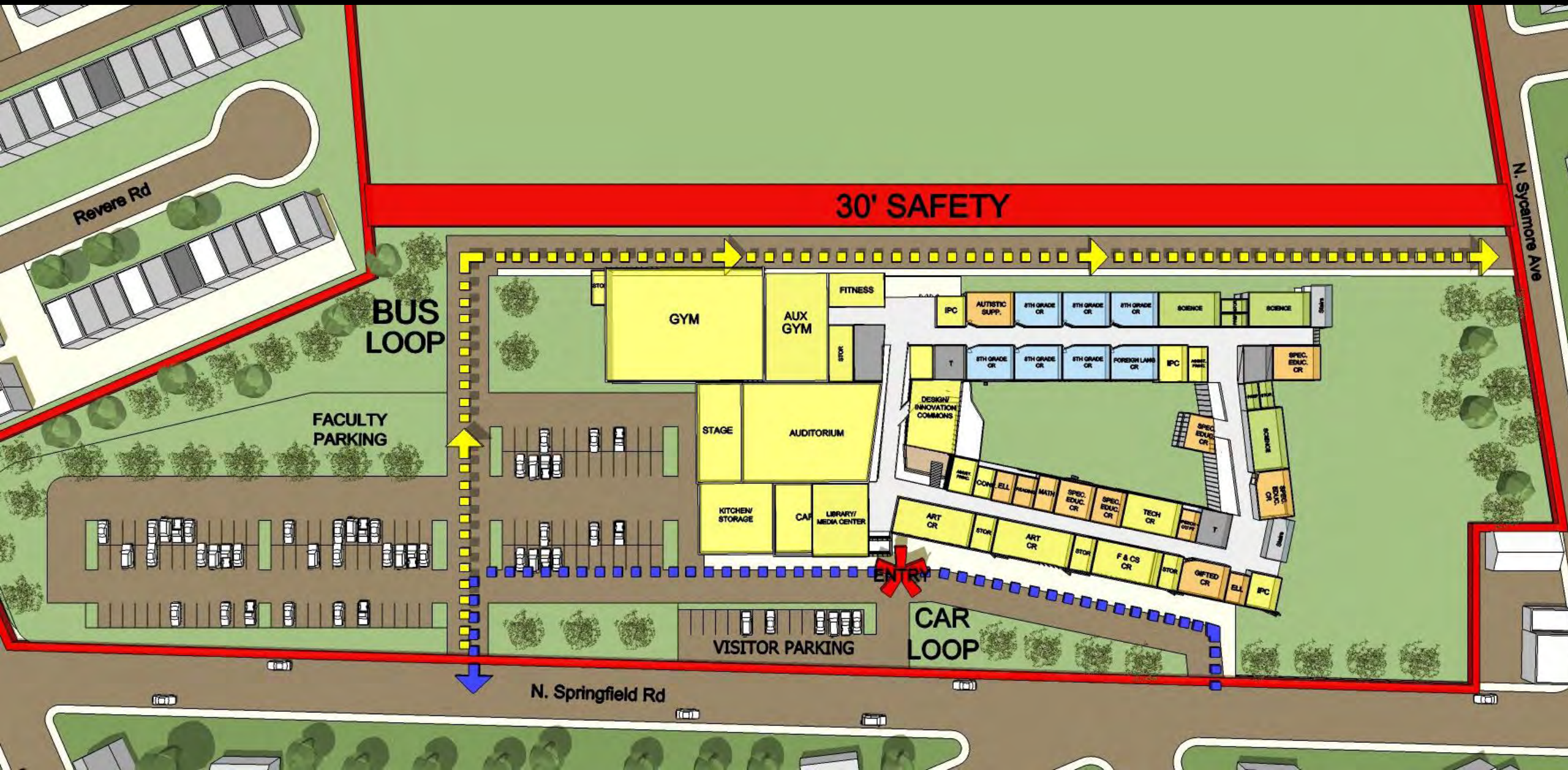
ENTRY

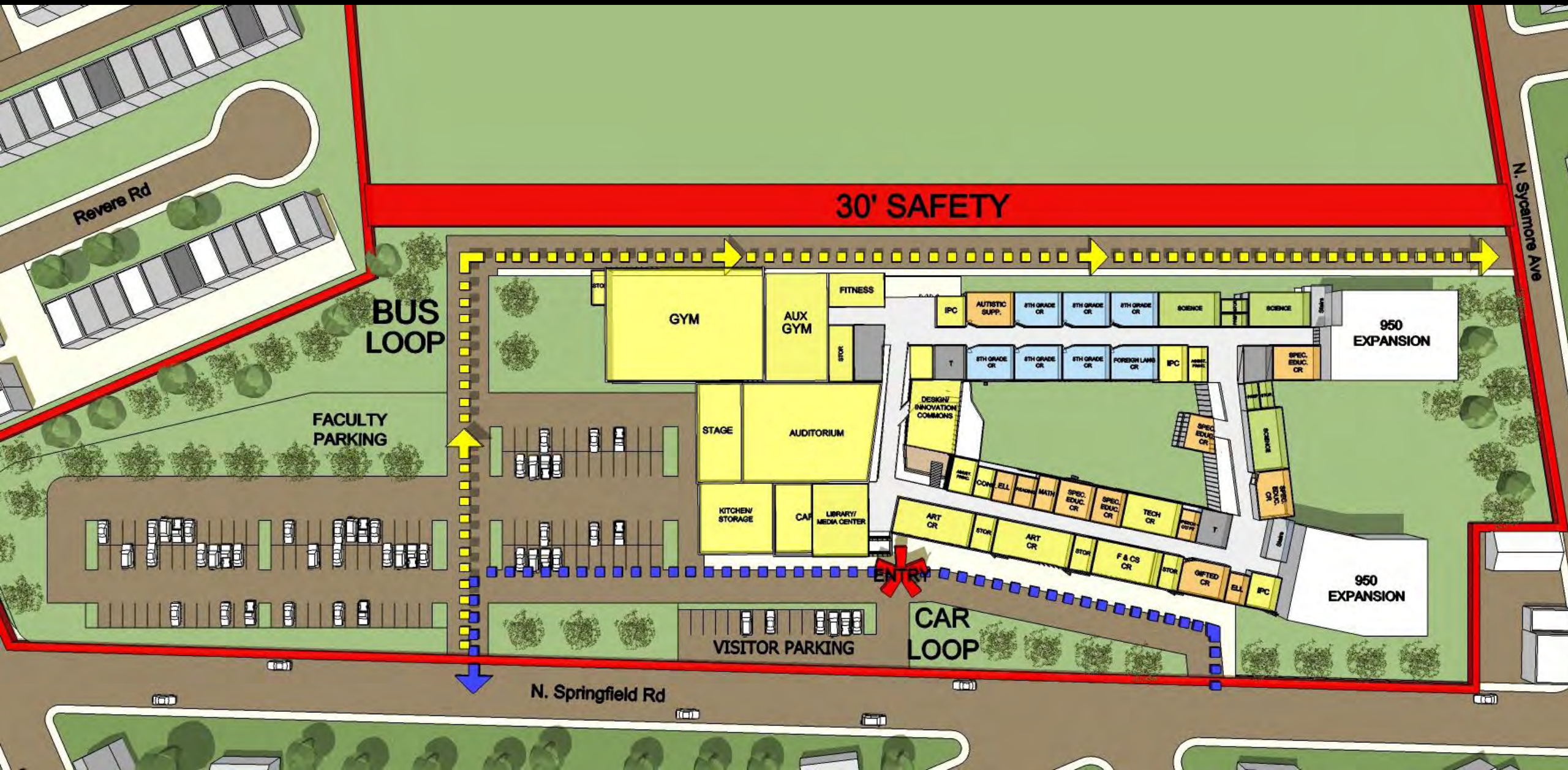
VISITOR PARKING

CAR LOOP

N. Springfield Rd





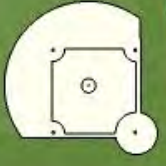




Rink Space

Multipurpose Field

Little League



W. Wynciffe Ave

W. Wynciffe Ave

Revere Rd

N. Oak Ave

FACULTY PARKING

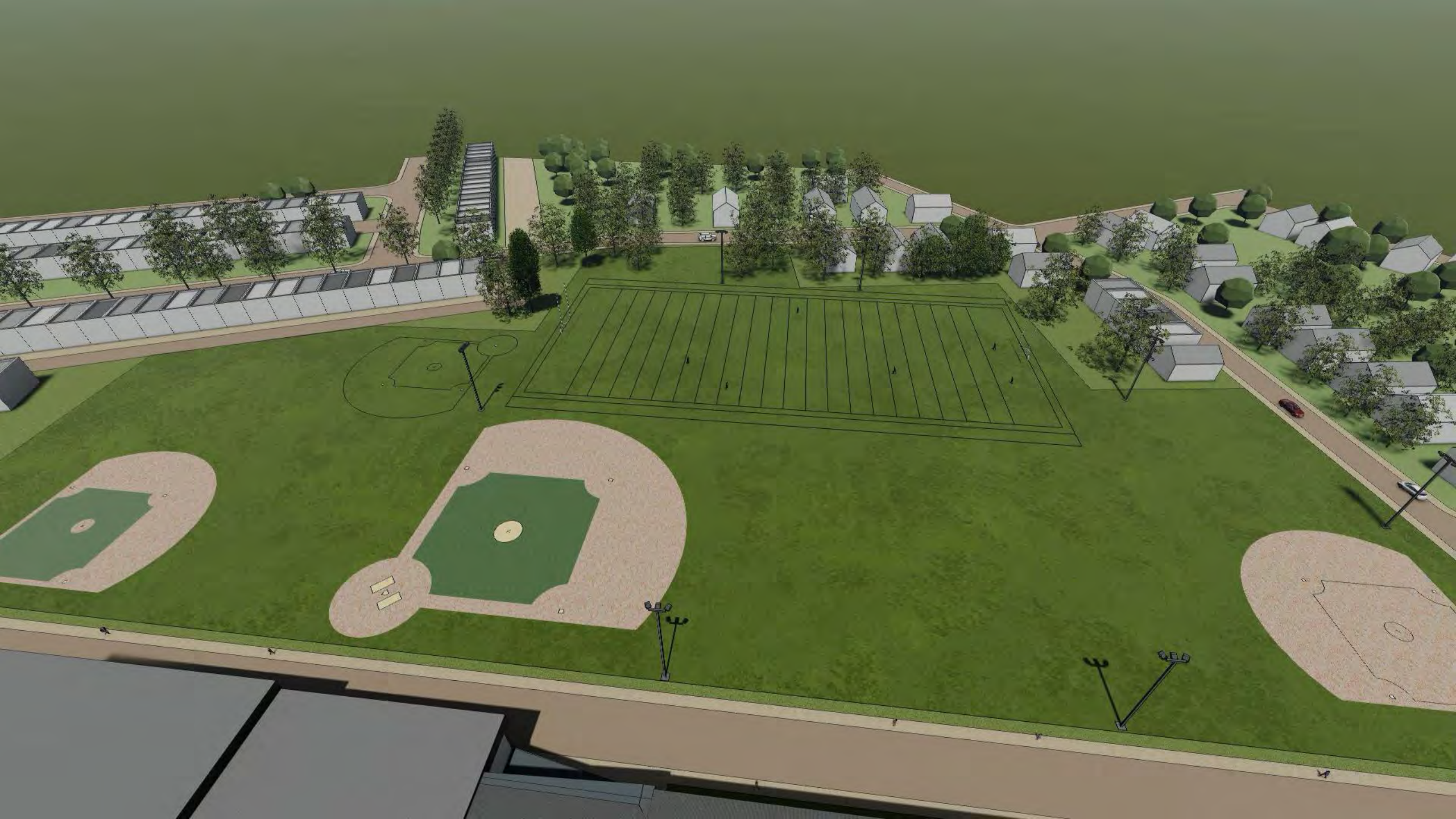
VISITOR PARKING

N. Springfield Rd

Arch St

N. Spurgeon Ave

Fairview Ave







W. Wynciffe Ave

W. Wynciffe Ave

Revera Rd

N. Oak Ave

FACULTY PARKING

Little League

Multipurpose Field

Arch St

N. Spicewood Ave

Fairview Ave

VISITOR PARKING

N. Springfield Rd

# MIDDLE SCHOOL PROJECT SCHEDULE







Google Earth

Image Landsat / Copernicus



500 ft

# NEW MIDDLE SCHOOL UPPER DARBY SCHOOL DISTRICT

ACTION	2019												2020	
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY
<b>PRE-DESIGN PHASE</b>	← weekly meetings →													
Tour area middle schools with district Initiate land survey; site environmental/soils study Programming workshops; finalize design criteria Sustainability workshop/goals setting Schedule and budget analysis														
<b>SCHEMATIC DESIGN PHASE</b>			← weekly meetings →											
Site and building concepts Conceptual educational layouts Safety/security design review Building systems cost/performance analysis Schedule and budget analysis First town hall meeting														
<b>DESIGN DEVELOPMENT PHASE</b>					← bi-weekly meetings →									
Detailed site and building layout Faculty and teacher end user meetings Coordinate with district administrative departments Interior fit-out classrooms/common spaces Safety/security design review Building systems selection Schedule and budget analysis Hold Act 34 hearing Second and third town hall meetings														
<b>CONSTRUCTION DOCUMENTS PHASE</b>							← bi-weekly meetings →							
Value engineering Constructability reviews BIM project documentation Review alternates and develop bidding strategy Safety/security design review Schedule and budget analysis Fourth and fifth town hall meetings														



**A/E TEAM**  
KCBA Architects  
Snyder Hoffman Associates  
Corsi Associates



**DESIGN COMMITTEE**  
School Board  
Dr. Daniel McGarry, Acting Superintendent  
Mr. Edward Marshaleck, Acting Asst. Superintendent  
Mr. Patrick Grant, Chief Financial Officer  
Mr. Joseph McGilvery, Supervisor of Facilities  
District Solicitor  
Other individuals identified by district


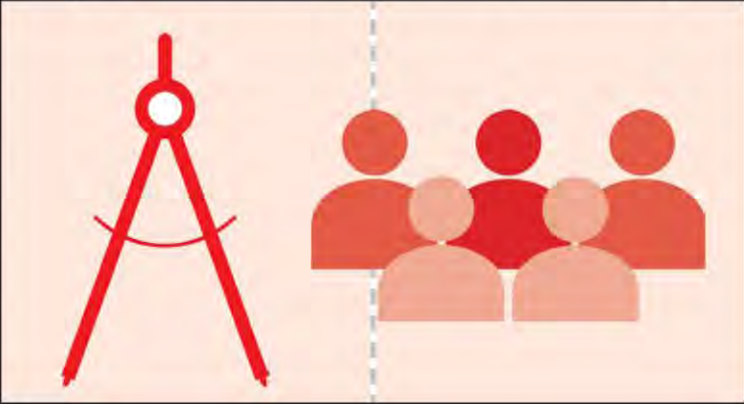


**END USERS**  
Beverly Hills and Drexel Hill M.S. Principals  
Existing District M.S. Faculty and Teachers  
District Administrative Departments:  
Food Service, Transportation, IT, Security,  
Maintenance  
Existing District M.S. students





**COMMUNITY**  
Clifton Heights  
Community



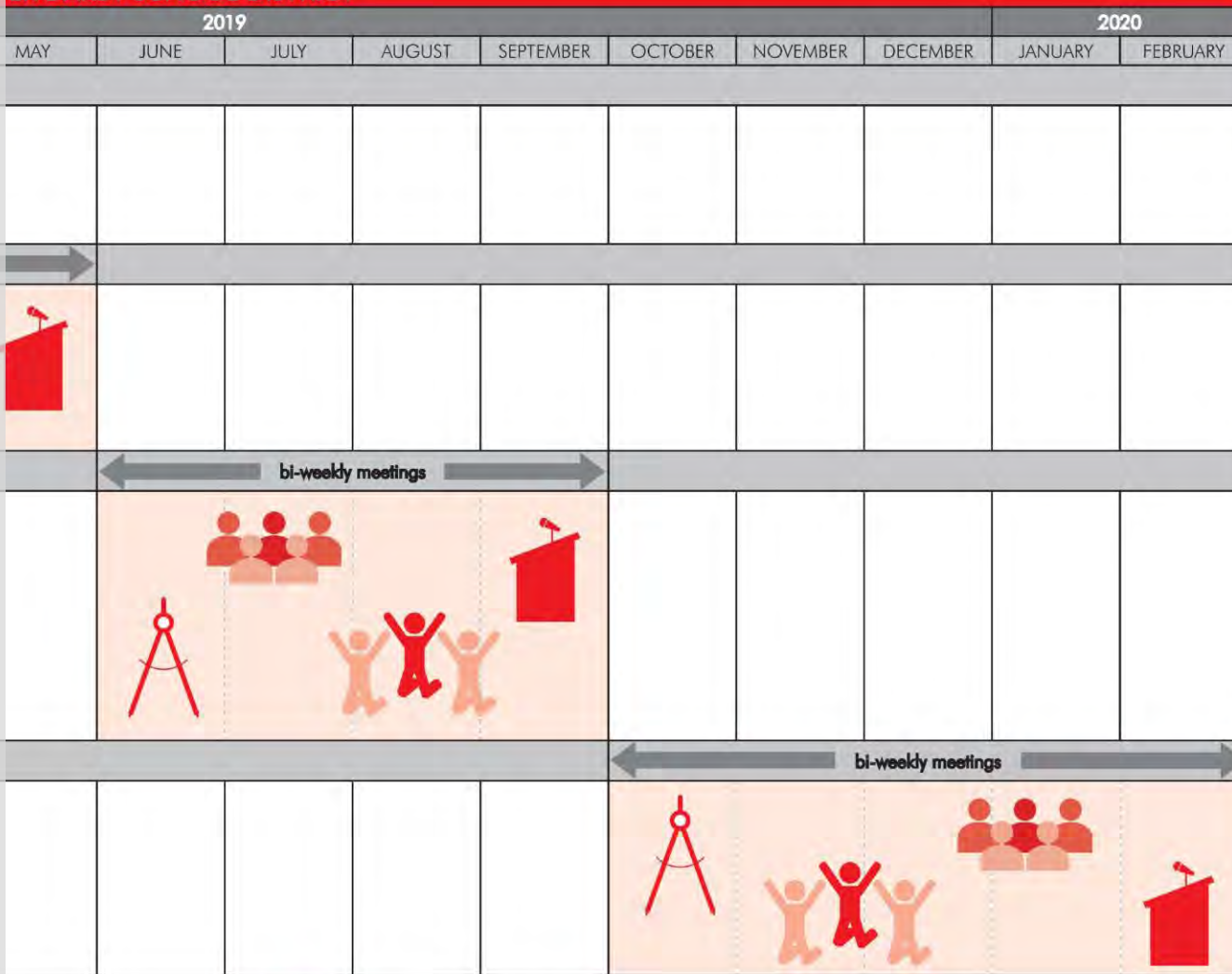
ACTION		
	JANUARY	FEBRUARY
PRE-DESIGN PHASE		
Tour area middle schools with district Initiate land survey; site environmental/soils study Programming workshops; finalize design criteria Sustainability workshop/goals setting Schedule and budget analysis		
SCHEMATIC DESIGN PHASE		

# NEW MIDDLE SCHOOL UPPER DARBY

ACTION	NEW MIDDLE SCHOOL UPPER DARBY					
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	
<b>PRE-DESIGN PHASE</b>	← weekly meetings →					
Tour area middle schools with district Initiate land survey; site environmental/soils study Programming workshops; finalize design criteria Sustainability workshop/goals setting Schedule and budget analysis						
<b>SCHEMATIC DESIGN PHASE</b>			← weekly meetings →			
Site and building concepts Conceptual educational layouts Safety/security design review Building systems cost/performance analysis Schedule and budget analysis First town hall meeting						
<b>DESIGN DEVELOPMENT PHASE</b>						

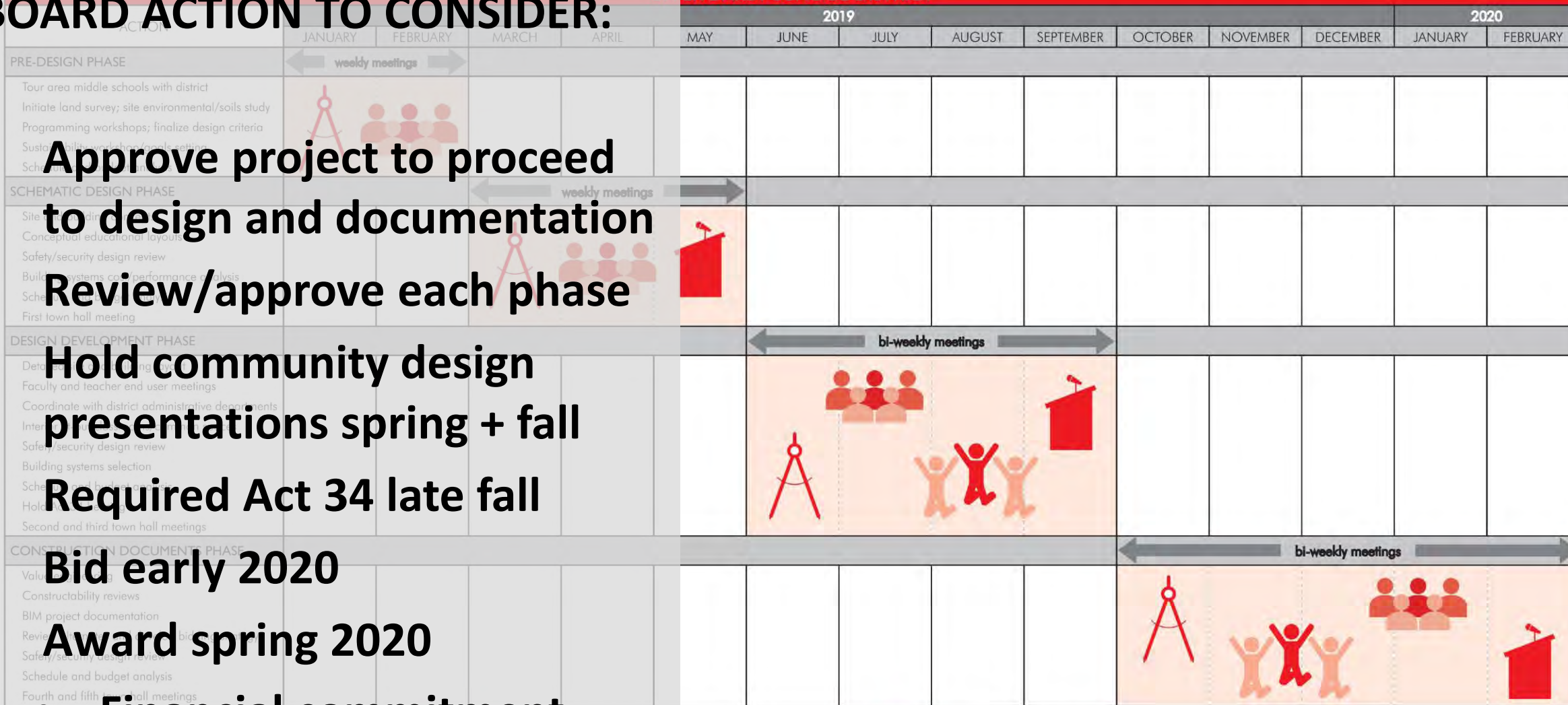
# KEYS TO SUCCESSFUL SCHEDULE:

- Collaborative design process
- Frequent leadership mtgs
- Input from end-users
- Community engagement
- Presentations and forums
- Land development approvals
- Takes one year to document
- Bidding early in the year
- 2-1/2 years from bid to open
- Start now... open 2022-23



# BOARD ACTION TO CONSIDER:

- Approve project to proceed to design and documentation
- Review/approve each phase
- Hold community design presentations spring + fall
- Required Act 34 late fall
- Bid early 2020
- Award spring 2020
- Financial commitment



Proposed New Middle School (Grades 6-8. 750 Planned Student Capacity)

January 31, 2019

Areas of Work

Comments

Proposed New Construction	\$/sq. foot	
New school building	\$79,230	\$39,939,075
Site work required for new		\$3,993,908
New Play Fields		\$2,250,000
	Sub Total	\$46,182,983
Design Bidding Contingency - 3.5%		\$1,616,404

includes new fields

# MIDDLE SCHOOL COST ESTIMATE

**TOTAL CONSTRUCTION COST \$47,799,387**

Construction Contingency - 7%	\$3,345,957
Soft Costs - 13% (Fees, Permits, etc.)	\$6,213,920
Budget: FF&E	\$500,000

**TOTAL PROJECT COST \$57,859,264**



# Upper Darby School District

Proposed Project Estimate

Proposed New Middle School (Grades 6-8. 750 Planned Student Capacity)

January 31, 2019

**Areas of Work**

**Comments**

Proposed New Construction		\$/sq. foot		
New School Building	147,923	\$270	\$39,939,075	
• Site work required for new			\$3,993,908	
New Play Fields			<u>\$2,250,000</u>	includes new fields
		<b>Sub Total</b>	<b>\$46,182,983</b>	

Design/Bidding Contingency - 3.5% \$1,616,404

<b>TOTAL CONSTRUCTION COST</b>	<b>\$47,799,387</b>
--------------------------------	---------------------

Construction Contingency - 7% \$3,345,957

Soft Costs - 13% (Fees, Permits, etc.) \$6,213,920

Budget: FF&E \$500,000

<b>TOTAL PROJECT COST</b>	<b>\$57,859,264</b>
---------------------------	---------------------



# Upper Darby School District

Proposed Project Estimate


Proposed New Middle School (Grades 6-8. **950** Planned Student Capacity)

January 31, 2019

## Areas of Work

## Comments

		\$/sq. foot		
Proposed New Construction				
New School Building	166,502	\$270	\$44,955,405	
• Site work required for new			\$4,495,541	
New Play Fields			<u>\$2,250,000</u>	includes new fields
		Sub Total	\$51,700,946	
Design/Bidding Contingency - 3.5%			<u>\$1,809,533</u>	
<b>TOTAL CONSTRUCTION COST</b>			<b>\$53,510,479</b>	
Construction Contingency - 7%			\$3,745,734	
Soft Costs - 13% (Fees, Permits, etc.)			\$6,956,362	
Budget: FF&E			<u>\$500,000</u>	
<b>TOTAL PROJECT COST</b>			<b>\$64,712,574</b>	

An aerial photograph of an elementary school campus. The central feature is a large green baseball field with a brown infield. To the left of the field is a large, light-colored rectangular building, likely a gymnasium or multipurpose room. Several parking lots with cars are scattered around the campus. In the background, there are more school buildings and a dense line of green trees. The foreground shows a road with traffic and residential-style buildings.

# ELEMENTARY SCHOOL AT 69<sup>th</sup> STREET













S. 69th St

12 SPACES

12 SPACES



S. 69th St



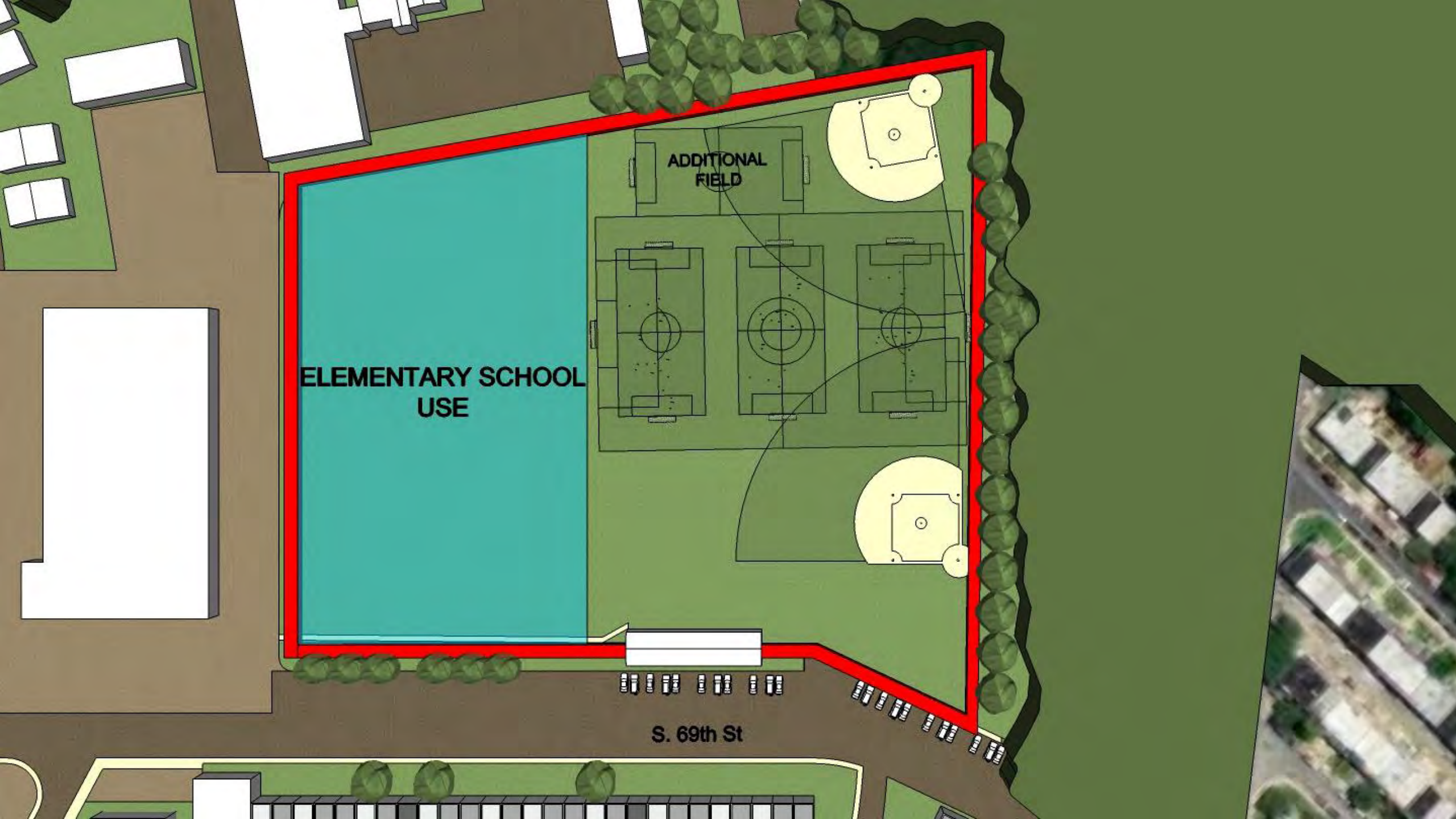
**BUILDABLE  
AREA  
6.2 ACRES**

The image is a site plan for a 6.2-acre buildable area. The central area is highlighted in orange and outlined with a thick red border. It contains three baseball fields, each with a pitcher's mound and bases. A parking lot with 18 stalls is located at the bottom of the buildable area, adjacent to a small white rectangular building. The site is bordered by S. 69th St to the south. Surrounding the site are various landscape elements like trees and other buildings.

S. 69th St







**ELEMENTARY SCHOOL  
USE**

**ADDITIONAL  
FIELD**

**S. 69th St**



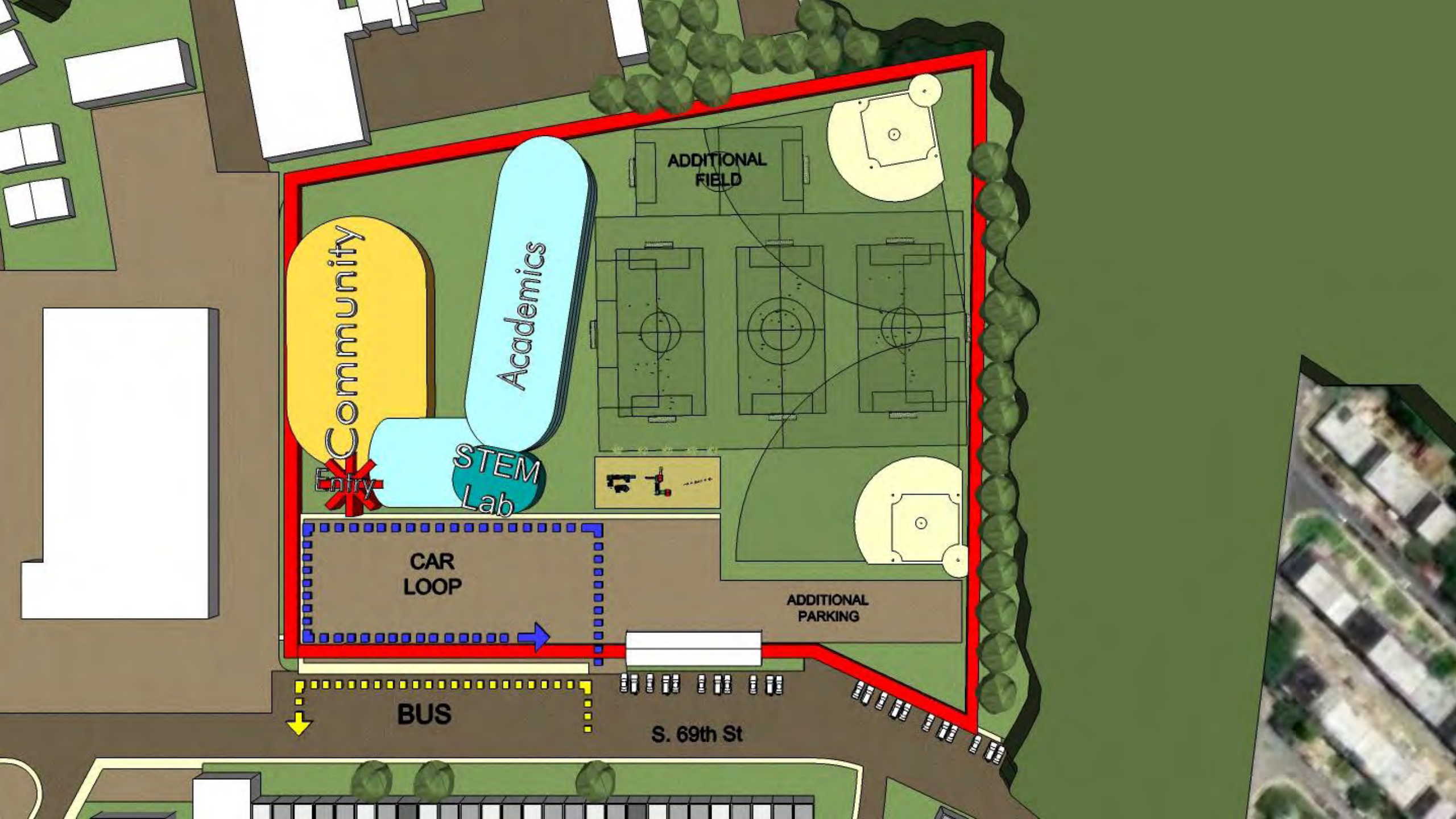
Building  
Zone

Parking

ADDITIONAL  
FIELD

S. 69th St







ADDITIONAL FIELD

CAR LOOP

ADDITIONAL PARKING

BUS

S. 69th St



ADDITIONAL FIELD

STAGE

CAFETERIA

KITCHEN/  
STORAGE

GYM

MUSIC

MUSIC

FLEX 1ST 1ST 1ST

FLEX 1ST 1ST 1ST

STOR

K

K

K

ELL

K

K

K

K

ART  
CR

T

T

LIBRARY/  
MEDIA CENTER

ADMIN

ADMIN

HEALTH  
SUITE

CONF

GUIDANCE  
SUITE

IPC

ENTRY





ADDITIONAL  
FIELD

ENTRY

STAGE

CAFETERIA

KITCHEN/  
STORAGE

STOR

GYM

ADMIN

MUSIC

MUSIC

ART  
CR

ADMIN

STEAM  
CLASSROOM

STEAM  
LAB

2ND

2ND

SPEC.  
EDUC.

SGI

3RD

3RD

SPEC.  
EDUC.

SGI

FLEX

2ND

2ND

READING

SGI

RY/  
ENTER

3RD

3RD

SPEC.  
EDUC.



**ADDITIONAL  
FIELD**

STAGE

CAFETERIA

KITCHEN/  
STORAGE

GYM

ADMIN

MUSIC

MUSIC

SPEC.  
EDUC.

5TH

5TH

5TH

4TH

4TH

4TH

I.U.  
CLASSROOM

SGI

SPEECH

SGI

FLEX

5TH

5TH

5TH

4TH

4TH

SGI

ADMIN

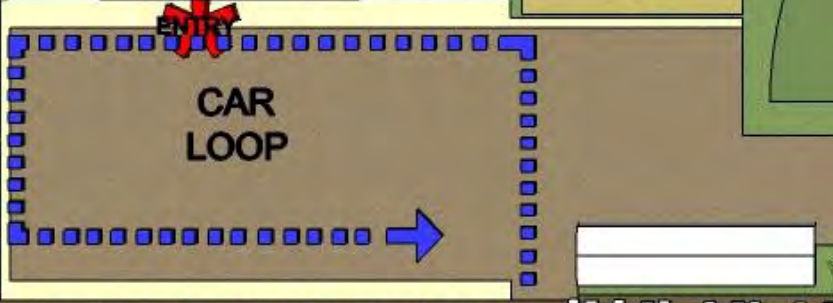
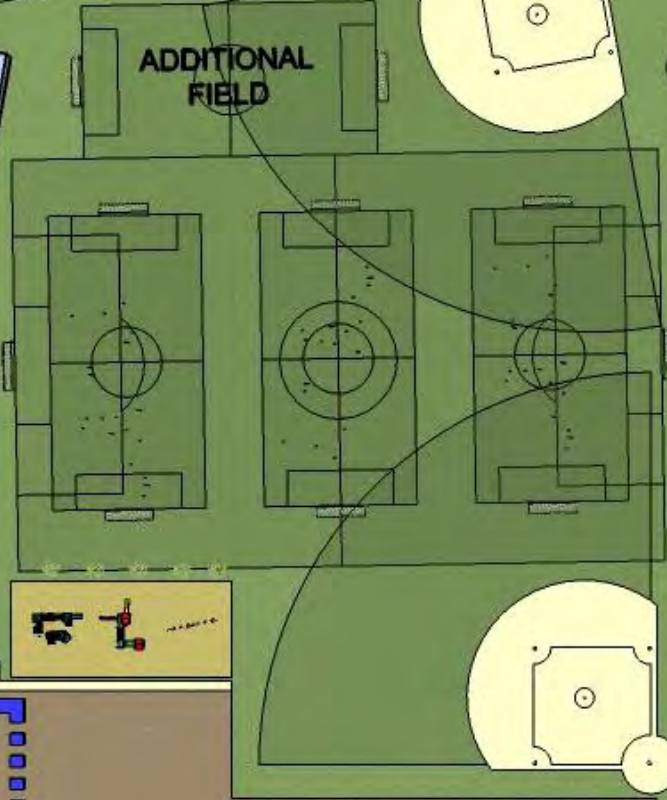
ART  
CR

IPC

ADMIN

**ENTRY**





750 Student Capacity

Capacity					January 21, 2018
No.	NSF	Total	Per Room	Total	Remarks

**ACADEMIC CENTER**

**Core Programs**

Kindergarten	3	1,000	3,000	25	75	includes dedicated toilet room
First Grade	5	900	4,500	25	125	includes dedicated toilet room
Second Grade	5	850	4,250	25	125	
Third Grade	5	850	4,250	25	125	
Fourth Grade	5	850	4,250	25	125	
Fifth Grade	5	850	4,250	25	125	
Special Education Classrooms	4	800	3,200	0	0	
Autism Support Classroom	2	700	1,400	0	0	includes dedicated toilet room
Speech and Language Classroom	1	550	550	0	0	
ELL/Resource Instructors Lab	2	550	1,100	0	0	
Reading Support	1	550	550	0	0	
Small Group Room (2-10 students)	1	660	660	0	0	
Small Group Room (6-10 students)	1	550	550	0	0	
Small Group Room (10-15 students)	2	300	600	0	0	
Large Group Room	0	700	700	0	0	
<b>Subtotal</b>	<b>43</b>		<b>34,260</b>		<b>700</b>	

**STUDENT CAPACITY**

**ADDITIONAL EDUCATIONAL SPACES**

General Art Classroom	1	200	200	0	0	
Art Storage	1	200	200	0	0	
General Music Classroom	1	900	900	0	0	
Instrumental Music Classroom	1	1,000	1,000	0	0	
Music Storage	1	200	200	0	0	

**TECHNOLOGY CENTER**

STEM Lab	1	1,600	1,600	0	0	
STEM Classroom	1	1,200	1,200	0	0	
Library/Media Center	1	1,800	1,800	0	0	
T.V. Instructional Studio	1	550	550	0	0	

# ELEMENTARY SCHOOL

# EDUCATIONAL PROGRAM

# and COST ESTIMATE

750 Student Capacity

		Capacity				
No.	NSF	Total	Per Room	Total	Remarks	

**ACADEMIC CENTER**

**Core Programs**

Kindergarten	3	1,000	3,000	25	75	includes dedicated toilet room
First Grade	5	900	4,500	25	125	includes dedicated toilet room
Second Grade	5	850	4,250	25	125	
Third Grade	5	850	4,250	25	125	
Fourth Grade	5	850	4,250	25	125	
Fifth Grade	5	850	4,250	25	125	
Special Education Classrooms	4	850	3,400	0	0	
Autistic Support Classrooms	2	900	1,800	0	0	includes dedicated toilet room
Speech and Language Classroom	1	550	550	0	0	
ELL/Resource Instructors Lab	2	550	1,100	0	0	
Reading Support	1	550	550	0	0	
Small Group Room (12-15 students)	1	660	660	0	0	
Small Group Room (8 - 10 students)	2	550	1,100	0	0	
Small Group Room (3-4 students)	2	300	600	0	0	
Large Group Room	0	1,200	0	0	0	
	<b>Subtotal</b>	<b>43</b>	<b>34,260</b>		<b>700</b>	

**STUDENT CAPACITY**

700

**ADDITIONAL EDUCATIONAL SPACES**

**ART AND MUSIC CENTER**

General Art Classroom	1	1,200	1,200	0	0	
Art Storage	1	200	200	0	0	
General Music Classroom	1	900	900	0	0	
Instrumental Music Classroom	1	1,000	1,000	0	0	
Music Storage	1	200	200	0	0	

**TECHNOLOGY CENTER**

STEM Lab	1	1,600	1,600	0	0	
STEM Classroom	1	1,200	1,200	0	0	
Library/Media Center	1	1,800	1,800	0	0	
T.V. Instructional Studio	1	550	550	0	0	

750 Student Capacity

No.	NSF	Total	Per Room	Total	Remarks
-----	-----	-------	----------	-------	---------

**ACADEMIC CENTER**

**Core Programs**

Kindergarten	3	1,000	3,000	25	75	includes dedicated toilet room
First Grade	5	900	4,500	25	125	includes dedicated toilet room
Second Grade	5	850	4,250	25	125	
Third Grade	5	850	4,250	25	125	
Fourth Grade	5	850	4,250	25	125	
Fifth Grade	5	850	4,250	25	125	
Special Education Classrooms	4	850	3,400	0	0	
Autistic Support Classrooms	2	900	1,800	0	0	includes dedicated toilet room
Speech and Language Classroom	1	550	550	0	0	
ELL/Resource Instructors Lab	2	550	1,100	0	0	
Reading Support	1	550	550	0	0	
Small Group Room (12-15 students)	1	660	660	0	0	
Small Group Room (8 - 10 students)	2	550	1,100	0	0	
Small Group Room (3-4 students)	2	300	600	0	0	
Large Group Room	0	1,200	0	0	0	
<b>Subtotal</b>	<b>43</b>		<b>34,260</b>		<b>700</b>	

**STUDENT CAPACITY**

**ADDITIONAL EDUCATIONAL SPACES**

**ART AND MUSIC CENTER**

General Art Classroom	1	1,200	1,200	0	0	
Art Storage	1	200	200	0	0	
General Music Classroom	1	900	900	0	0	
Instrumental Music Classroom	1	1,000	1,000	0	0	
Music Storage	1	200	200	0	0	

**TECHNOLOGY CENTER**

STEM Lab	1	1,600	1,600	0	0	
STEM Classroom	1	1,200	1,200	0	0	
Library/Media Center	1	1,800	1,800	0	0	
T.V. Instructional Studio	1	550	550	0	0	

**SCHOOL COMMONS**

Gymnasium	1	6,000	6,000	0	0	
Boys Toilet Room	1	300	300	0	0	
Girls Toilet Room	1	300	300	0	0	
Gymnasium Storage	1	400	400	0	0	
Stage	1	1,400	1,400	0	0	
Cafeteria	1	3,000	3,000	0	0	

**SCHOOL ADMINISTRATION**

Building Administration	1	2,100	2,100	0	0	includes offices and conference room
Secure Entrance	1	200	200	0	0	
Health Suite	1	900	900	0	0	
Building Guidance	1	450	450	0	0	
Faculty Dining Room	1	365	365	0	0	
Faculty Workroom/Planning	2	400	800	0	0	
Conference Room	1	400	400	0	0	
<b>Subtotal</b>	<b>8</b>		<b>5,215</b>	<b>0</b>	<b>0</b>	

ACADEMIC TOTAL	43		34,260		700	CAPACITY
ADDITIONAL EDUCATIONAL	16		22,150			
ADMINISTRATION TOTAL	8		5,215			
BUILDING NET TOTAL			61,625			
BUILDING GROSS TOTAL			98,600			
GROSSING FACTOR			1.60			

98,600 square feet



Proposed New Elementary School (Grades K-5. 750 Planned Student Capacity)

**Areas of Work**

**Comments**

		\$/sq. foot		
Proposed New Construction				
New School Building	98,600	\$265	\$26,129,000	
• Site work required for new			\$2,612,900	
New Play Fields			<u>\$1,000,000</u>	natural play fields
		<b>Sub Total</b>	<b>\$29,741,900</b>	
Design/Bidding Contingency - 3.5%			<u>\$1,040,967</u>	
<b>TOTAL CONSTRUCTION COST</b>			<b>\$30,782,867</b>	
Construction Contingency - 7%			\$2,154,801	
Soft Costs - 13% (Fees, Permits, etc.)			\$4,001,773	
Budget: FF&E			<u>\$500,000</u>	
<b>TOTAL PROJECT COST</b>			<b>\$37,439,440</b>	





**Summary of Option**

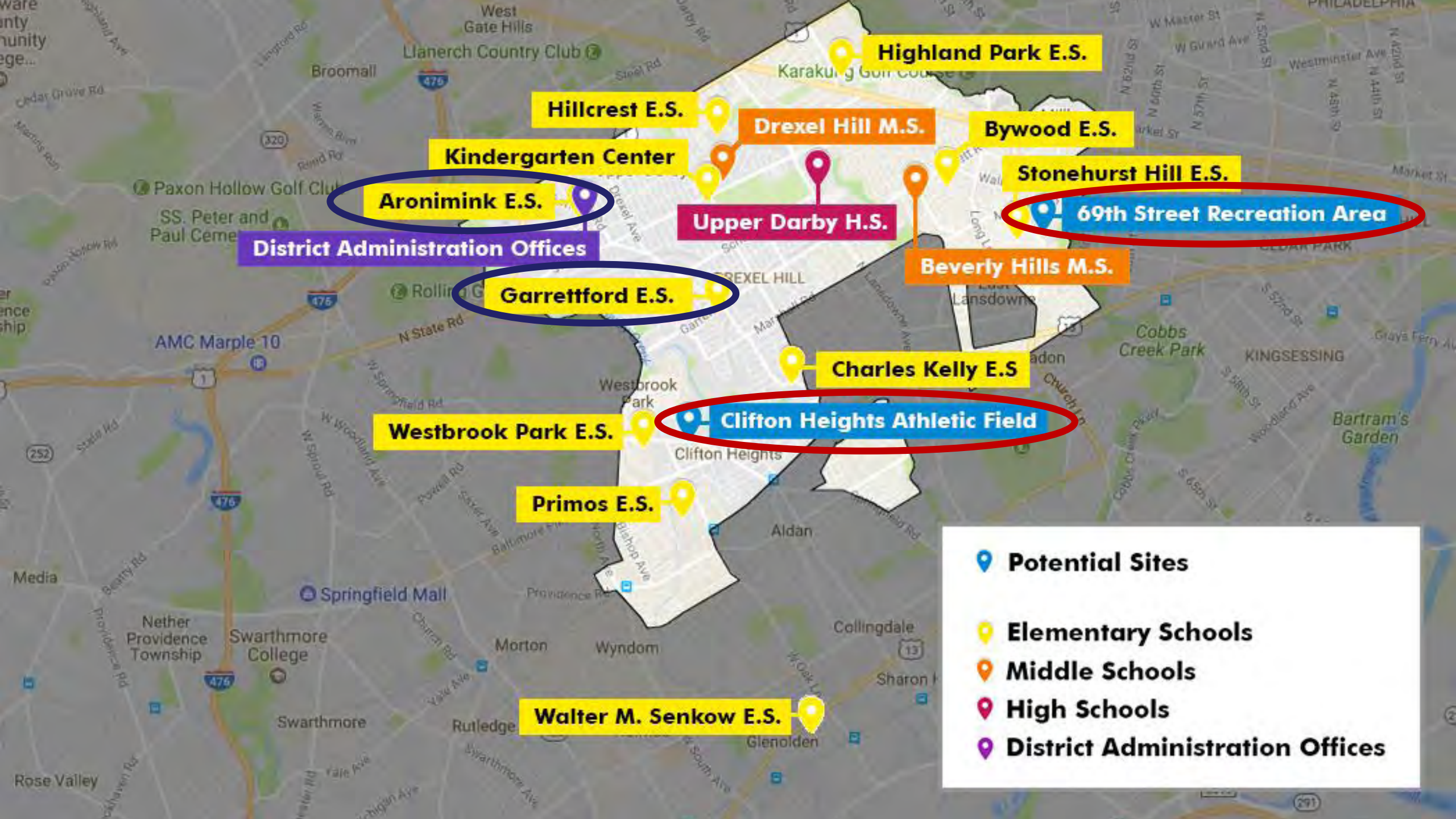
A new elementary school at the 69th street recreation area would serve a capacity of 750 students along with several special education instructional spaces. Two rooms dedicated to autistic support are included along with classrooms for speech and reading support. To enhance the school district's STEAM initiatives, a STEM lab and a STEM classroom are included along with a media center, two rooms for music, and an art studio.

Both the gymnasium and cafeteria are located in an area of the school where community use could occur afterhours or on weekends and be securely separated from the academic classrooms of the building. Playfields and a playground will be included to serve the school children as well as children throughout the community.

# FIVE YEAR PLAN



-  **Potential Sites**
-  **Elementary Schools**
-  **Middle Schools**
-  **High Schools**
-  **District Administration Offices**



**Highland Park E.S.**

**Hillcrest E.S.**

**Drexel Hill M.S.**

**Bywood E.S.**

**Kindergarten Center**

**Stonehurst Hill E.S.**

**Aronimink E.S.**

**Upper Darby H.S.**

**69th Street Recreation Area**

**District Administration Offices**

**Beverly Hills M.S.**

**Garrettford E.S.**

**Charles Kelly E.S.**

**Clifton Heights Athletic Field**

**Westbrook Park E.S.**

**Primos E.S.**

**Walter M. Senkow E.S.**

**Potential Sites**

**Elementary Schools**

**Middle Schools**

**High Schools**

**District Administration Offices**

# Master Plan of Building Improvements

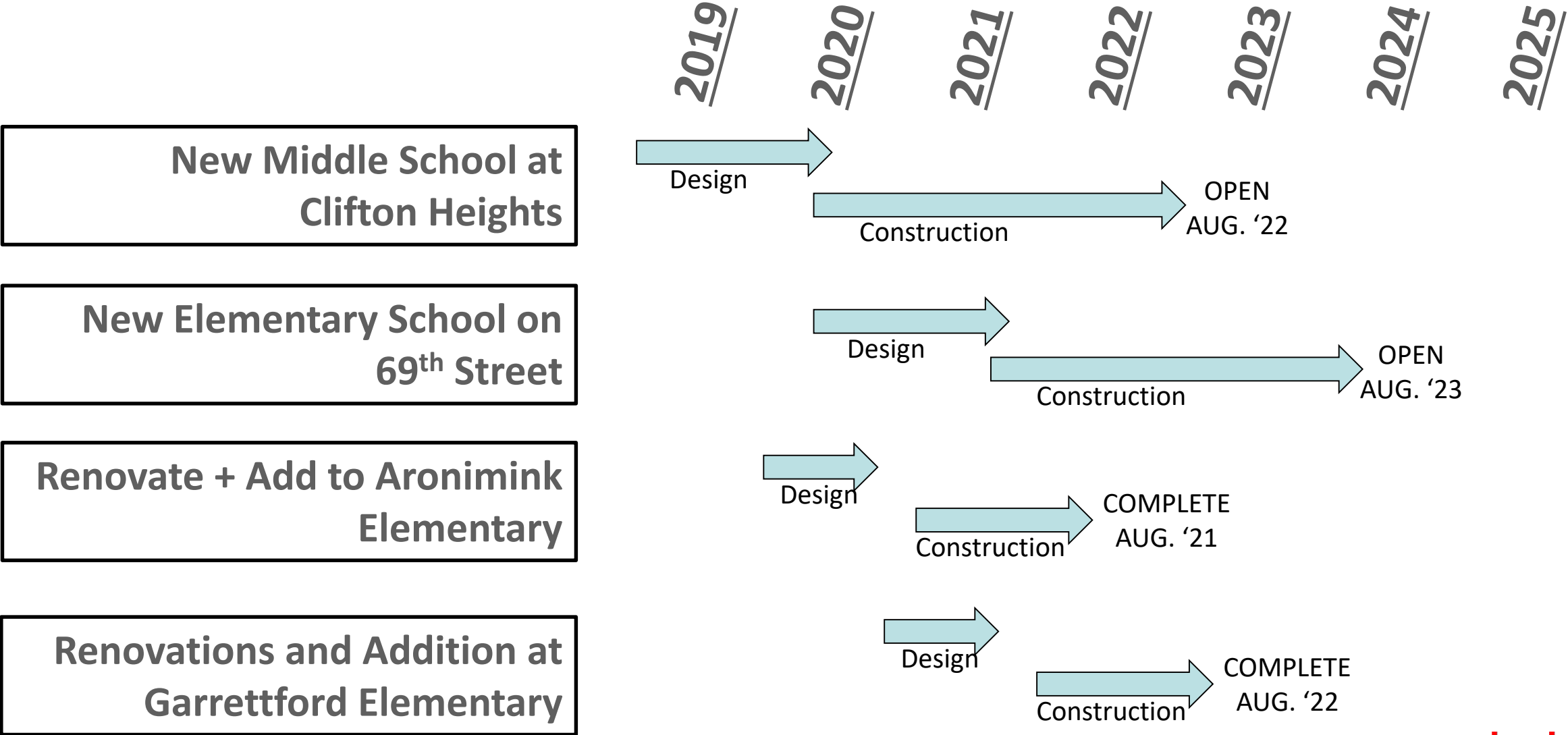
<u>Project</u>	<u>Cost</u>	<u>Comments</u>
New Middle School	\$57,859,264	750 students, 2 gyms, Auditorium
New 69 <sup>th</sup> Street Elementary	\$37,439,440	750 student capacity
Renovate + Add to Garrettford	\$20,070,955	6 classroom addition
Renovate + Add to Aronimink	\$24,325,168	12 classroom addition + gym
<b><u>TOTAL</u></b>	<b><u>\$139,694,827</u></b>	Potentially over 5 years



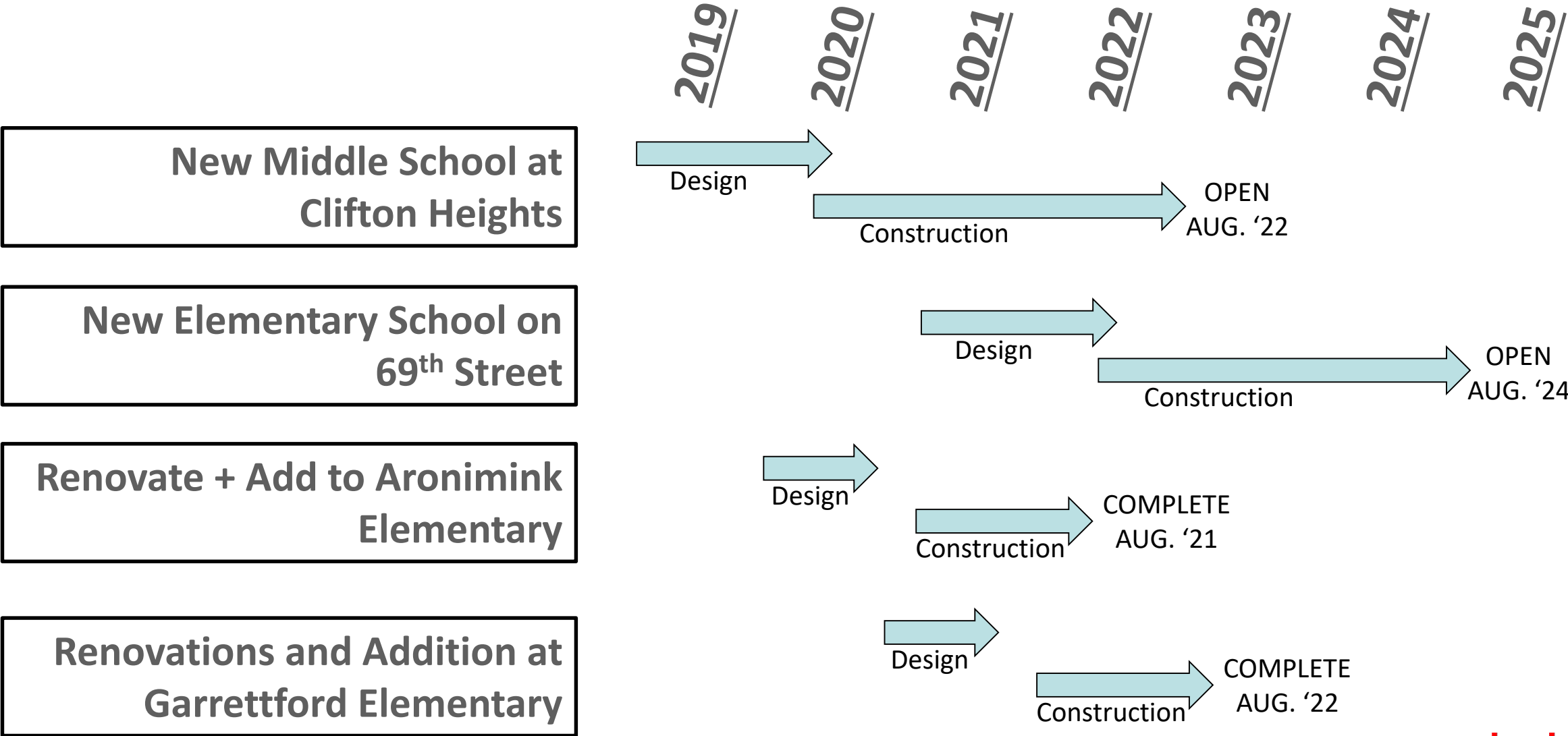
# Master Plan of Building Improvements

<u>Project</u>	<u>Cost</u>	<u>Comments</u>
New Middle School	<b>\$64,712,574</b>	<b>950 students</b> , 2 gyms, Auditorium
New 69 <sup>th</sup> Street Elementary	\$37,439,440	750 student capacity
Renovate + Add to Garrettford	\$20,070,955	6 classroom addition
Renovate + Add to Aronimink	\$24,325,168	12 classroom addition + gym
<b><u>TOTAL</u></b>	<b><u>\$146,548,137</u></b>	Potentially over 5 years

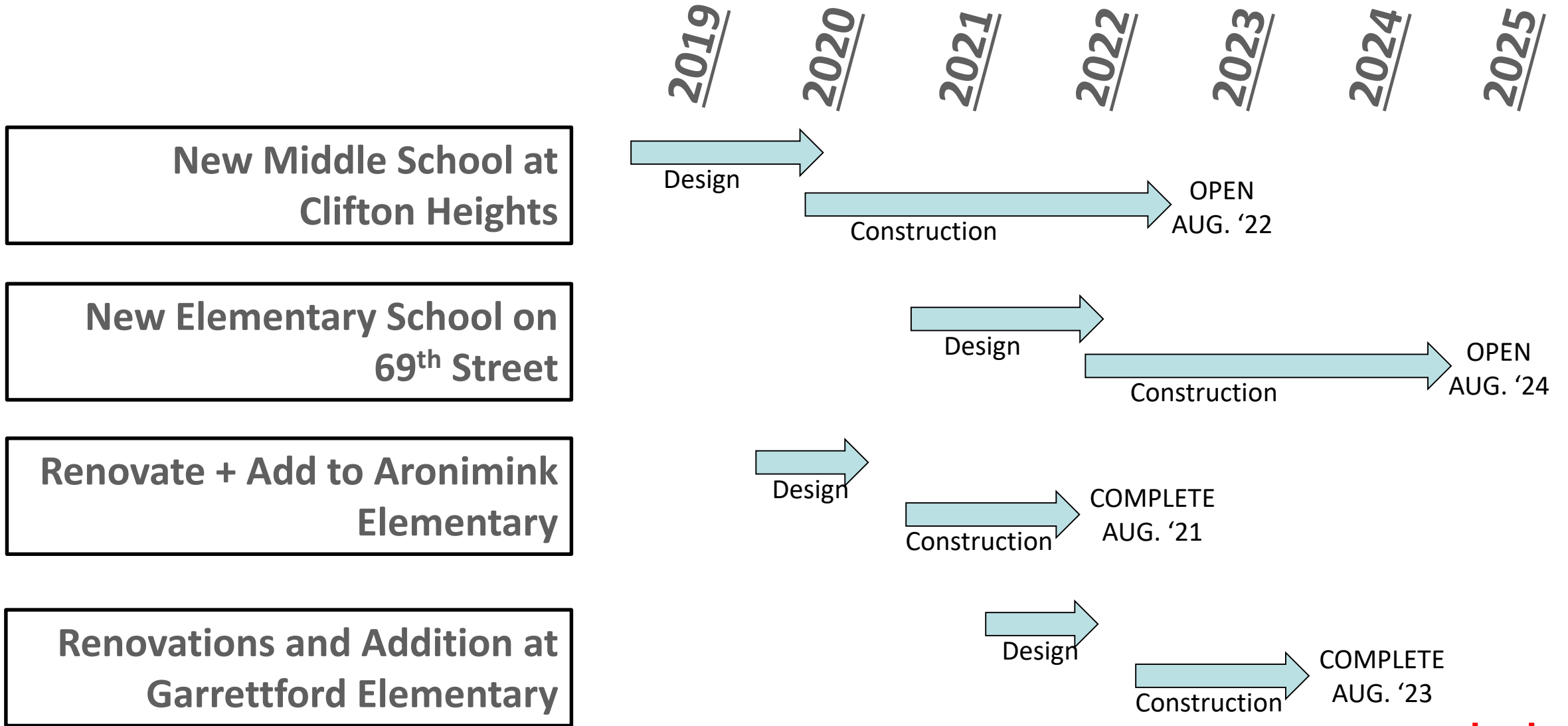
# Master Plan of Building Improvements



# Master Plan of Building Improvements



# Master Plan of Building Improvements



# Master Plan of Building Improvements

## Estimated payment schedule over five years

2019 – Design and document New Middle School	\$2,500,000
– Design and document Aronimink reno+add	<u>\$1,200,000</u>
<b>TOTAL 2019</b>	<b>\$3,700,000</b>
2020 – 1/3 cost of New Middle School	\$20,737,525
– 1/2 cost of Aronimink reno+add	\$11,562,584
– Design and document New Elementary School	\$2,000,000
– Design and document Garrettford reno + add	<u>\$1,000,000</u>
<b>TOTAL 2020</b>	<b>\$35,300,109</b>

# Master Plan of Building Improvements

## Estimated payment schedule over five years

2021 – 1/3 cost of New Middle School	\$20,737,525
– 1/2 cost of Aronimink reno+add	\$11,562,584
– 1/3 cost of New Elementary School	\$11,813,147
– 1/2 cost of Garrettford reno + add	<u>\$9,535,478</u>
<b>TOTAL 2021</b>	<b>\$53,648,733</b>
2022 – 1/3 cost of New Middle School	\$20,737,525
– 1/3 cost of New Elementary School	\$11,813,147
– 1/2 cost of Garrettford reno + add	<u>\$9,535,478</u>
<b>TOTAL 2022</b>	<b>\$42,086,149</b>

# Master Plan of Building Improvements

## Estimated payment schedule over five years

2023 – 1/3 cost of new elementary school	<u>\$11,813,147</u>
<b>TOTAL 2023</b>	<b>\$11,813,147</b>

2019	\$3,700,000
2020	\$35,300,109
2021	\$53,648,733
2022	\$42,086,149
2023	<u>\$11,813,147</u>
<b>TOTAL OVER 5 YEARS</b>	<b>\$146,548,137</b>



# Key Points

1. **New Middle School at Clifton Heights would fit well within the existing site**
2. **Enhancement of a community asset**
3. **Engage community early for feedback**
4. **Approximately 3 ½ years start to finish**
  - **If 2022 is goal to open, start in 2019**
5. **Discuss budgetary planning for additional district projects**



A photograph of the Upper Darby High School building at night. The building is a large, multi-story brick structure with a prominent portico supported by several columns. The name "UPPER DARBY HIGH SCHOOL" is inscribed on the pediment above the columns. The building's windows are illuminated from within, and the scene is lit by streetlights, creating a warm, golden glow. A large, semi-transparent text overlay is centered over the image.

UPPER DARBY HIGH SCHOOL

# DISTRICT MAP

(1380)

Highland Park E.S.

Hillcrest E.S.

Drexel Hill M.S.

Bywood E.S.

Kindergarten Center

Stonehurst Hill E.S.

Aronimink E.S.

Upper Darby H.S.

69th Street Recreation Area

District Administration Offices

Beverly Hills M.S.

(1542)

Garrettford E.S.

Charles Kelly E.S.

Westbrook Park E.S.

Clifton Heights Athletic Field

(0)

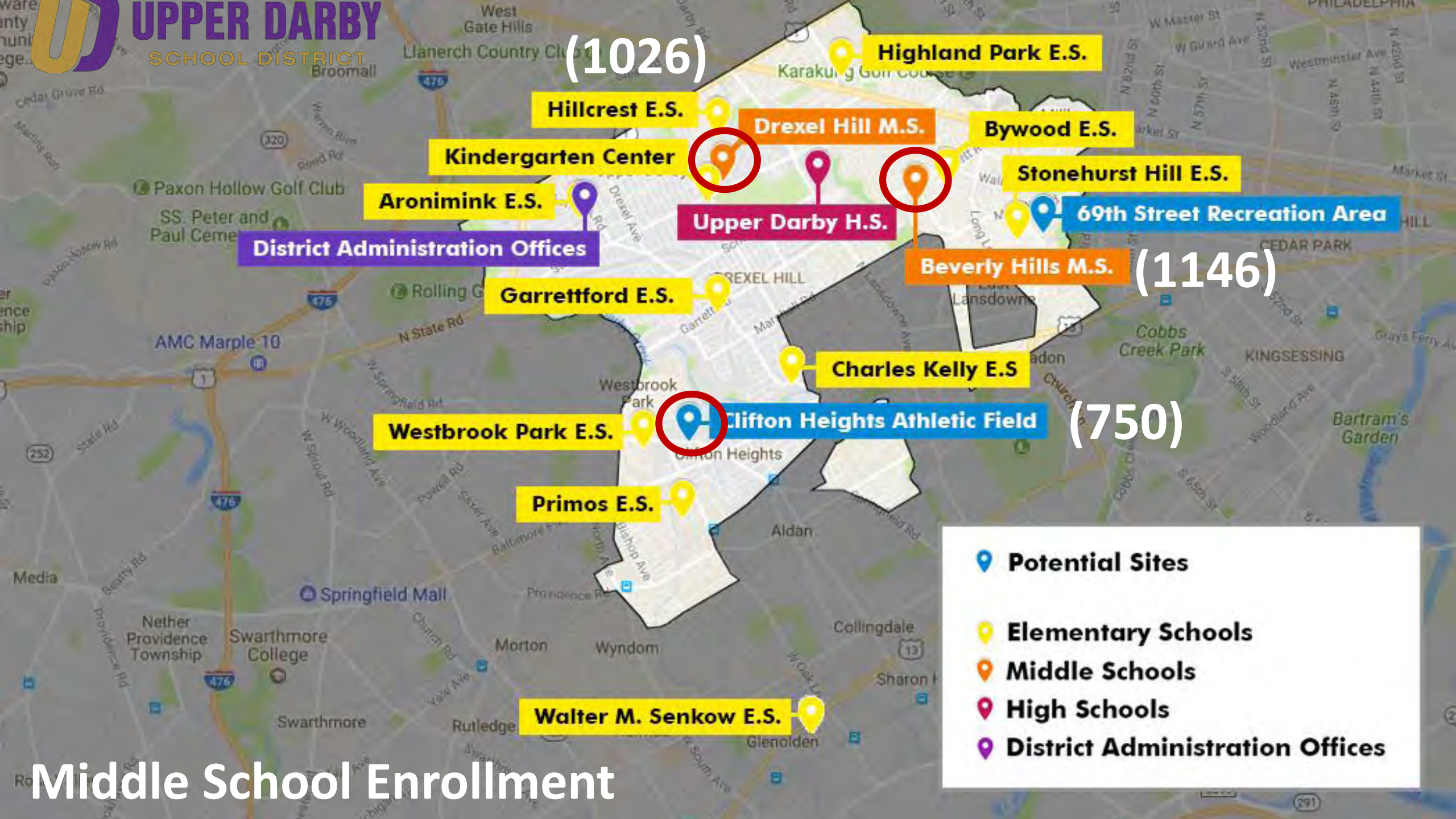
Primos E.S.

Walter M. Senkow E.S.

-  **Potential Sites**
-  **Elementary Schools**
-  **Middle Schools**
-  **High Schools**
-  **District Administration Offices**

# Middle School Enrollment

(1026)



**Highland Park E.S.**

**Hillcrest E.S.**

**Drexel Hill M.S.**

**Bywood E.S.**

**Kindergarten Center**

**Stonehurst Hill E.S.**

**Aronimink E.S.**

**Upper Darby H.S.**

**69th Street Recreation Area**

**District Administration Offices**

**Garrettford E.S.**

**Beverly Hills M.S.**

(1146)

**Charles Kelly E.S.**

**Westbrook Park E.S.**

**Clifton Heights Athletic Field**

(750)

**Primos E.S.**

**Walter M. Senkow E.S.**

**Potential Sites**

**Elementary Schools**

**Middle Schools**

**High Schools**

**District Administration Offices**

**Middle School Enrollment**

(931)

(1041)

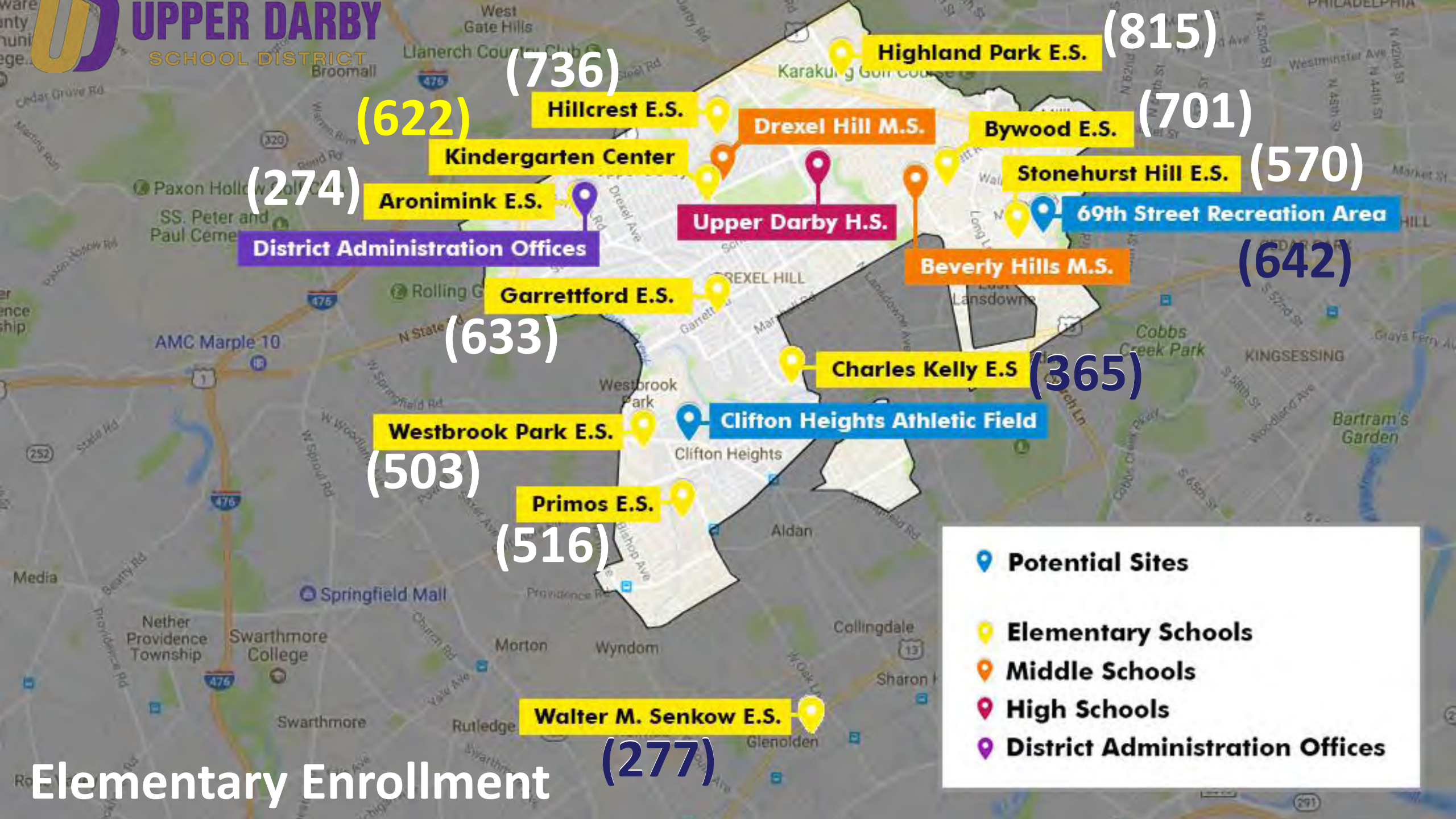
(950)

**District Administration Offices**



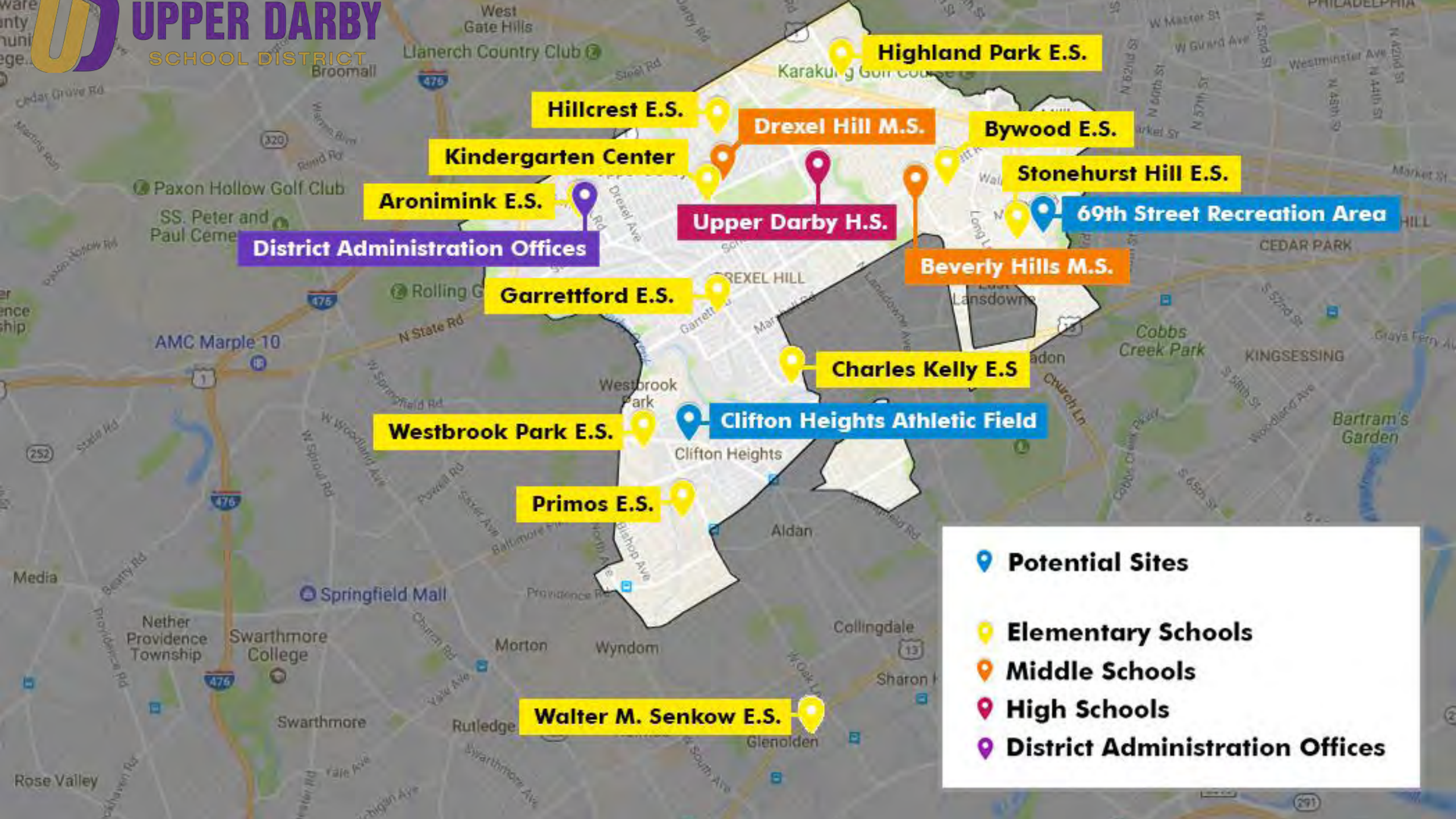
-  **Potential Sites**
-  **Elementary Schools**
-  **Middle Schools**
-  **High Schools**
-  **District Administration Offices**

# Middle School Enrollment



# Elementary Enrollment

(277)



**Highland Park E.S.**

**Hillcrest E.S.**

**Drexel Hill M.S.**

**Bywood E.S.**

**Kindergarten Center**

**Aronimink E.S.**

**Upper Darby H.S.**

**Stonehurst Hill E.S.**

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**Potential Sites**

**Elementary Schools**

**Middle Schools**

**High Schools**

**District Administration Offices**