



**UPPER DARBY**

**SCHOOL DISTRICT**

Opportunity · Unity · Excellence

**MIDDLE SCHOOL  
FEASIBILITY STUDY**

FEBRUARY 13, 2019







# 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.



# MIDDLE SCHOOL AT CLIFTON HEIGHTS

N Springfield Rd



ENROLLMENT



SECURITY



CODE COMPLIANCE

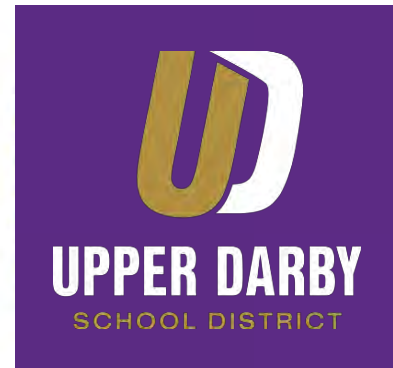


CURRICULUM



**EDUCATIONAL**

**OPERATIONAL**



BUILDING SYSTEMS



FLEXIBILITY



TECHNOLOGY



EFFICIENCY

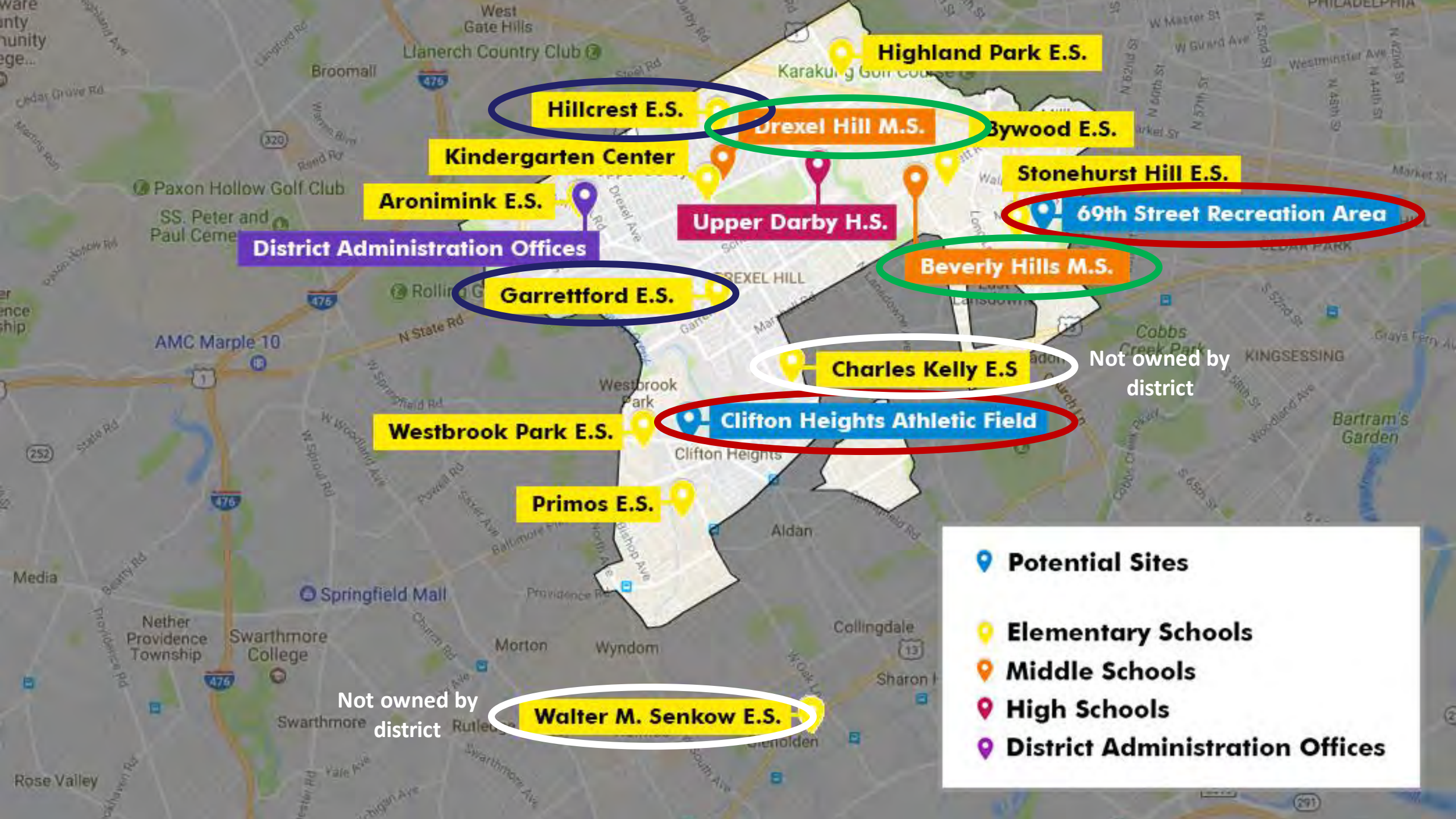




# Focus

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
- Hillcrest Elementary School
- Garrettford Elementary School



**Highland Park E.S.**

**Hillcrest E.S.**

**Drexel Hill M.S.**

**Wywood 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

January 21, 2019

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

Subtotal	18	15,300	450		
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Foreign Language

Language Classrooms	1	850	850	25	25
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Subtotal	1	850	25		
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Science Classrooms

Science Labs	4	1,100	4,400	80	
Science Classrooms	1	850	850	25	
Science Prep Rooms	3	1,100	3,300		
Science Storage	3	1,100	3,300		

Subtotal	11	5,250	105		
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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		

Subtotal	15	9,510			
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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		
TOTAL	45		30,910		580 Student capacity in academic spaces

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

January 21, 2019

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 Kitchen Labs
F&CS Storage	1	325	325		

Subtotal	2	1,525	20		
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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 Enlarged 7/18/18, 150-200 students
Music Storage	4	225	900		
Assembly Room	2	1,400	2,800		
Auditorium	1	6,500	6,500		Seating for 600
Performance Stage	1	700	700		
Practice Room	2	700	1,400		
Subtotal	16	17,125	90		

Technology Collaboration	1	2,000	2,000		
Library/Media Center	1	2,000	2,000	20	20
Design + Innovation Commons	1	1,200	1,200	20	20
Tech Shop	2	1,000	2,000	20	40

Subtotal	5	7,200	80		
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ATHLETICS

Gymnasium		9,000	9,000	66	66 Main & 2 Side BB courts, seats 500
Auxiliary Gym		3,500	3,500	33	33
Locker Center		1,000	1,000		
Locker Room		750	750		
Locker Room		750	750		
Additional Locker Room		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		

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

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

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

Subtotal 18 15,300 450

### Foreign Language

Language Classrooms

1 850 850 25 25  
Subtotal 1 850 25

### Science Classrooms

Science Labs	4	1,100	4,400	20	80
Science Classrooms	1	850	850	25	25
Science Prep Rooms	3	195	585		
Science Storage	3	195	585		

Subtotal 11 5,250 105

### 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		

Subtotal 15 9,510

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			
TOTAL	45	30,910	580	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

F&CS Classroom	1	1,200	1,200	20	20	Kitchen Labs
F&CS Storage	1	325	325			
Subtotal	2	1,525	1,525	20		

### 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	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			
Subtotal	16	17,140	17,140	90		

### Technology and Collaboration

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	
Subtotal	5	7,200	7,200	80		

## ATHLETICS

Gymnasium	1	9,000	9,000	66	66	Main & 2 Side BB courts, seats 500
Auxiliary Gym	1	3,500	3,500	33	33	
Fitness Center	1	1,000	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	850	27	27	
Instructors Office	2	260	520			
Athletics Storage	3	335	1,005			

Subtotal 14 18,775 126

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

Total Student Capacity  
PDE Utilization at 0.85%



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	

Subtotal	18		15,300	450		
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##### Foreign Language

Language Classrooms	1	850	850	25	25	
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Subtotal	1		850	25		
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##### Science Classrooms

Science Labs	4	1,100	4,400	20	80	
Science Classrooms	1	850	850	25	25	
Science Prep Rooms	3	195	585			
Science Storage	3	195	585			

Subtotal	11		5,250	105		
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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			

Subtotal	15		9,510			
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6th GRADE	6		5,100			
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7TH GRADE	6		5,100			
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8TH GRADE	6		5,100			
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SCIENCES	11		5,250			
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FOREIGN LANGUAGE	1		850			
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SPECIAL EDUCATION	15		9,510			
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TOTAL	45		30,910			
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580 Student capacity in academic spaces
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**CAREER FOCUSED LEARNING****Family and Consumer Science**

F&amp;CS Classroom

F&amp;CS Storage

Subtotal

**Art and Music Center**

General Art Classroom

Art Storage

Music Band Room

Choral Room

Music Storage

Ensemble/Practice Rooms

Auditorium

Performance Stage

Storage

Subtotal

**Technology and Collaboration**

Library/Media Center

Design + Innovation Commons

Tech Shop

Tech Classrooms

Subtotal

**ATHLETICS**

Gymnasium

Auxiliary Gym

Fitness Center

Locker Room Boys

Locker Room Girls

Additional Locker Room

Team Rooms

Health Classroom

Instructors Office

Athletics Storage

Subtotal

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

No.	Proposed	Capacity		Remarks
	NSF	Total	Per Room	

1

1,200

1,200

20

20

Kitchen Labs

1

325

325

1

1,525

20

2

1,400

2,800

20

40

2

400

800

1

1,800

1,800

25

25

Enlarged 7/18/18, 150-200 students

1

1,400

1,400

25

25

4

225

900

2

120

240

1

6,500

6,500

Seating for 600

1

2,000

2,000

2

350

700

16

17,140

90

1

2,000

2,000

1

2,000

2,000

20

20

1

1,200

1,200

20

20

2

1,000

2,000

20

40

5

7,200

80

1

9,000

9,000

66

66

Main &amp; 2 Side BB courts, seats 500

1

3,500

3,500

33

33

1

1,000

1,000

1

750

750

1

750

750

1

650

650

2

375

750

1

850

850

27

27

2

260

520

3

335

1,005

14

18,775

126

No.	Proposed		Capacity		Remarks
	NSF	Total	Per Room	Total	

January 21, 2019

#### BUILDING SUPPORT

Cafeteria	1	3,500	3,500		seating for 300
Kitchen & Storage	1	2,500	2,500		
Storage	2	400	800		

Subtotal 4 6,800

#### 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		

Subtotal 10 7,300

BUILDING TOTALS						
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





# MIDDLE SCHOOL AT CLIFTON HEIGHTS

N Springfield Rd





NOCKING

Revere Rd

W Wyandotte Ave

Revere St

N Wyandotte Ave

N Springfield Rd













CLIFTON  
BASEBALL

Proud Sponsor  
MODEL'S  
SPORTING GOODS  
Modells.com



## **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**















PROPERTY  
13.7 ACRES





25' Setback

DEVELOPABLE  
11.7 ACRES

W. Wynciffe Ave

W. Wynciffe Ave

Revere Rd

N. Oak Ave

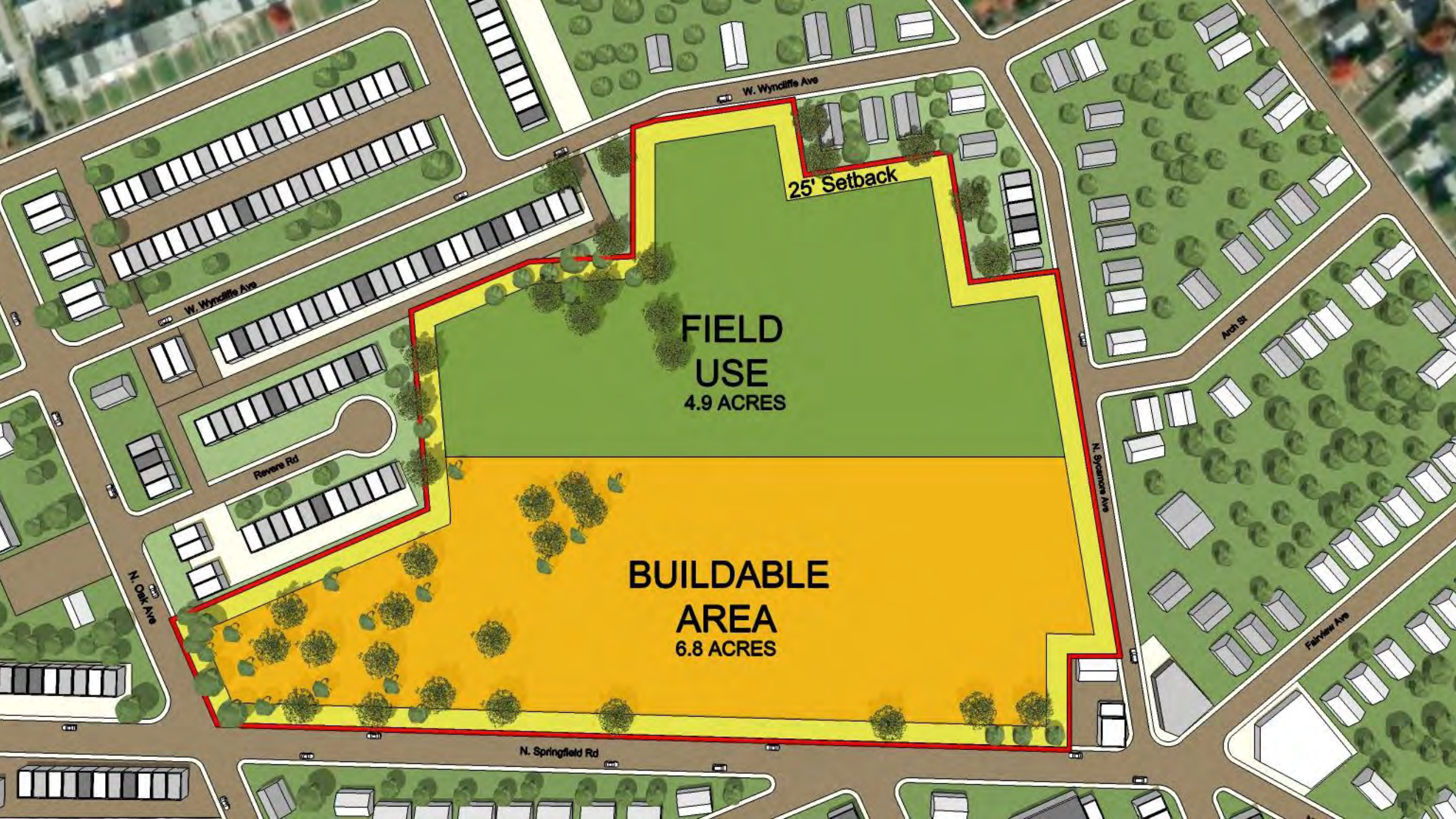
N. Springfield Rd

N. Spencerville Ave

Arch St

Fairview Ave





25' Setback

**FIELD  
USE**  
4.9 ACRES

**BUILDABLE  
AREA**  
6.8 ACRES

W. Wynciffe Ave

Revere Rd

N. Oak Ave

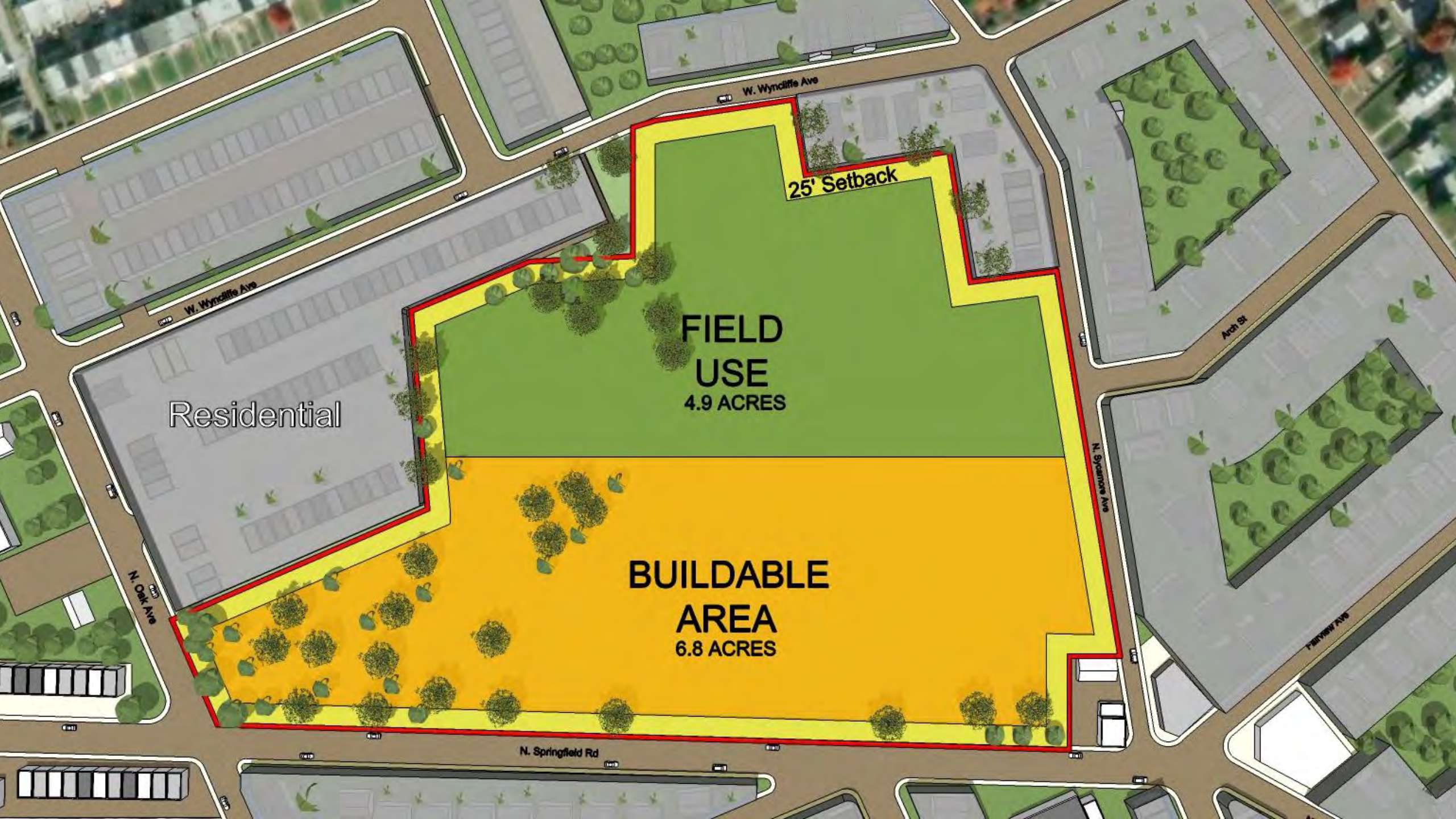
N. Springfield Rd

Arch St

N. Sycamore Ave

Fairview Ave





Residential

**FIELD  
USE**  
4.9 ACRES

25' Setback

**BUILDABLE  
AREA**  
6.8 ACRES

W. Wynclette Ave

N. Oak Ave

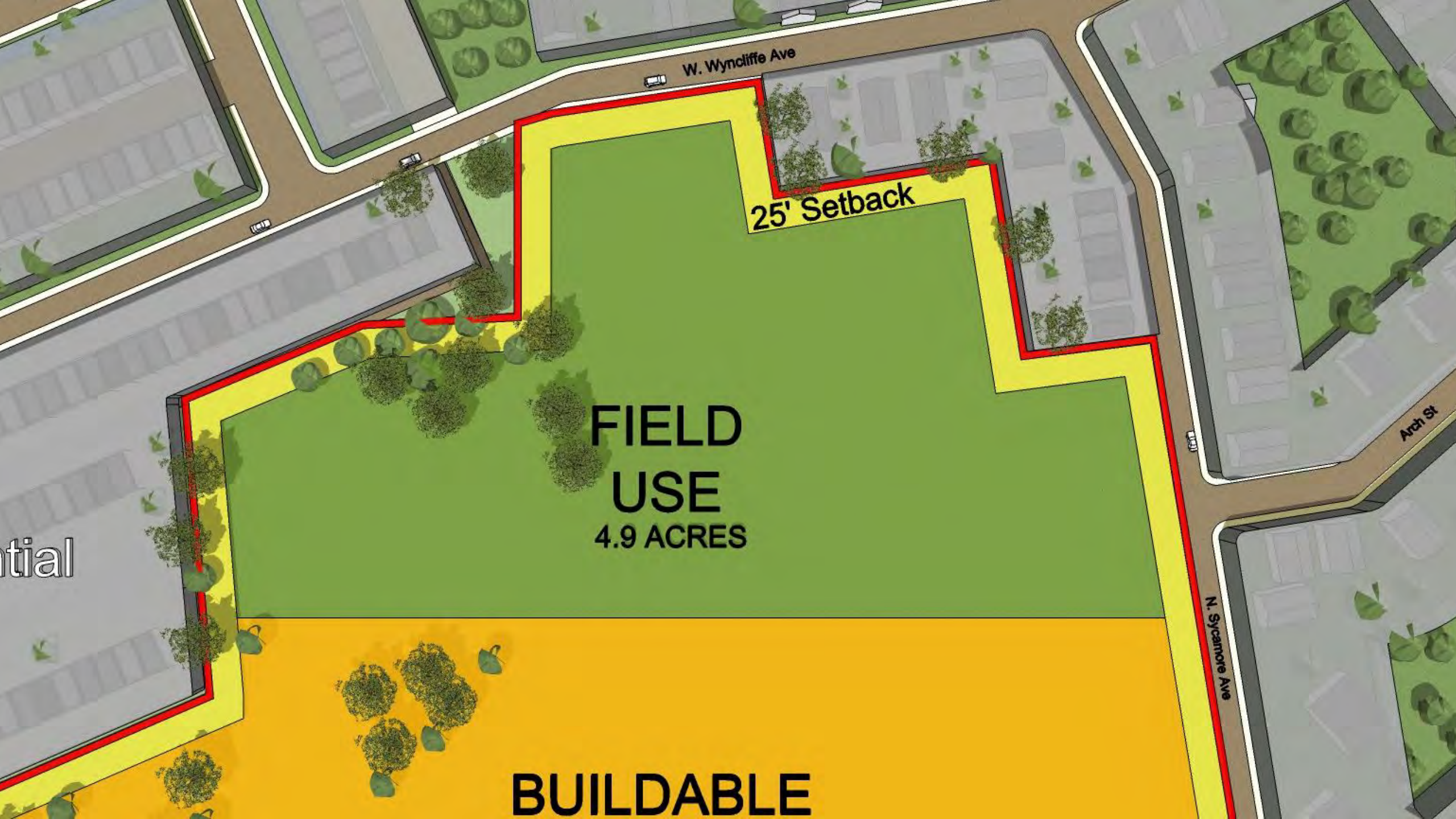
N. Springfield Rd

Arch St

N. Sycamore Ave

Parkway Ave





W. Wyndcliffe Ave

25' Setback

FIELD  
USE  
4.9 ACRES

Arch St

N. Sycamore Ave

BUILDABLE

tial





W. Wyndcliffe Ave

Little League

Multipurpose Field

Little League

Park Space

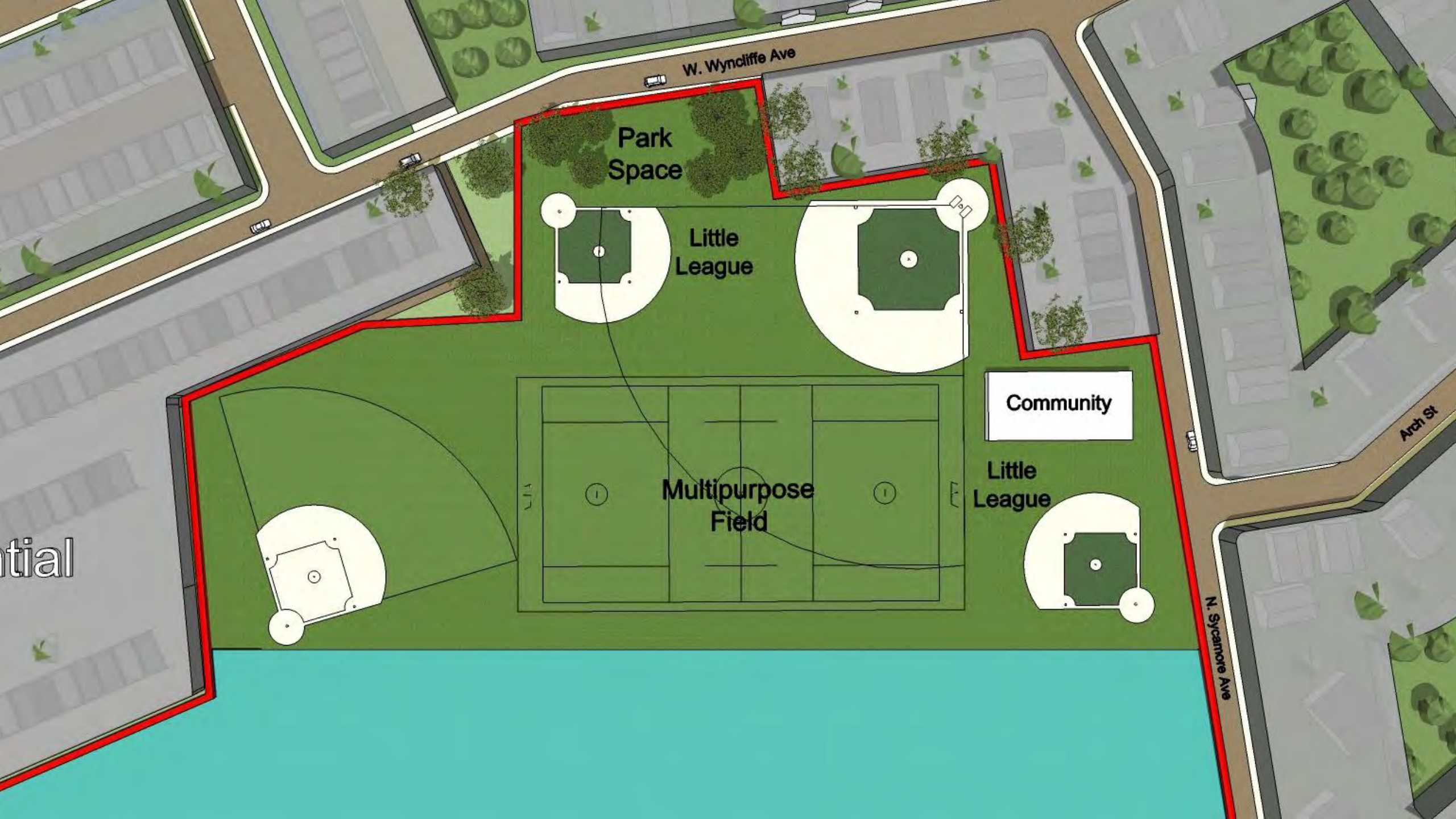
Community

Arch St

N. Sycamore Ave

tial





W. Wyndcliffe Ave

Park  
Space

Little  
League

Community

Little  
League

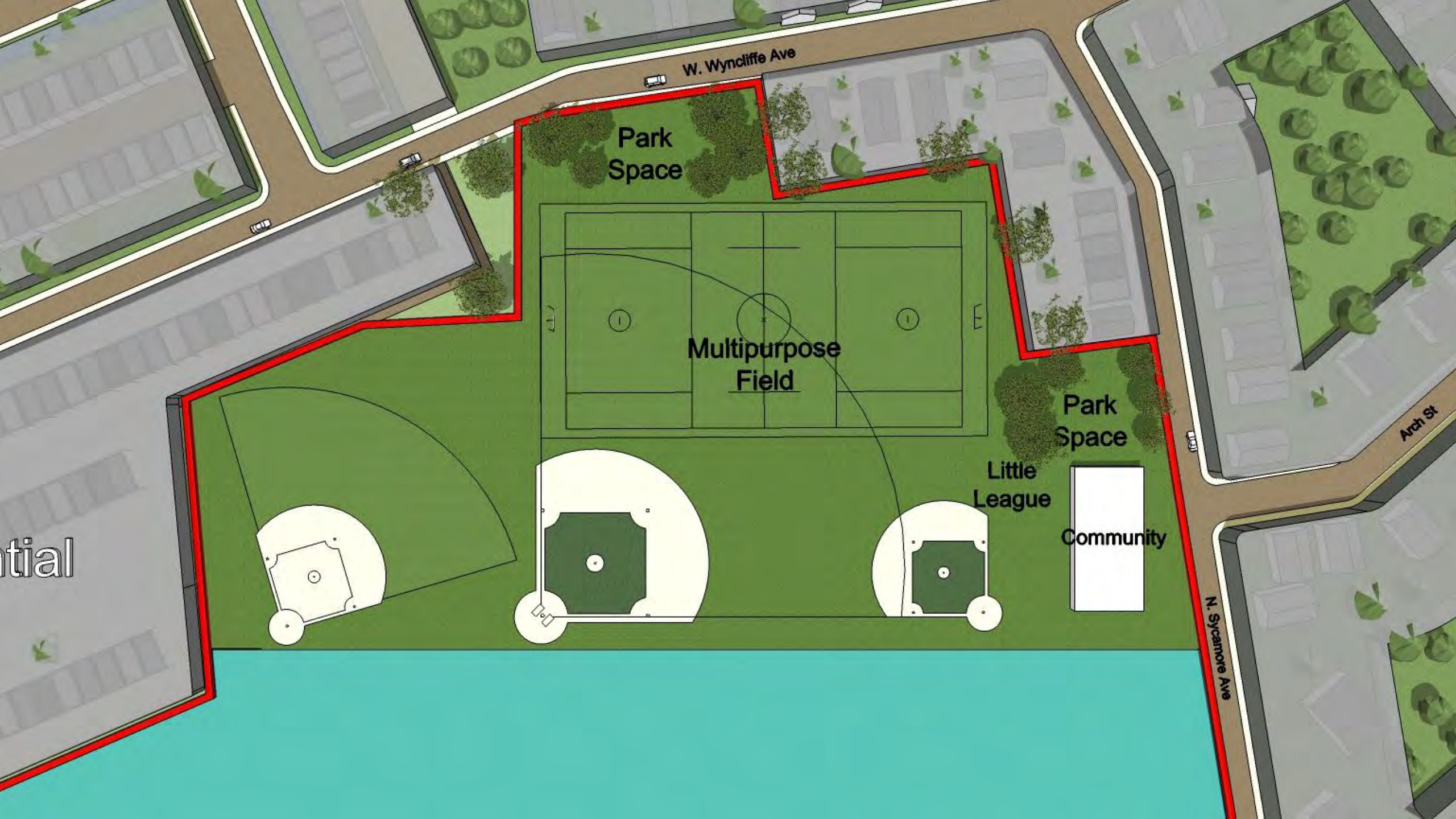
Multipurpose  
Field

Arch St

N. Sycamore Ave

Potential





W. Wyndcliffe Ave

Park  
Space

Multipurpose  
Field

Park  
Space

Little  
League

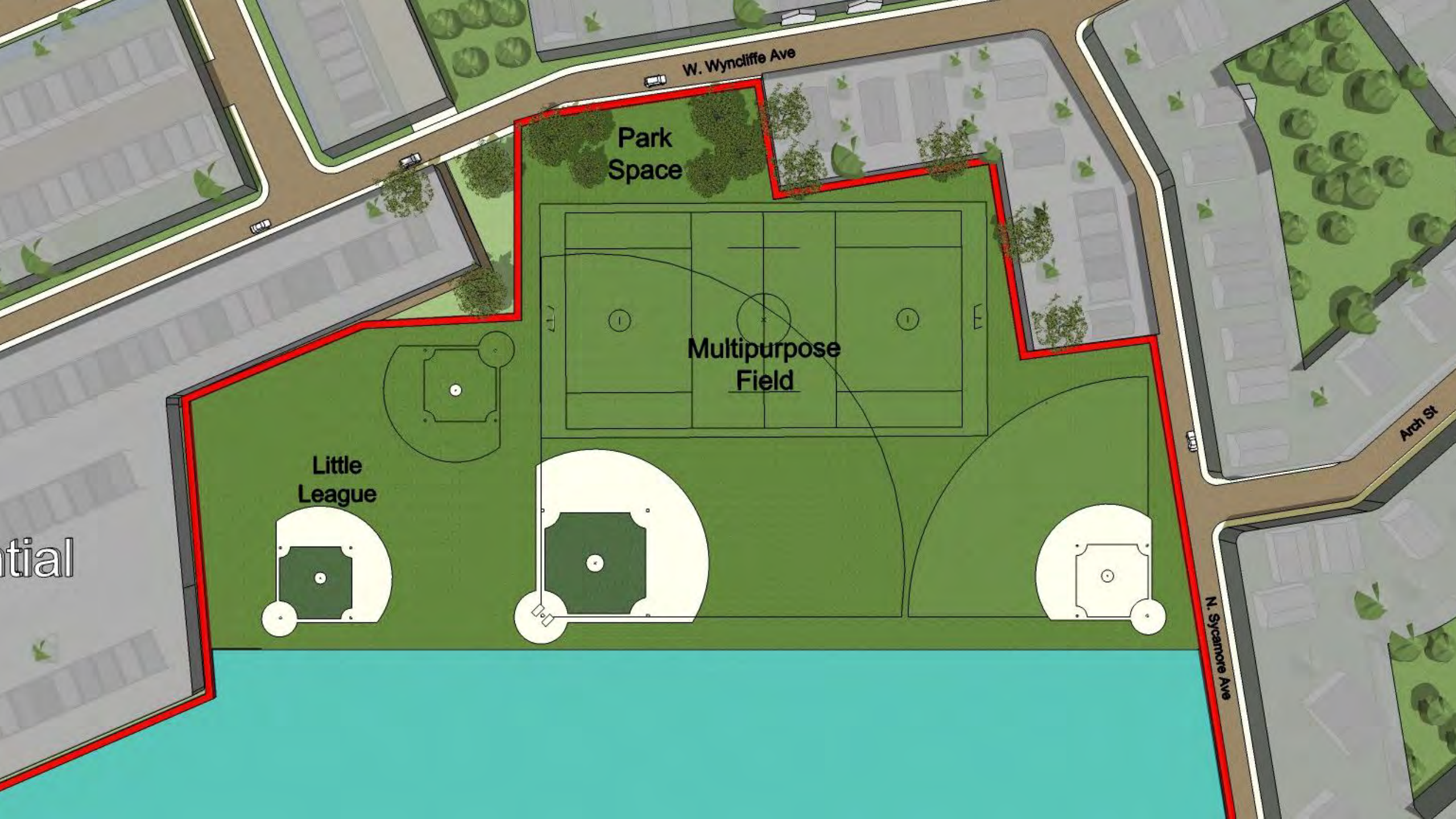
Community

Arch St

N. Sycamore Ave

tial





W. Wyndcliffe Ave

Park  
Space

Multipurpose  
Field

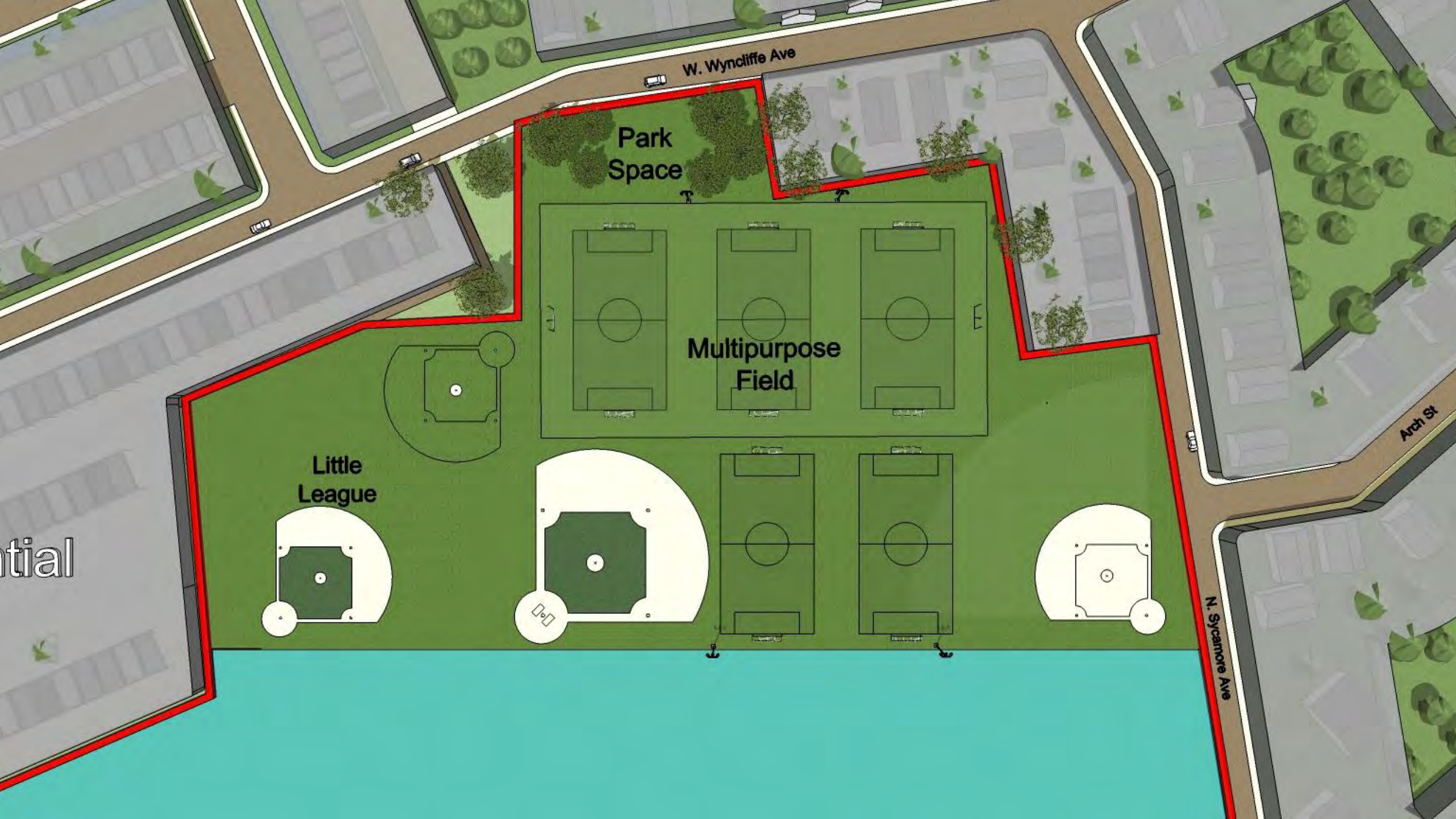
Little  
League

Potential

Arch St

N. Sycamore Ave





W. Wyndcliffe Ave

Park  
Space

Multipurpose  
Field

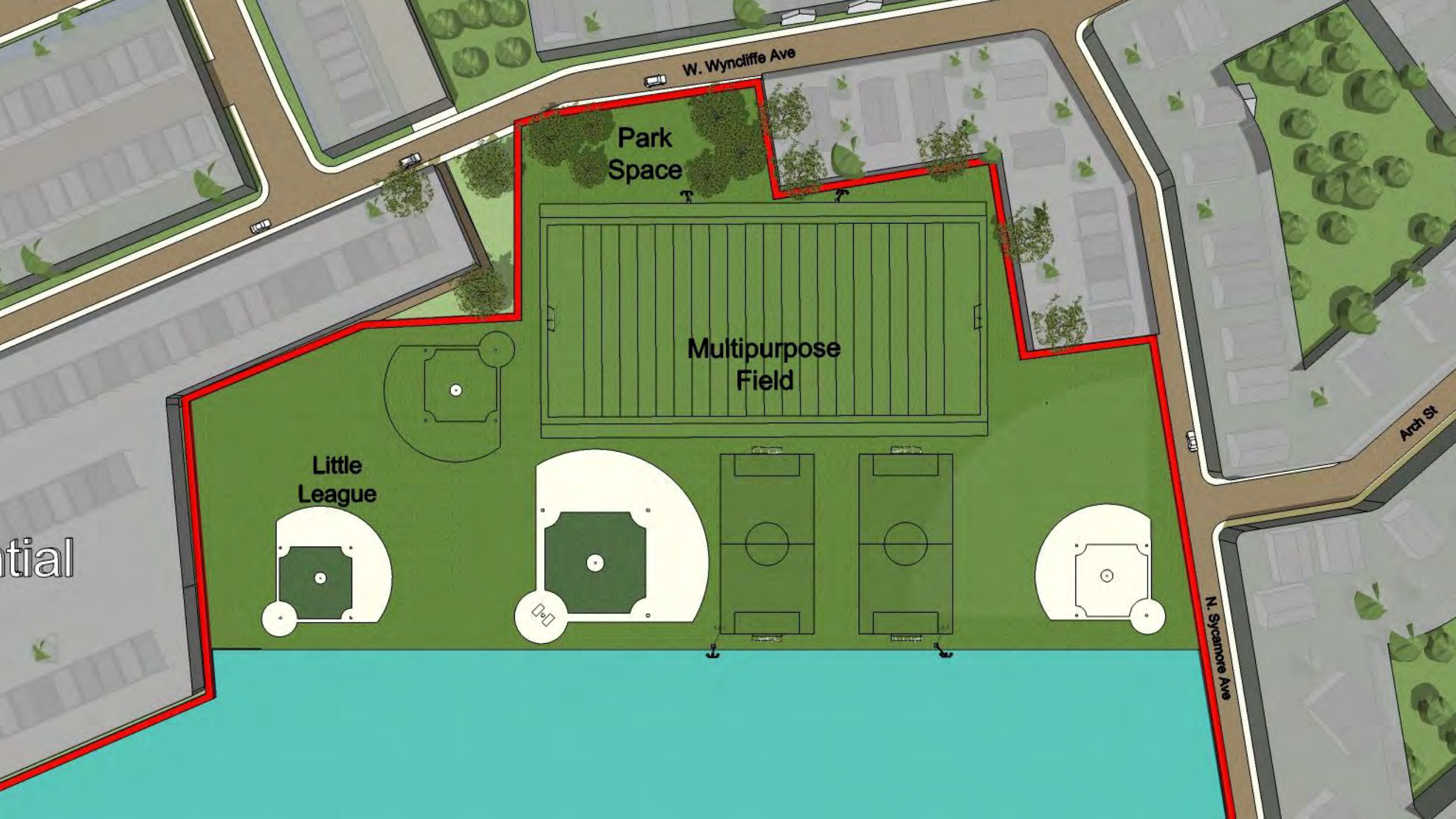
Little  
League

tial

Arch St

N. Sycamore Ave





W. Wyndcliffe Ave

Park  
Space

Multipurpose  
Field

Little  
League

tial

Arch St

N. Sycamore Ave



W. Wynccliffe Ave

Park  
Space





W. Wynclyffe Ave

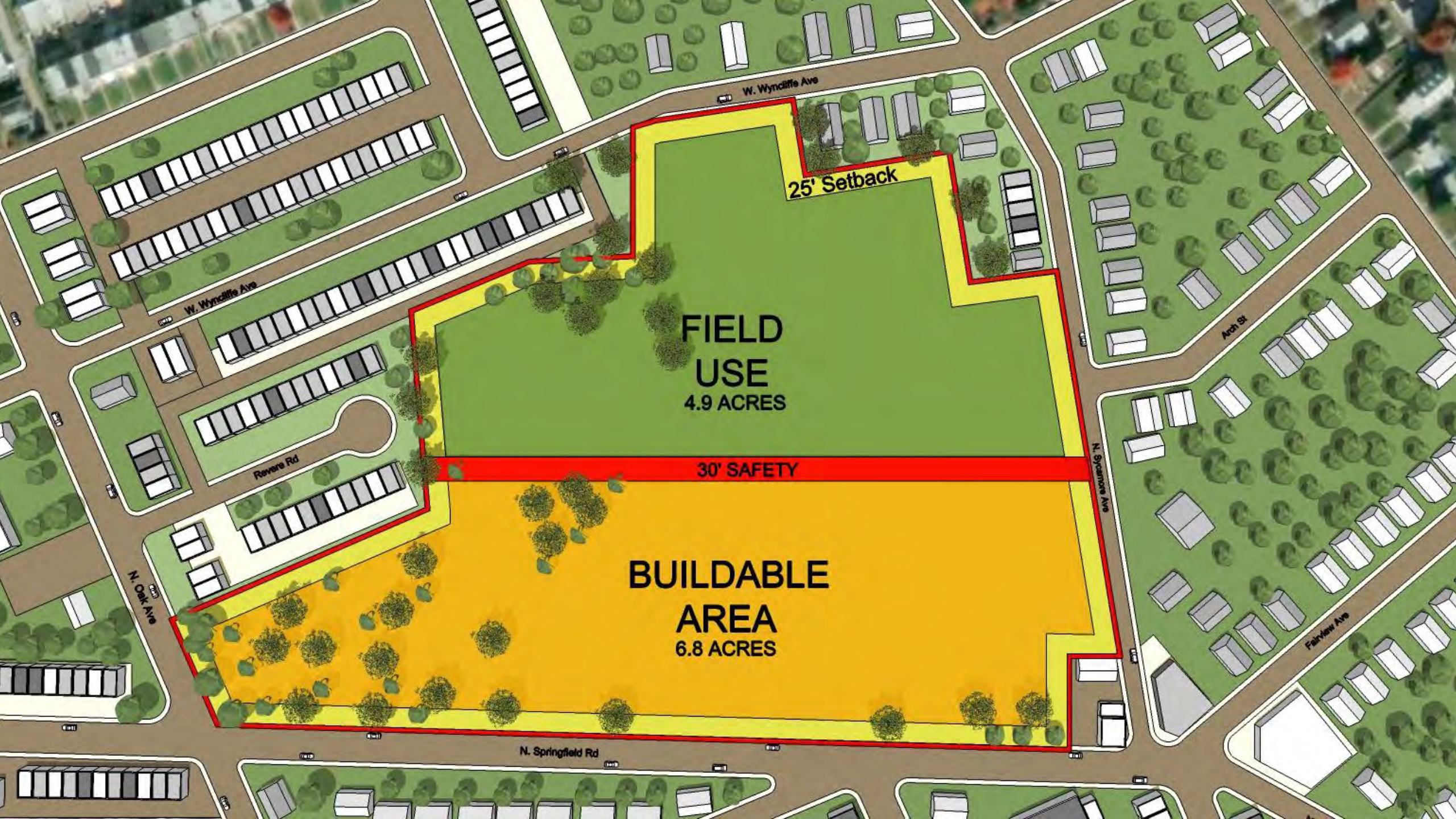




W. Wynclyffe Ave







25' Setback

FIELD  
USE  
4.9 ACRES

30' SAFETY

BUILDABLE  
AREA  
6.8 ACRES

W. Wynclette Ave

Revere Rd

N. Oak Ave

N. Springfield Rd

Arch St

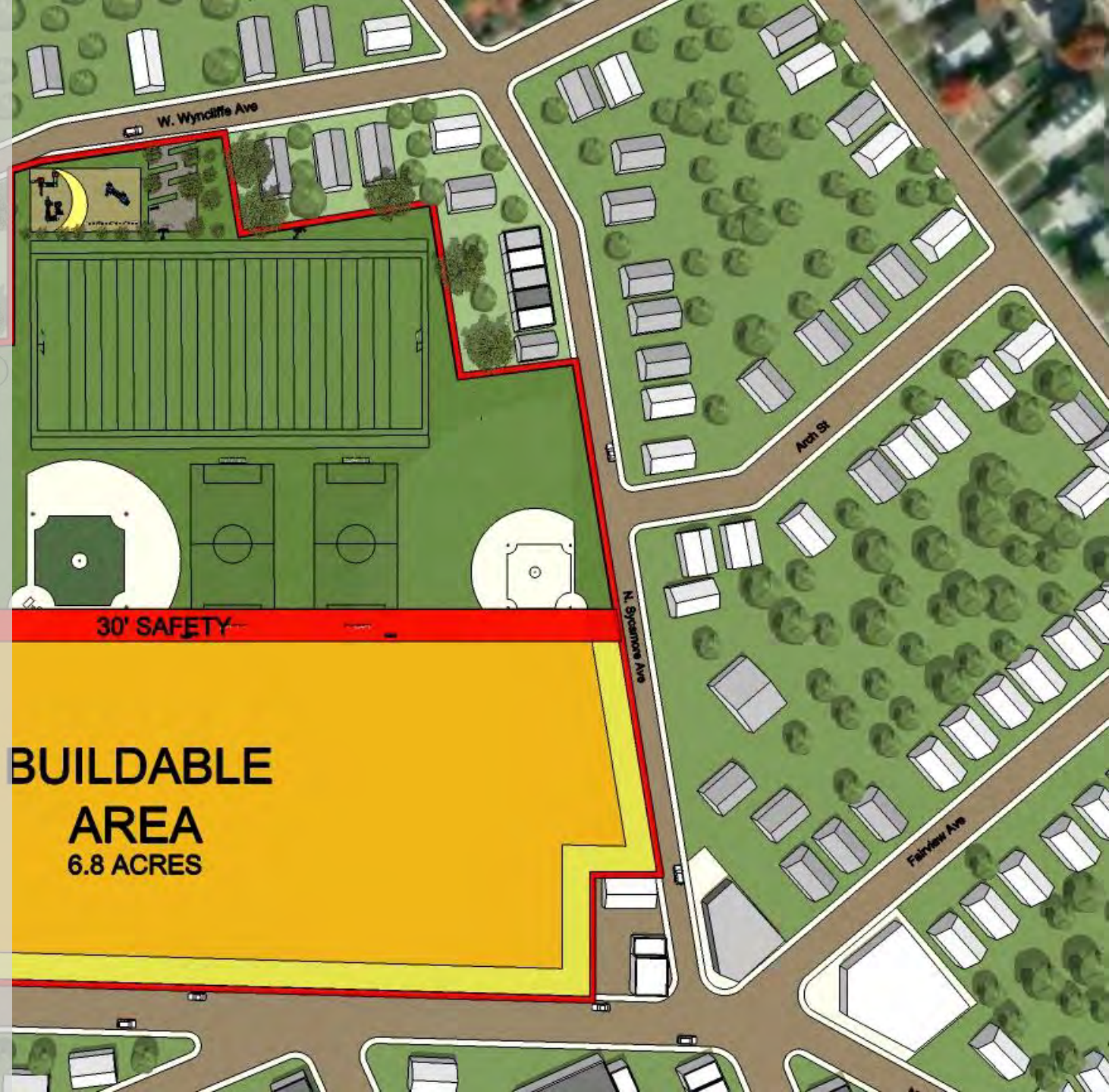
N. Spencerville Ave

Fairview Ave

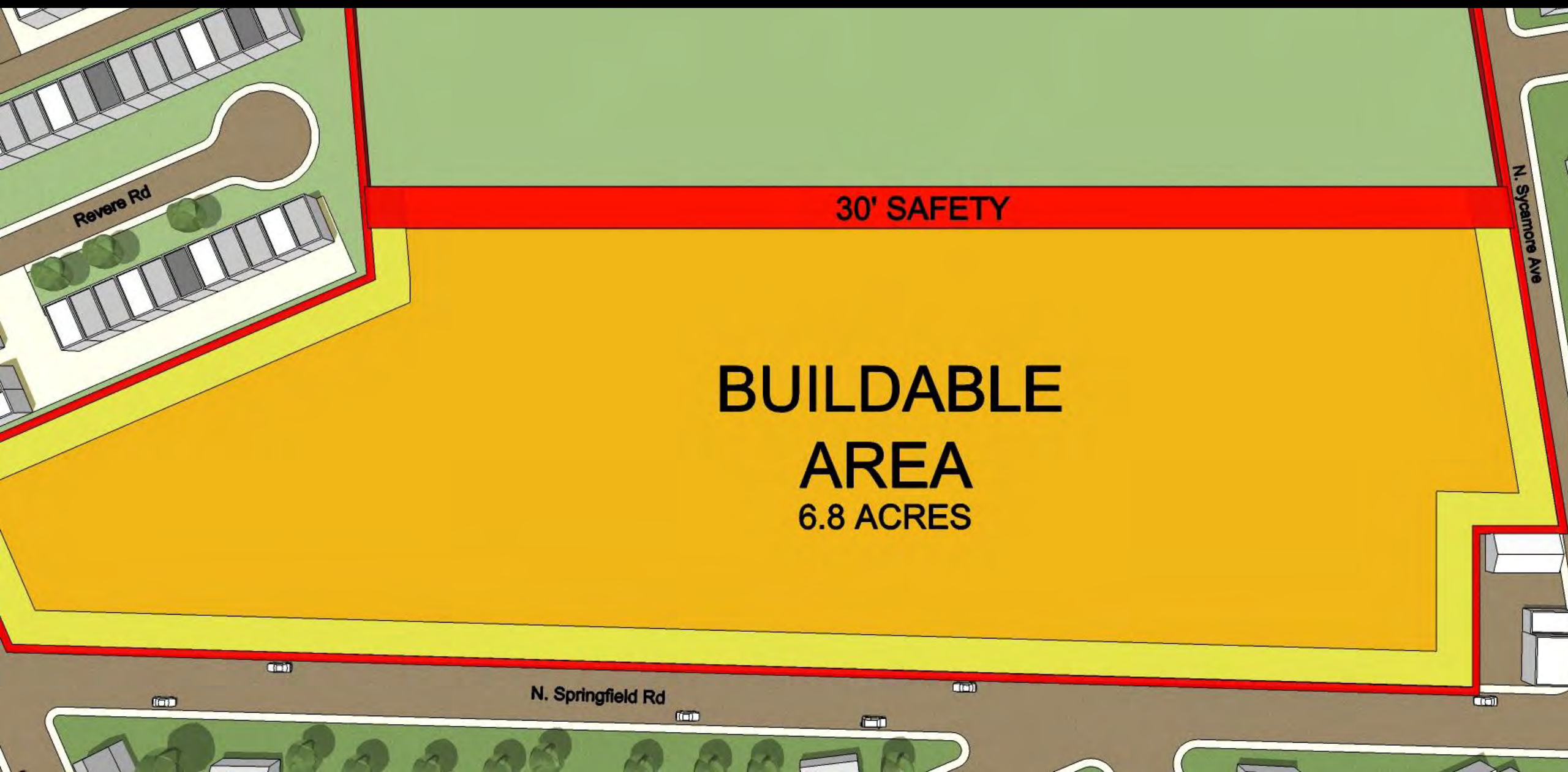


## CONSTRUCTION PHASING:

- 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

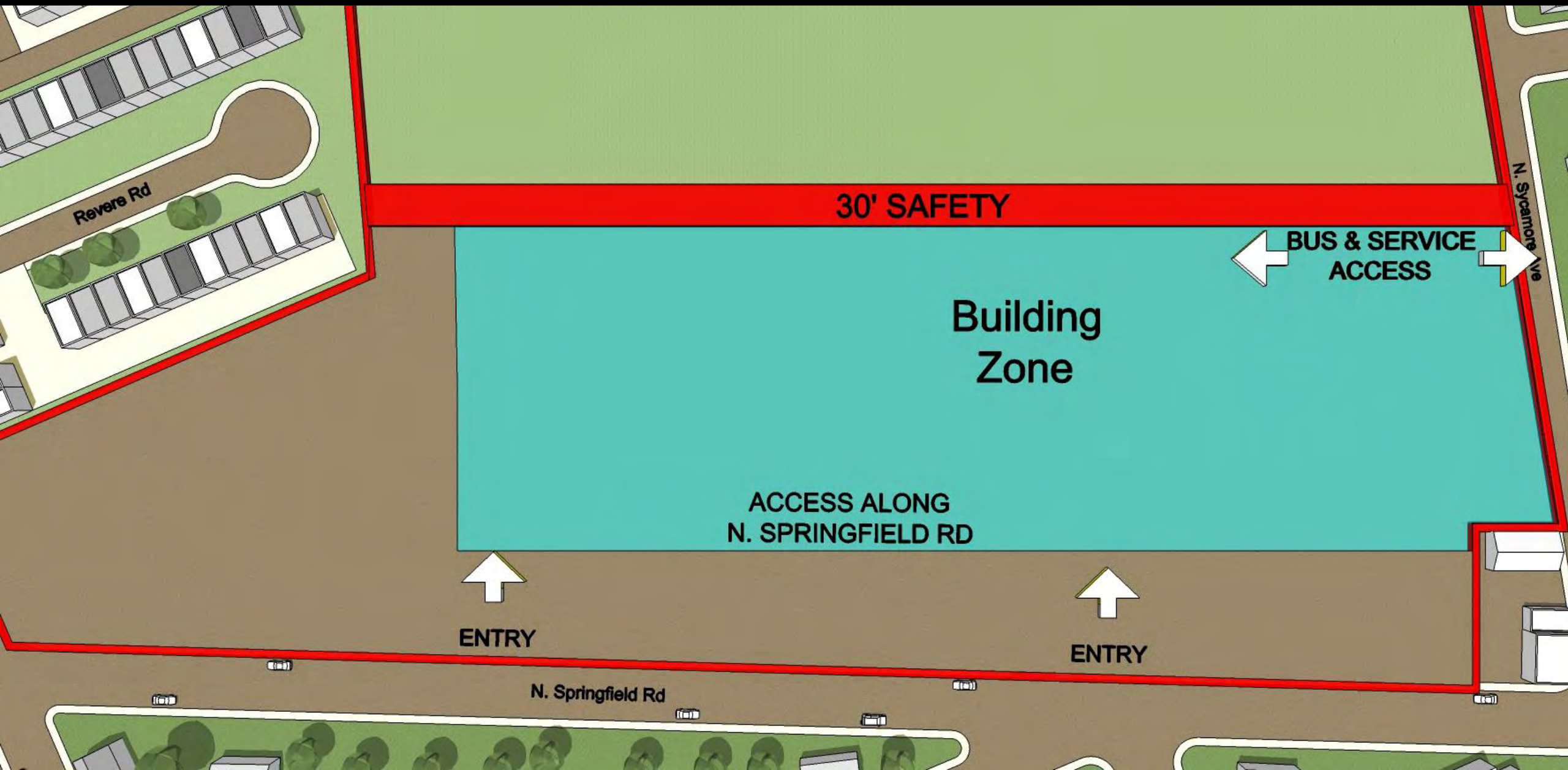
30' SAFETY

**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

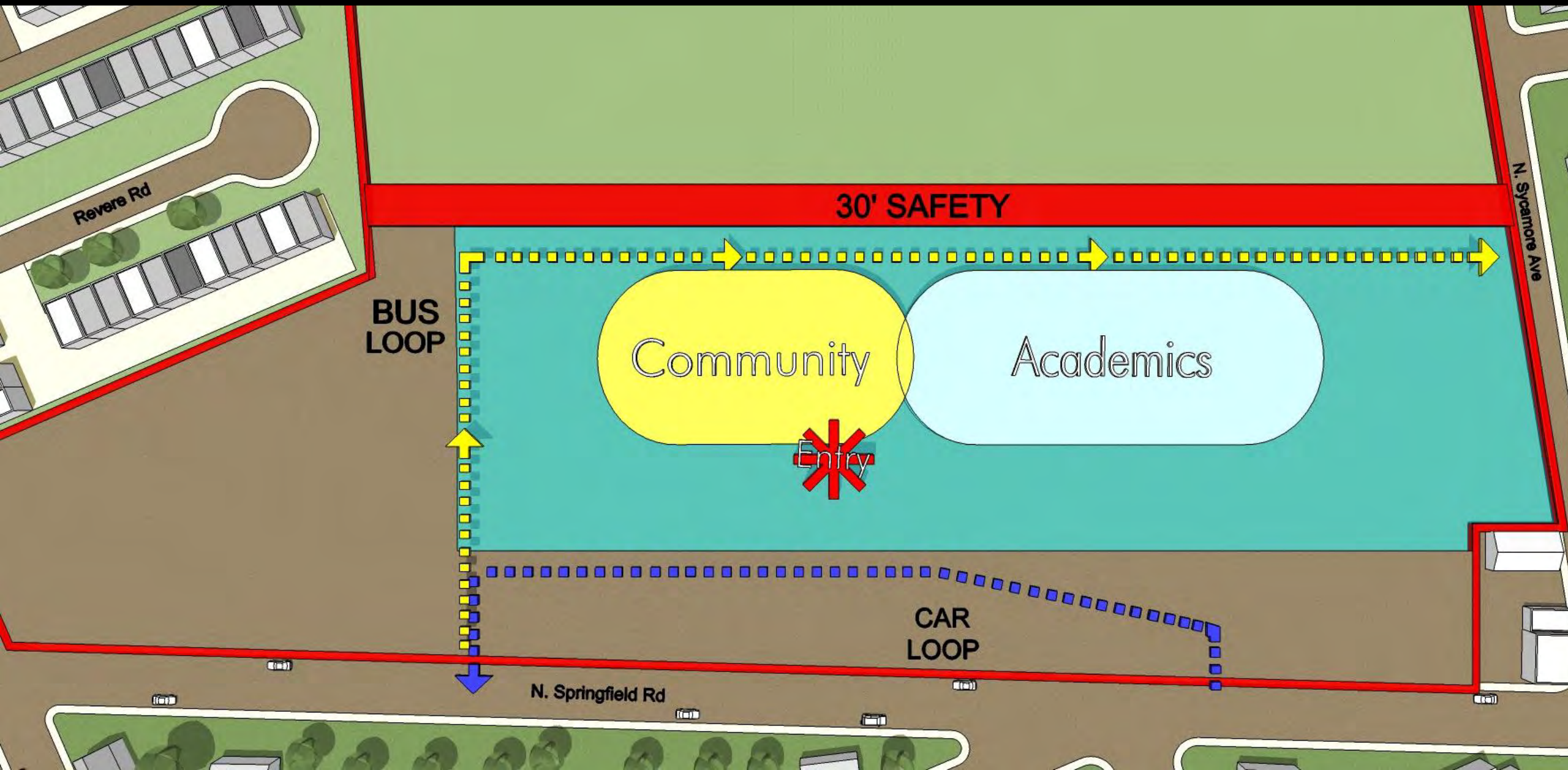
ENTRY

ENTRY

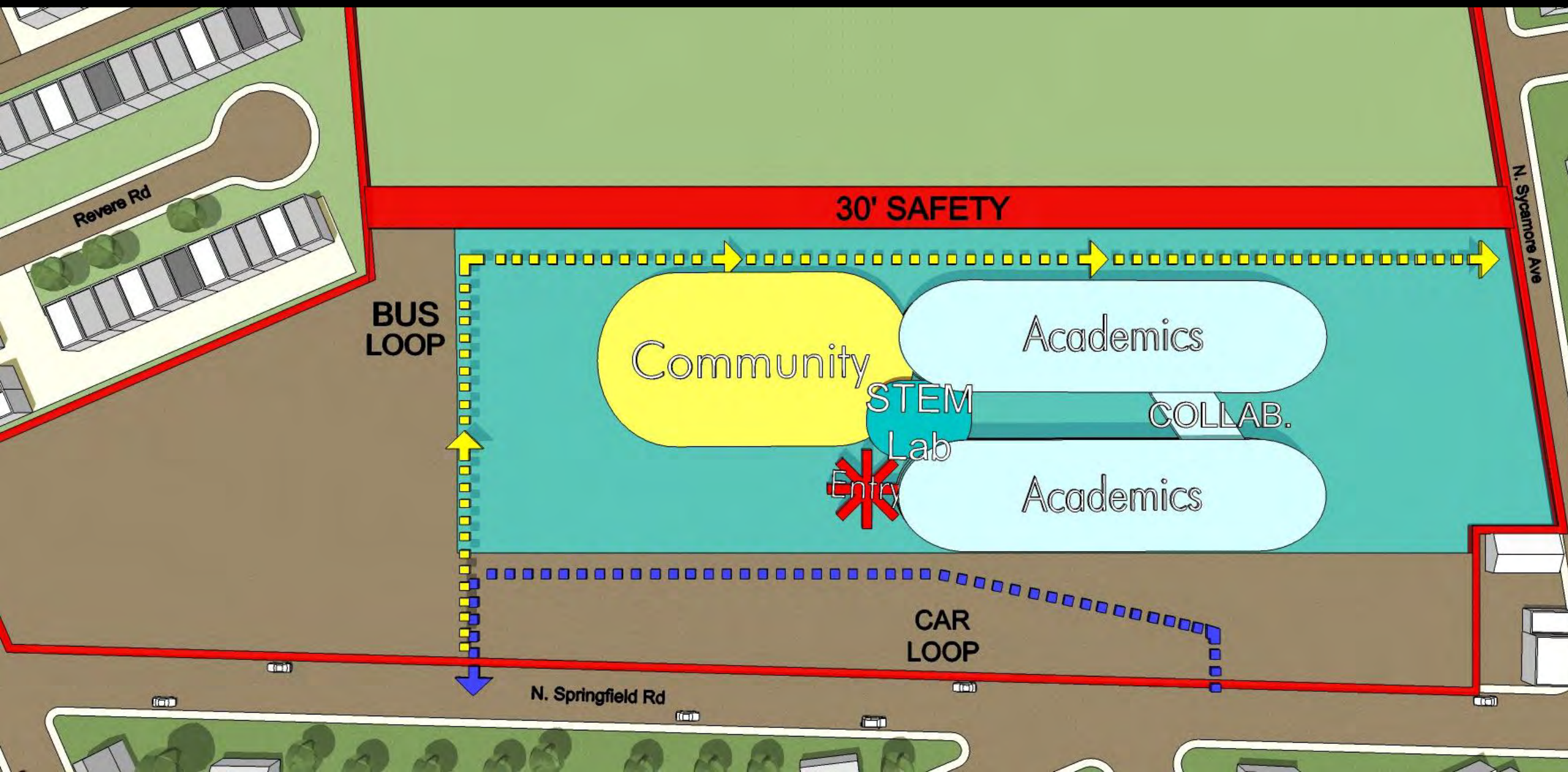
N. Springfield Rd

N. Sycamore Ave

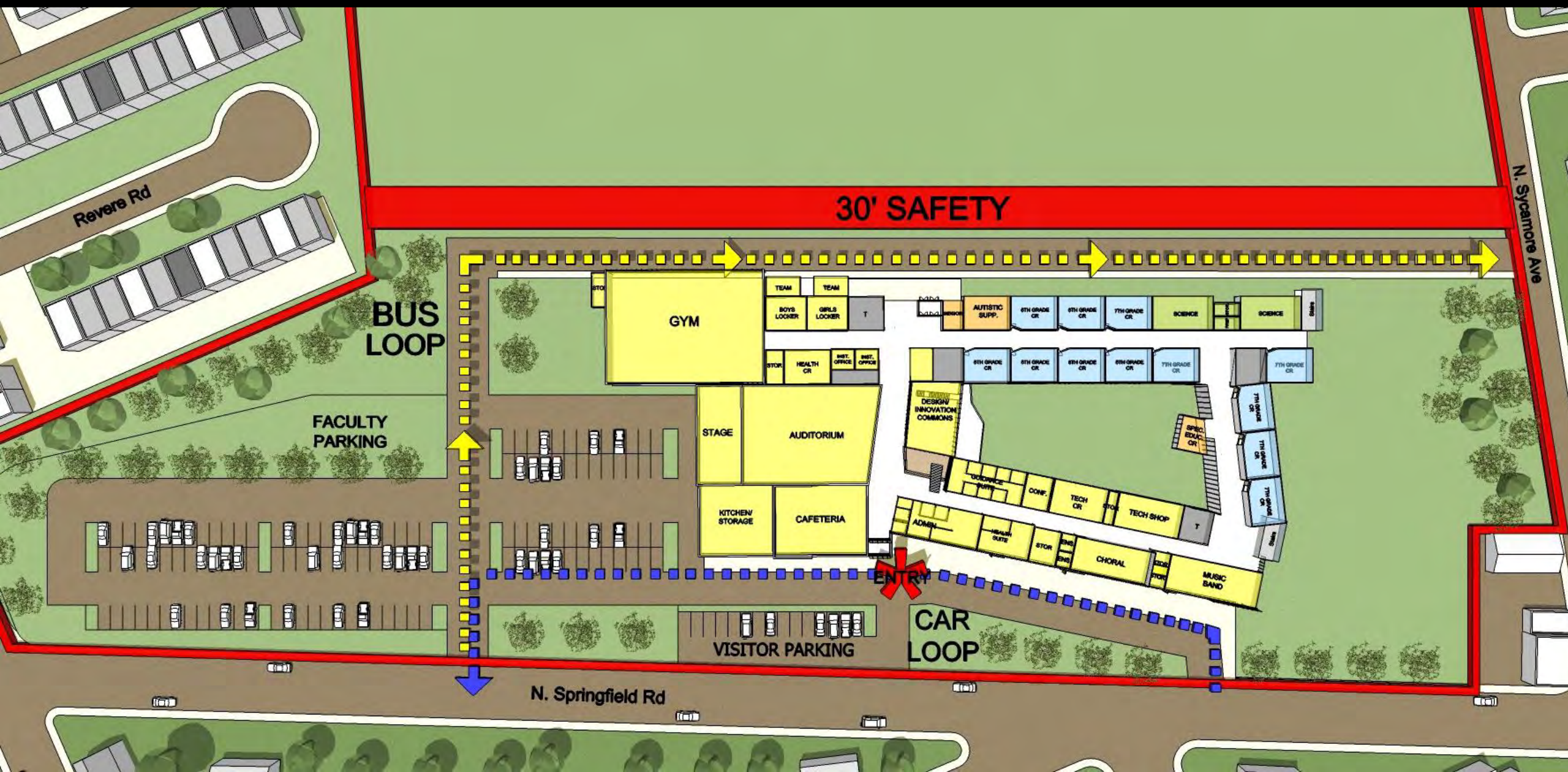




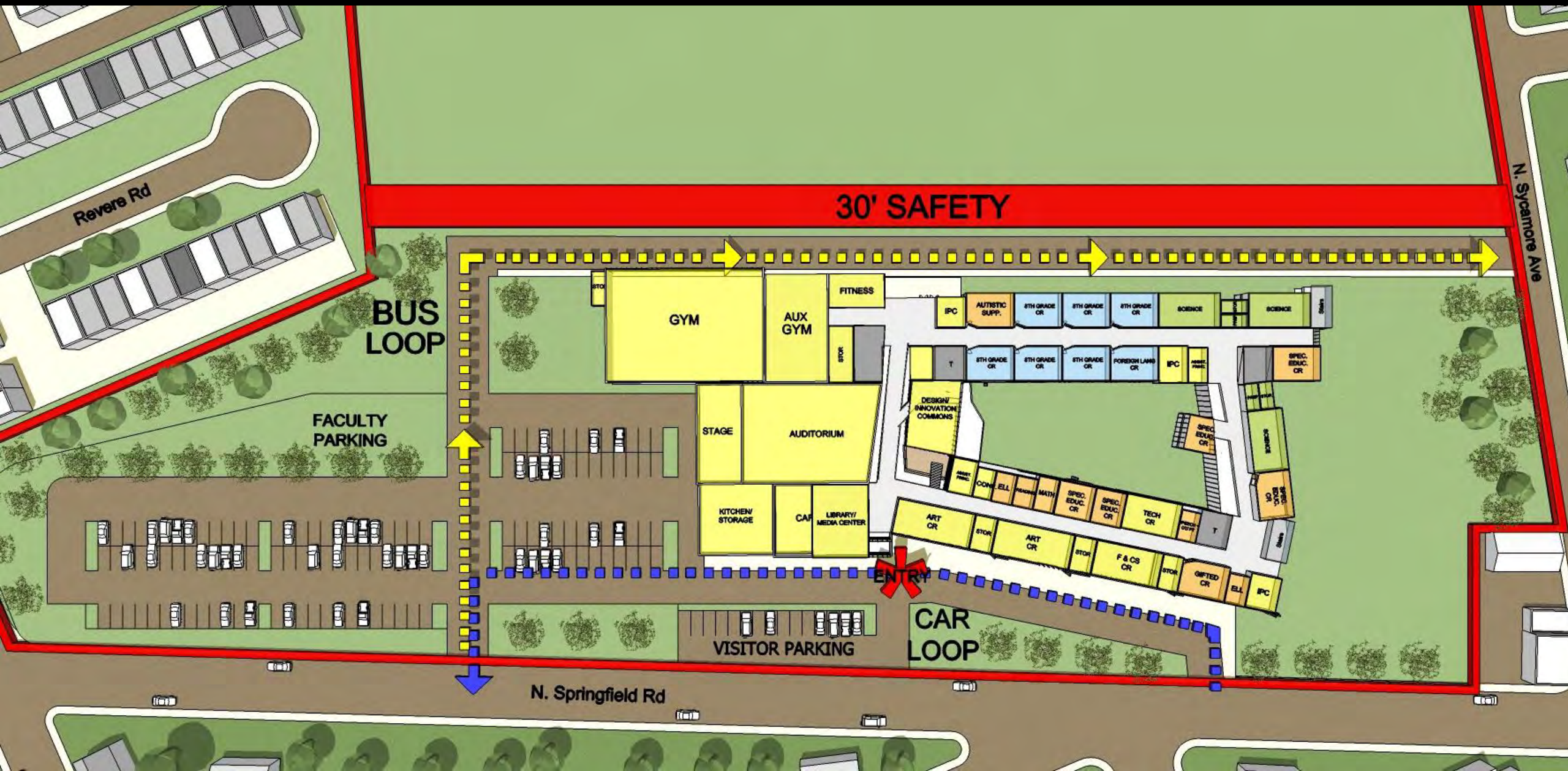




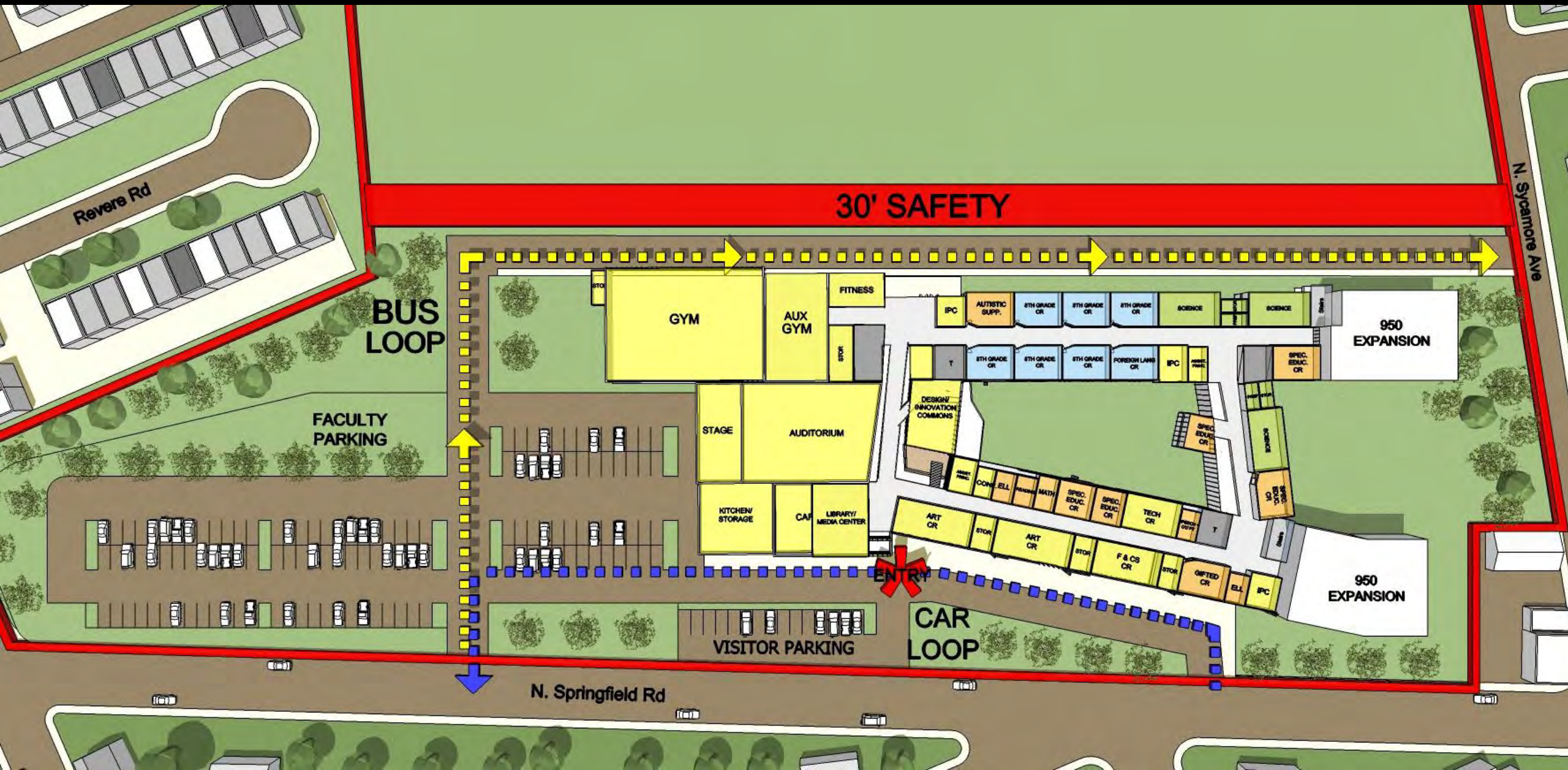
















Multipurpose Field

Little League

GYM

AUX GYM

STAGE

AUDITORIUM

KITCHEN

CAFETERIA

VISITOR PARKING

FACULTY PARKING

N. Springfield Rd

W. Wynclette Ave

Arch St

N. Spaulding Ave

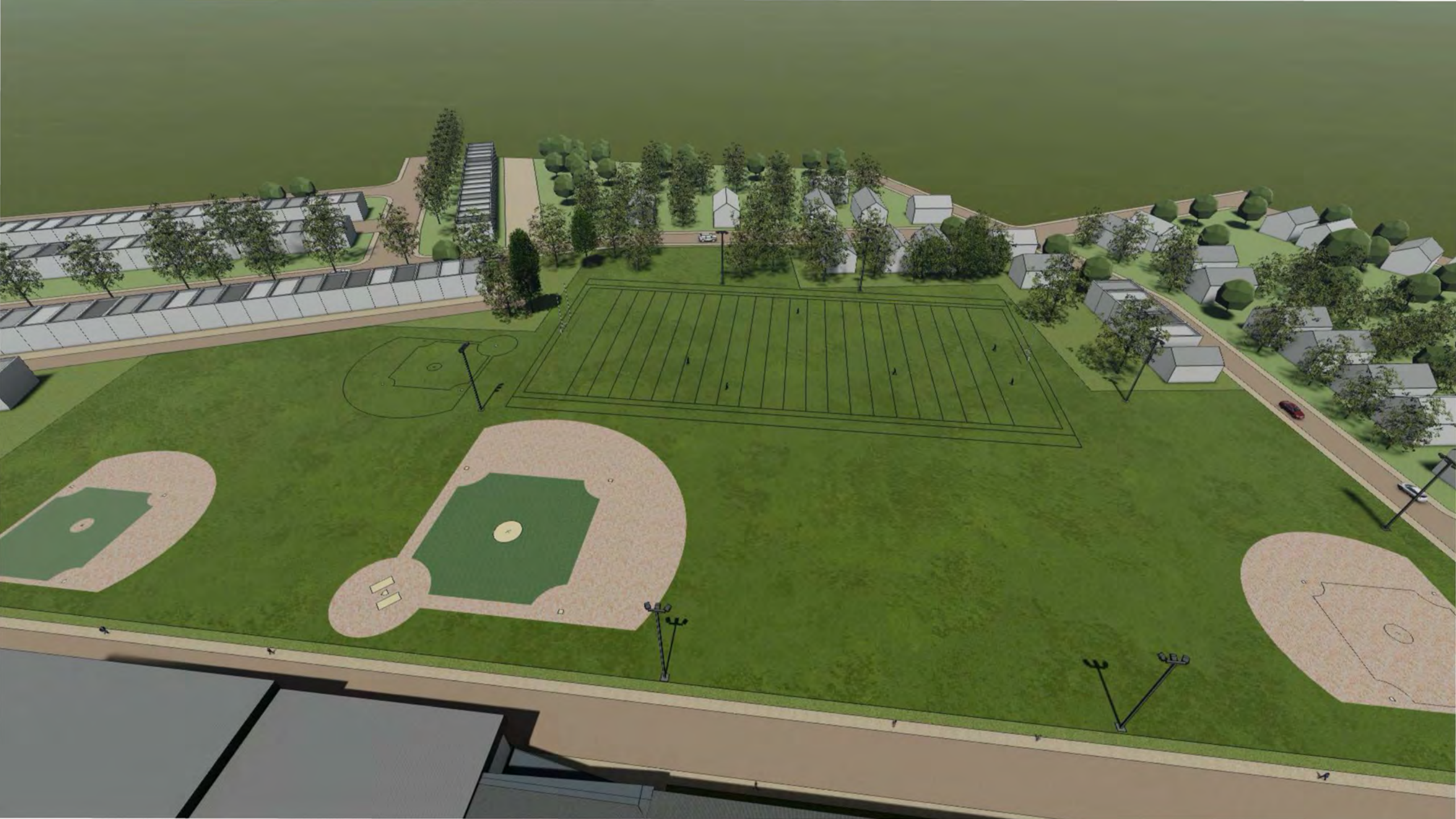
Fairview Ave

N. Oak Ave

W. Wynclette Ave

Revere Rd













W. Wynclette Ave

Multipurpose Field

Little League

W. Wynclette Ave

Revere Rd

Arch St

N. Spaulding Ave

N. Oak Ave

FACULTY PARKING

VISITOR PARKING

N. Springfield Rd

Fairview Ave





# MIDDLE SCHOOL PROJECT SCHEDULE



Google Earth

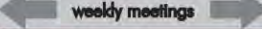


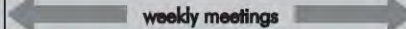



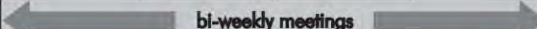




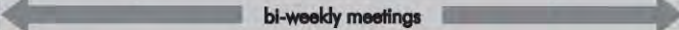




Image Landsat / Copernicus



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
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														
Site and building concepts Conceptual educational layouts Safety/security design review Building systems cost/performance analysis Schedule and budget analysis First town hall meeting			  											
DESIGN DEVELOPMENT PHASE														
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						   								
CONSTRUCTION DOCUMENTS PHASE														
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


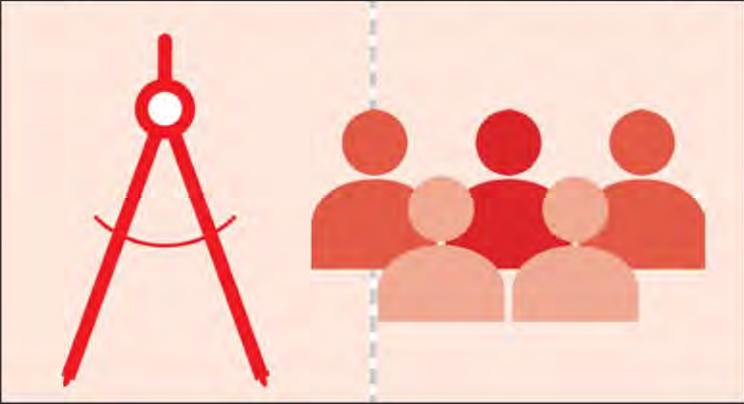


**END USERS**  
Beverly Hills and Drexel Hill M.S. Principals  
Existing District M.S. Faculty and Teachers  
District Administrative Departments:  
Food Service, Transportation, IT, Security,  
Maintenance  
Existing District M.S. students





**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 MID UPPER DARBY

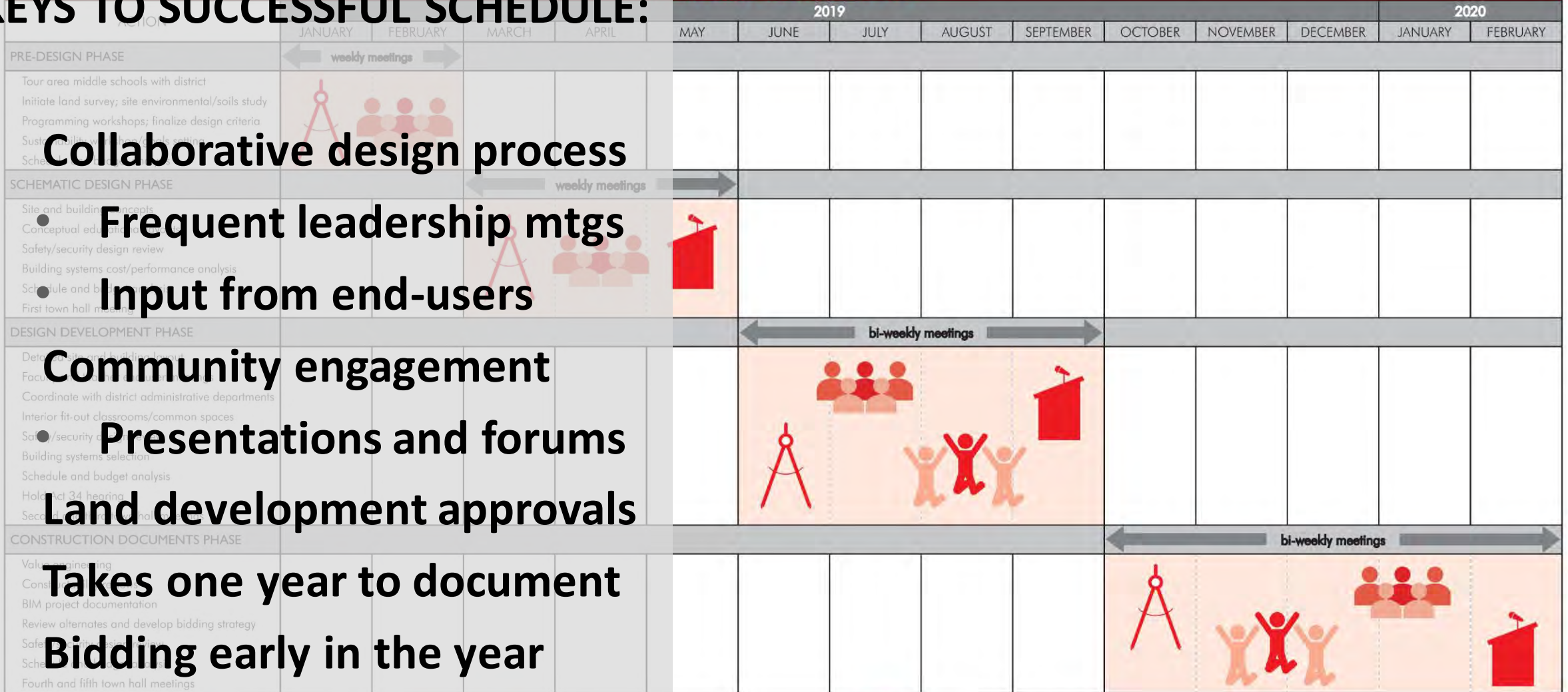
ACTION						
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	
PRE-DESIGN PHASE	← weekly meetings →					
Tour area middle schools with district Initiate land survey; site environmental/soils study Programming workshops; finalize design criteria Sustainability workshop/goals setting Schedule and budget analysis				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



# 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

## NEW MIDDLE SCHOOL UPPER DARBY SCHOOL DISTRICT

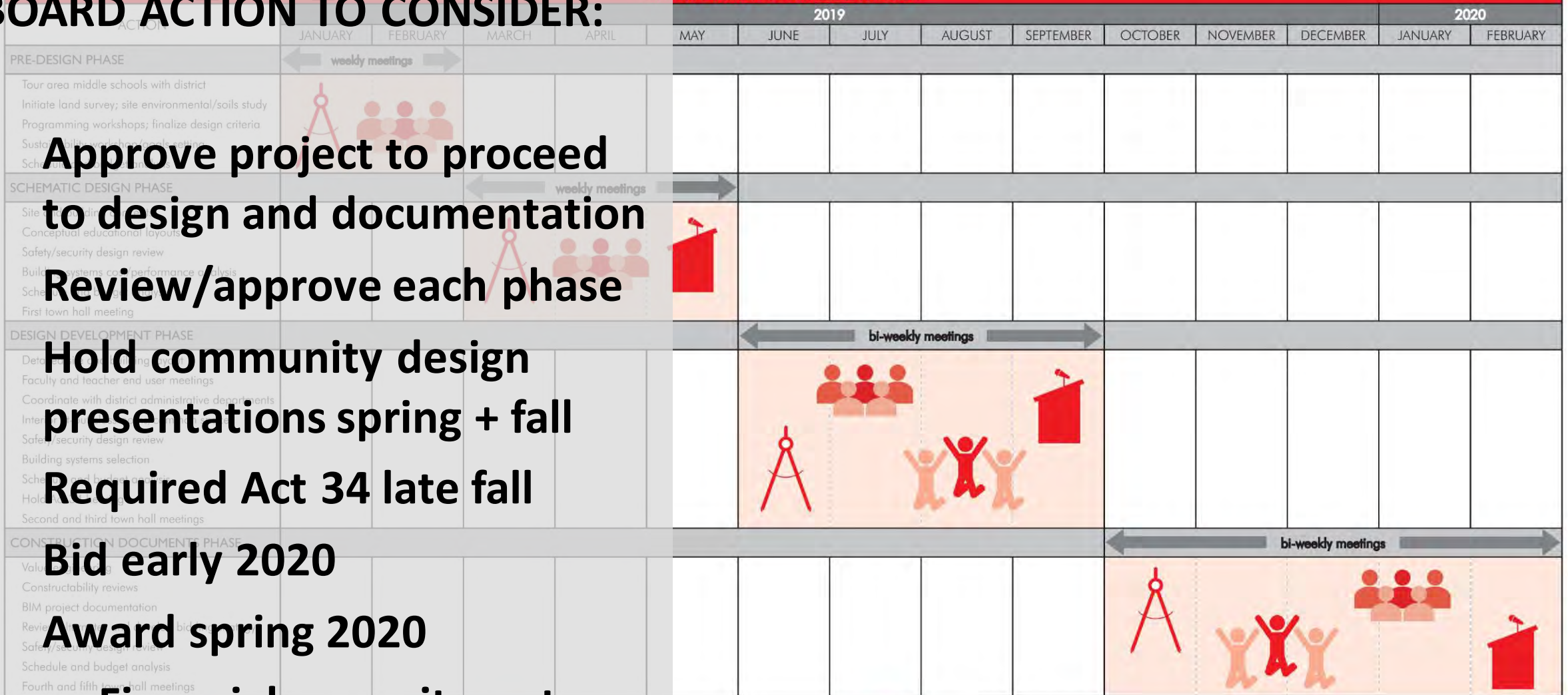




# BOARD ACTION TO CONSIDER:

## NEW MIDDLE SCHOOL UPPER DARBY SCHOOL DISTRICT

- **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**



**THE 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



# 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	\$52,792	\$39,939,075
Site work required for new	\$70	\$3,993,908
New Play Fields		<u>\$2,250,000</u>
	Sub Total	\$46,182,983
Design/Building Contingency - 5%		<u>\$1,616,404</u>

includes new fields

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

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

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

# MIDDLE SCHOOL COST ESTIMATE



# 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
		Sub Total	\$46,182,983	

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

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

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

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



# 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

Proposed New Construction		\$/sq. foot		
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% \$1,809,533

TOTAL CONSTRUCTION COST	\$53,510,479
-------------------------	--------------


Construction Contingency - 7% \$3,745,734

Soft Costs - 13% (Fees, Permits, etc.) \$6,956,362

Budget: FF&E \$500,000

TOTAL PROJECT COST	\$64,712,574
--------------------	--------------



An aerial photograph of an elementary school campus. The central feature is a large, rectangular green field, likely a sports field, with a baseball diamond visible. To the left of the field is a large, light-colored rectangular building, possibly a gymnasium or cafeteria. Surrounding the field and buildings are various parking lots filled with cars. The campus is bordered by residential streets and houses. A dense line of trees runs along the right side of the property. The text "ELEMENTARY SCHOOL AT 69th STREET" is overlaid in a large, bold, grey font across the center of the image.

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





















S. 69th St





S. 69th St



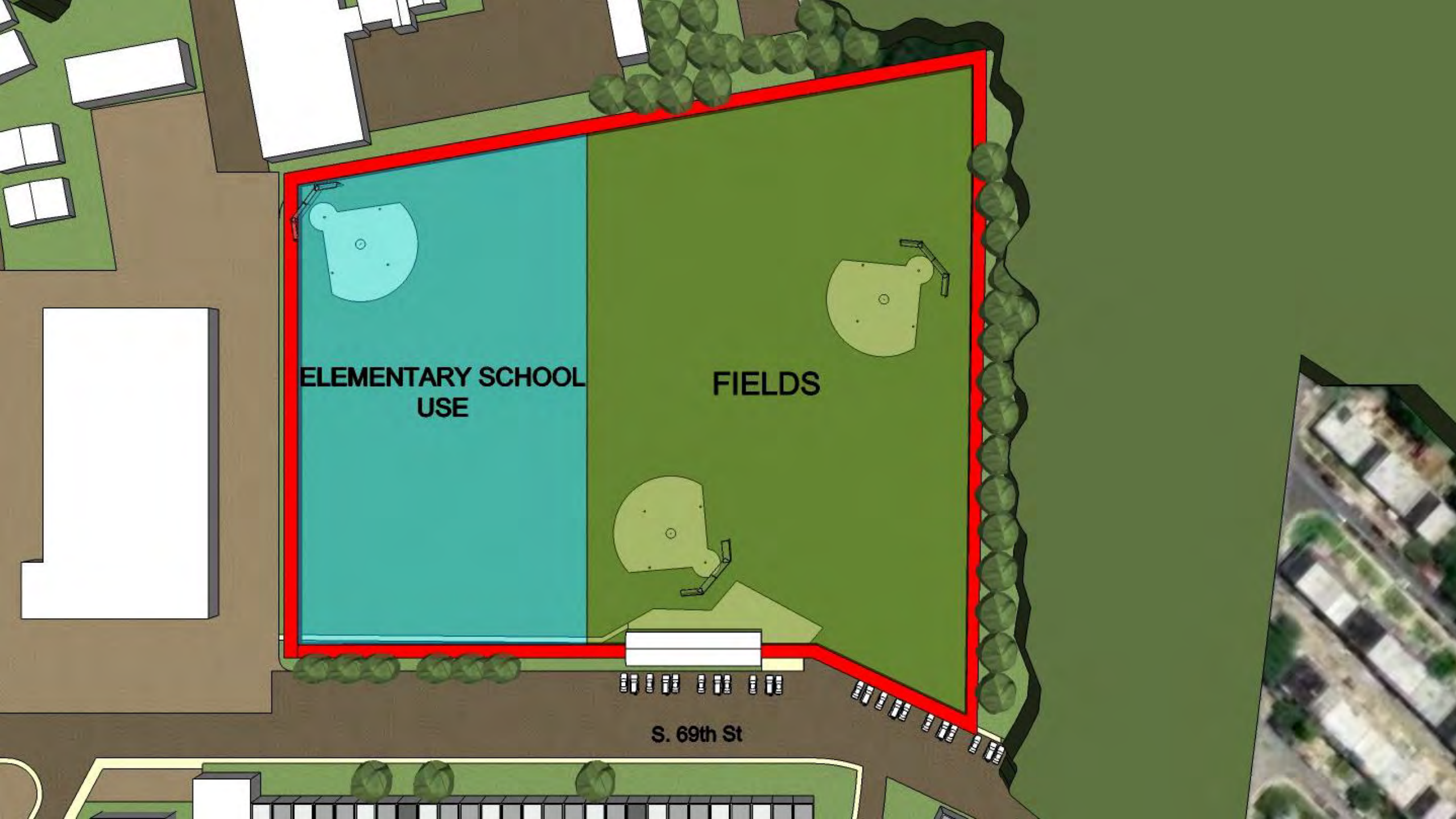


A site plan diagram of a 6.2-acre buildable area. The area is outlined in red and filled with orange. It contains three baseball fields, each with a pitcher's mound and bases. A parking lot with 18 spaces is located at the bottom, adjacent to a building. The site is bordered by S. 69th St to the south, a road to the west, and a green field to the east. Trees and other structures are shown around the perimeter.

**BUILDABLE  
AREA  
6.2 ACRES**

S. 69th St



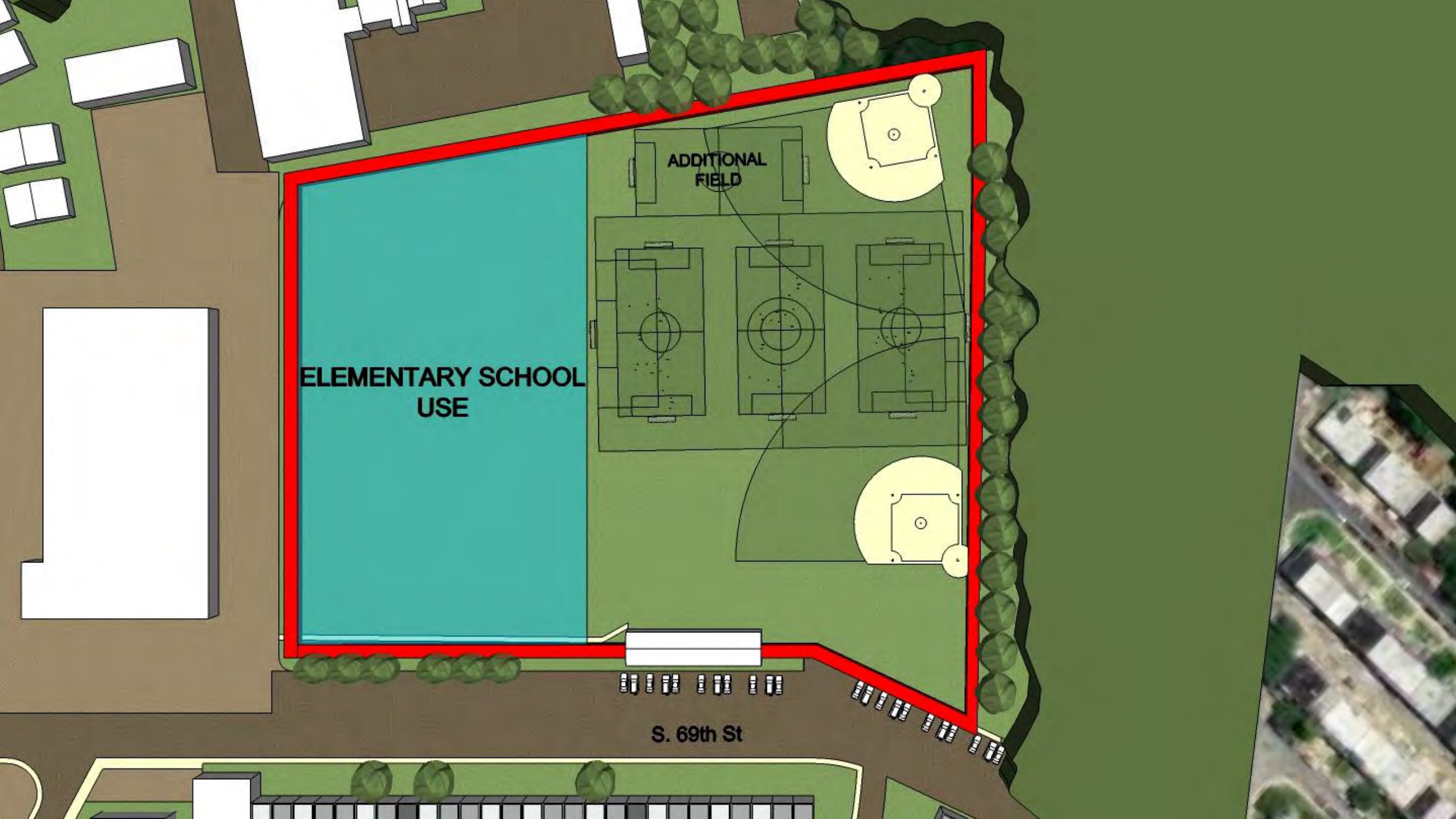


**ELEMENTARY SCHOOL  
USE**

**FIELDS**

**S. 69th St**





**ELEMENTARY SCHOOL  
USE**

**ADDITIONAL  
FIELD**

**S. 69th St**





**Building  
Zone**

**Parking**

**ADDITIONAL  
FIELD**

**S. 69th St**





Building  
Zone

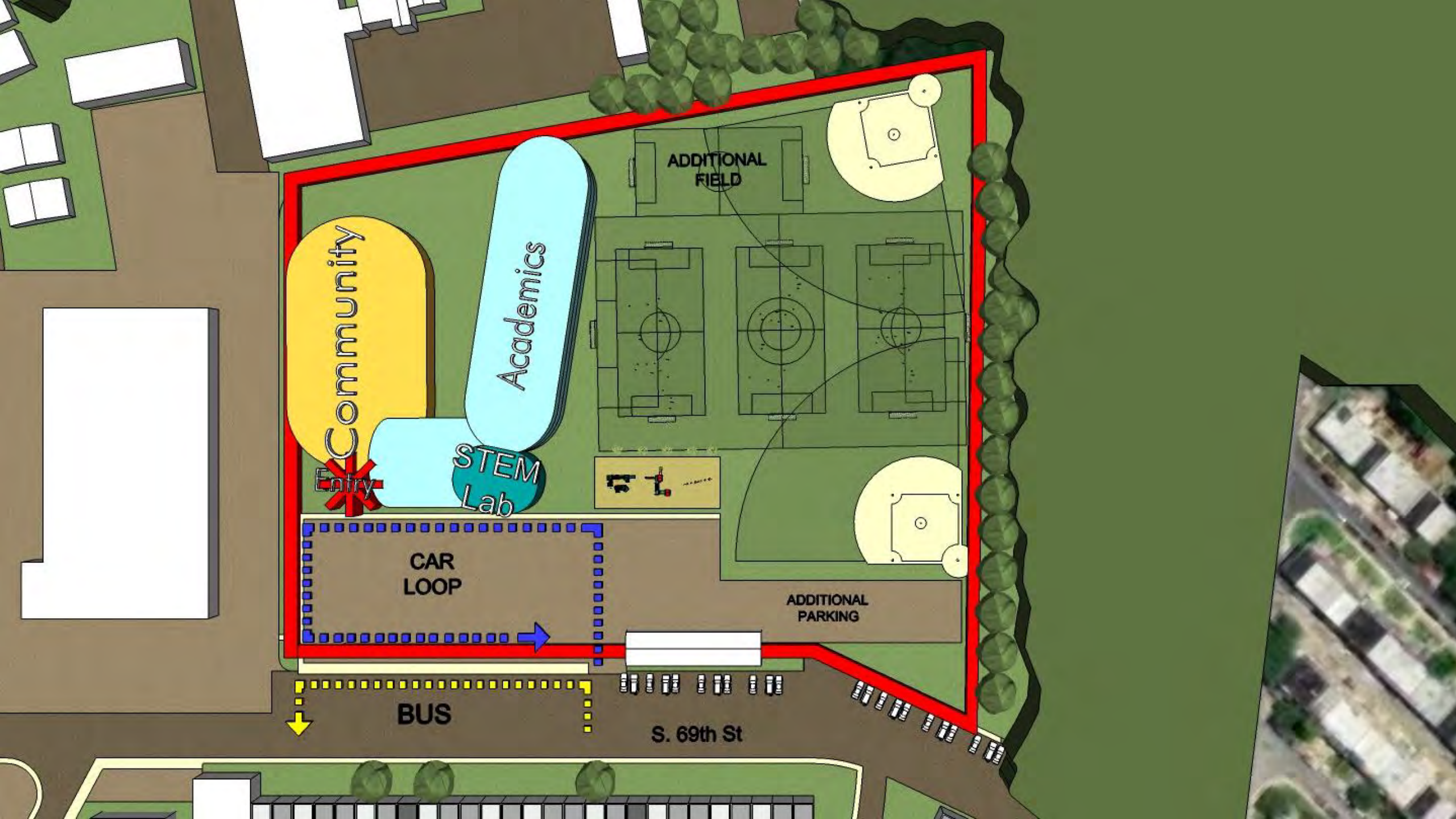
ADDITIONAL  
FIELD

Parking

BUS

S. 69th St





Community

Entry

Academics

STEM Lab

ADDITIONAL FIELD

CAR LOOP

ADDITIONAL PARKING

BUS

S. 69th St





ADDITIONAL  
FIELD

CAR  
LOOP

ADDITIONAL  
PARKING

BUS

S. 69th St

















ADDITIONAL  
FIELD

CAR  
LOOP

ADDITIONAL  
PARKING

BUS

S. 69th St



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	750	1,500	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	1,100	0	0	
Small Group Room (6 students)	2	300	600	0	0	
Large Group Room	0	0	0	0	0	
Subtotal	43		34,260		700	

#### 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	



## 750 Student Capacity

### ACADEMIC CENTER

#### Core Programs

	No.	NSF	Total	Per Room	Total	Remarks
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	



# 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	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>	

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

Proposed New Construction		\$/sq. foot	
New School Building	98,600	\$265	\$26,129,000
• Site work required for new			\$2,612,900
New Play Fields			\$1,000,000
Sub Total			\$29,741,900

natural play fields

Design/Bidding Contingency - 3.5% \$1,040,967

TOTAL CONSTRUCTION COST	\$30,782,867
-------------------------	--------------

Construction Contingency - 7%	\$2,154,801
Soft Costs - 13% (Fees, Permits, etc.)	\$4,001,773
Budget: FF&E	\$500,000

TOTAL PROJECT COST	\$37,439,440
--------------------	--------------

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.**

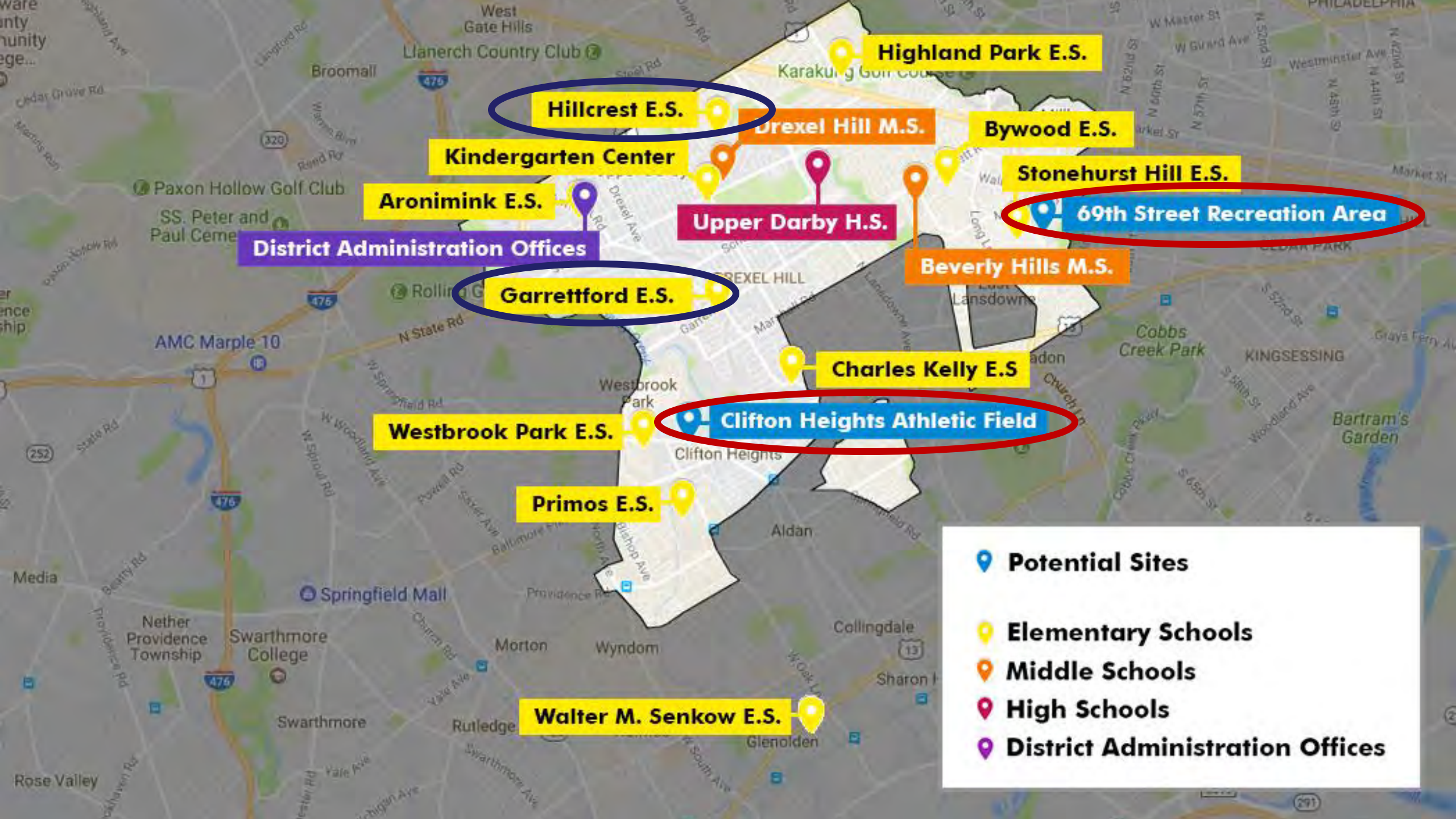
**Westbrook Park E.S.**

**Clifton Heights Athletic Field**

**Primos E.S.**

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







# 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 Hillcrest Elementary	\$19,648,495	Renovation only
<u>TOTAL</u>	<u>\$135,018,154</u>	Potentially over 5 years

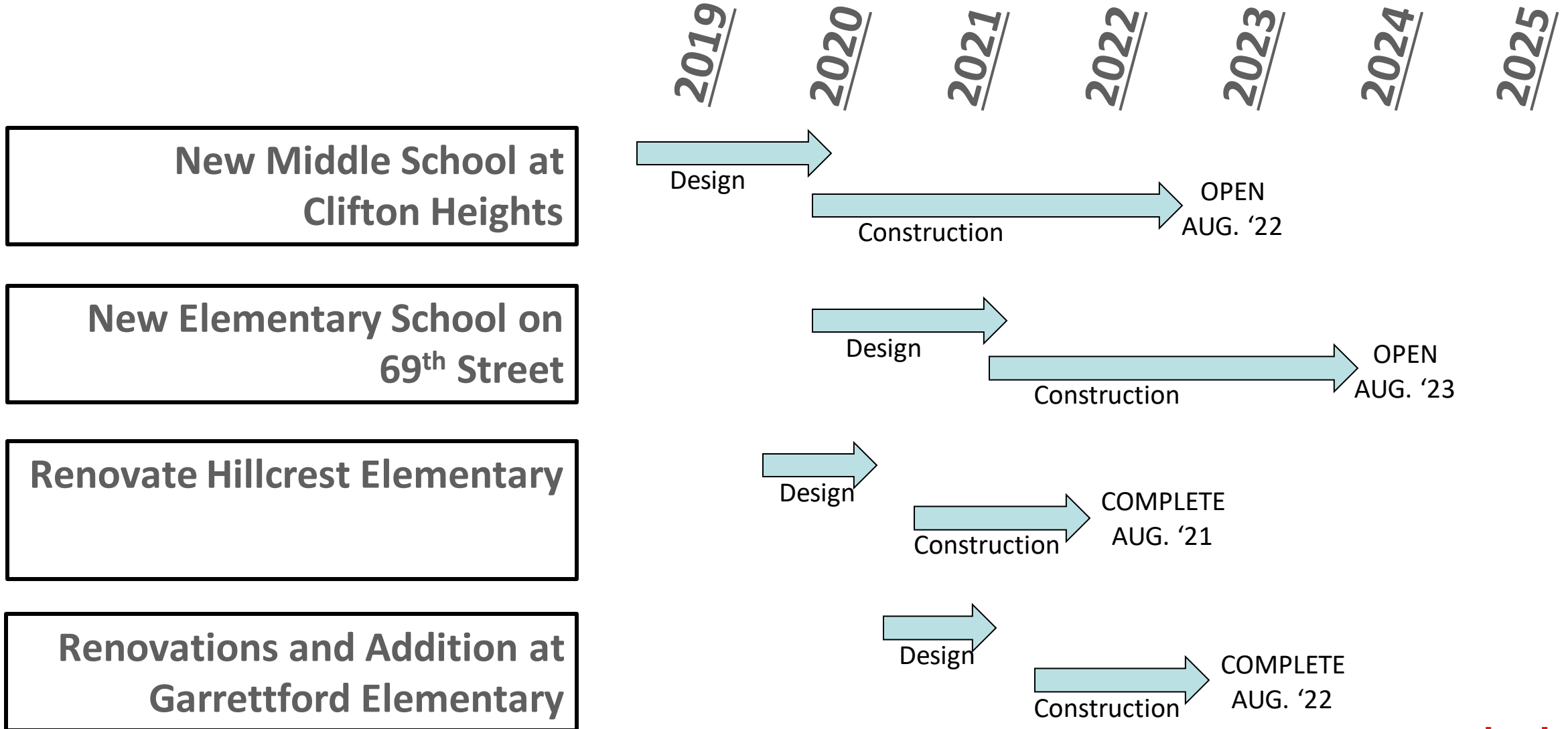


# Master Plan of Building Improvements

Project	Cost	Comments
New Middle School	\$64,712,574	950 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 Hillcrest Elementary	\$19,648,495	Renovation only
<u>TOTAL</u>	<u>\$141,871,464</u>	Potentially over 5 years

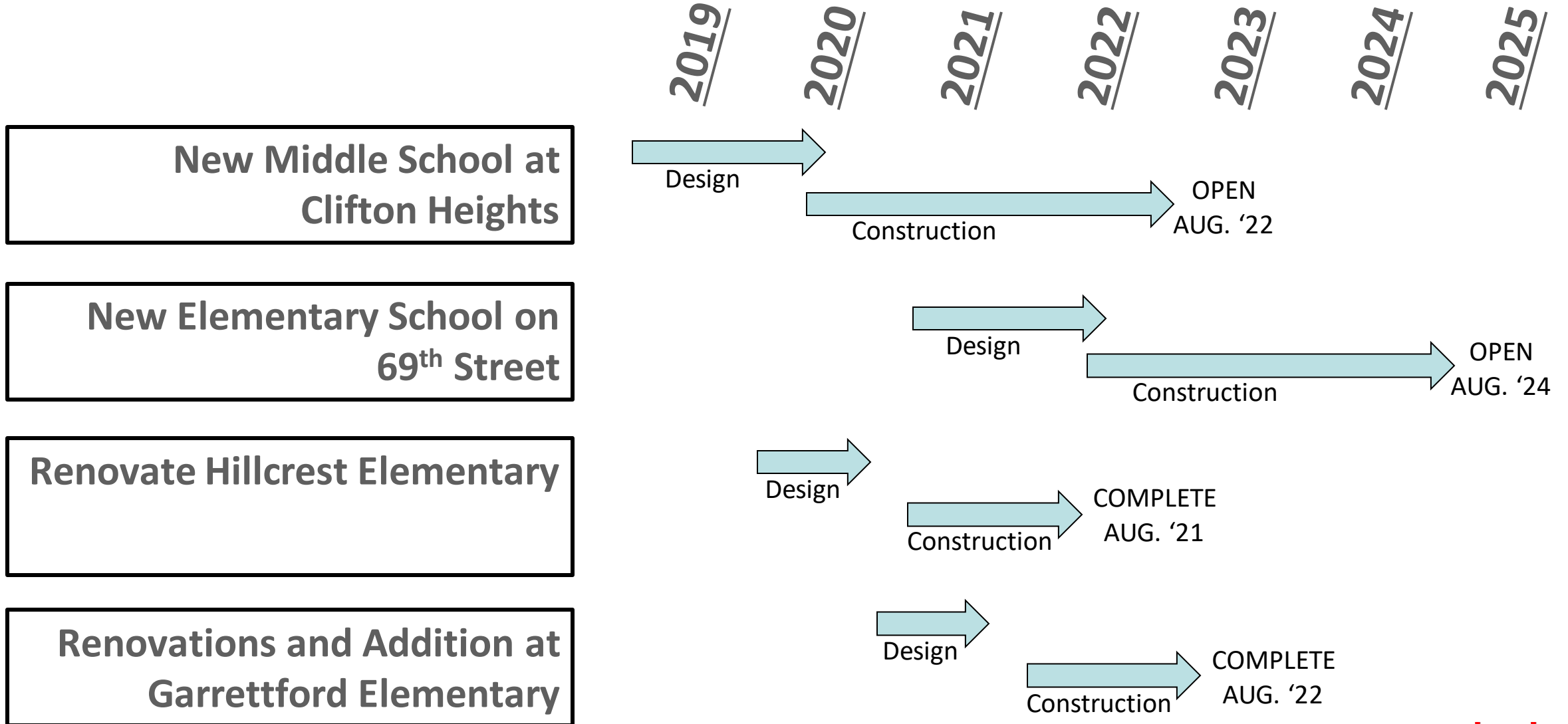


# Master Plan of Building Improvements



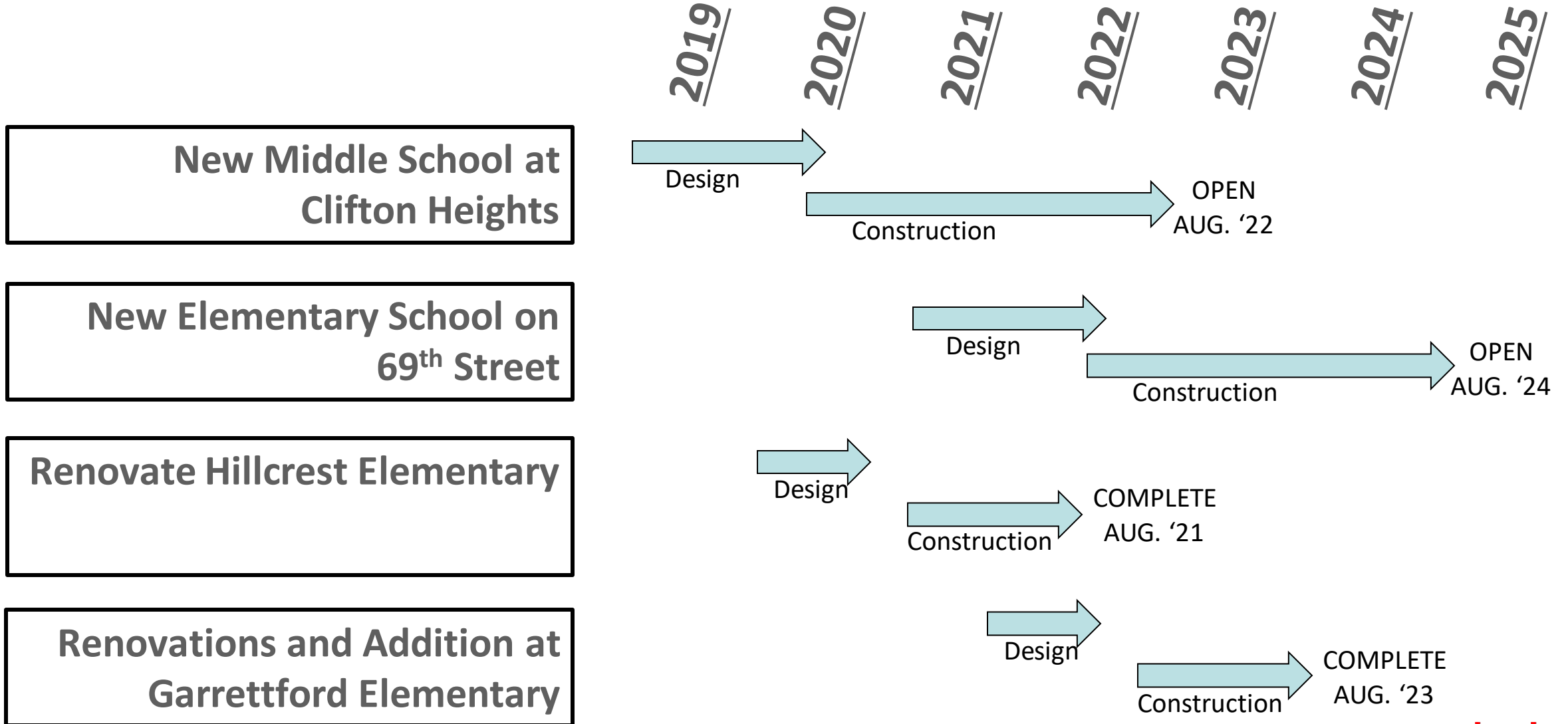


# Master Plan of Building Improvements





# Master Plan of Building Improvements





# Master Plan of Building Improvements

## Estimated payment schedule over five years

2019 – Design and document new middle school	\$4,000,000
– Design and document Hillcrest reno	<u>\$1,500,000</u>
TOTAL 2019	\$5,500,000
2020 – 1/3 cost of new middle school	\$17,500,000
– 1/2 cost of Hillcrest reno	\$9,000,000
– Design and document new elementary school	\$3,000,000
– Design and document Garrettford reno + add	<u>\$1,500,000</u>
TOTAL 2020	\$31,000,000



# Master Plan of Building Improvements

## Estimated payment schedule over five years

2021 – 1/3 cost of new middle school	\$17,500,000
– 1/2 cost of Hillcrest reno	\$9,000,000
– 1/3 cost of new elementary school	\$12,000,000
– 1/2 cost of Garrettford reno + add	<u>\$9,250,000</u>
TOTAL 2021	\$47,750,000
2022 – 1/3 cost of new middle school	\$17,500,000
– 1/3 cost of new elementary school	\$12,000,000
– 1/2 cost of Garrettford reno + add	<u>\$9,250,000</u>
TOTAL 2022	\$38,750,000



# Master Plan of Building Improvements

## Estimated payment schedule over five years

2023 – 1/3 cost of new elementary school \$12,000,000

TOTAL 2023 \$12,000,000

2019	\$5,500,000
------	-------------

2020	\$31,000,000
------	--------------

2021	\$47,750,000
------	--------------

2022	\$38,750,000
------	--------------

2023	<u>\$12,000,000</u>
------	---------------------

TOTAL OVER 5 YEARS	\$135,000,000
--------------------	---------------





# 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



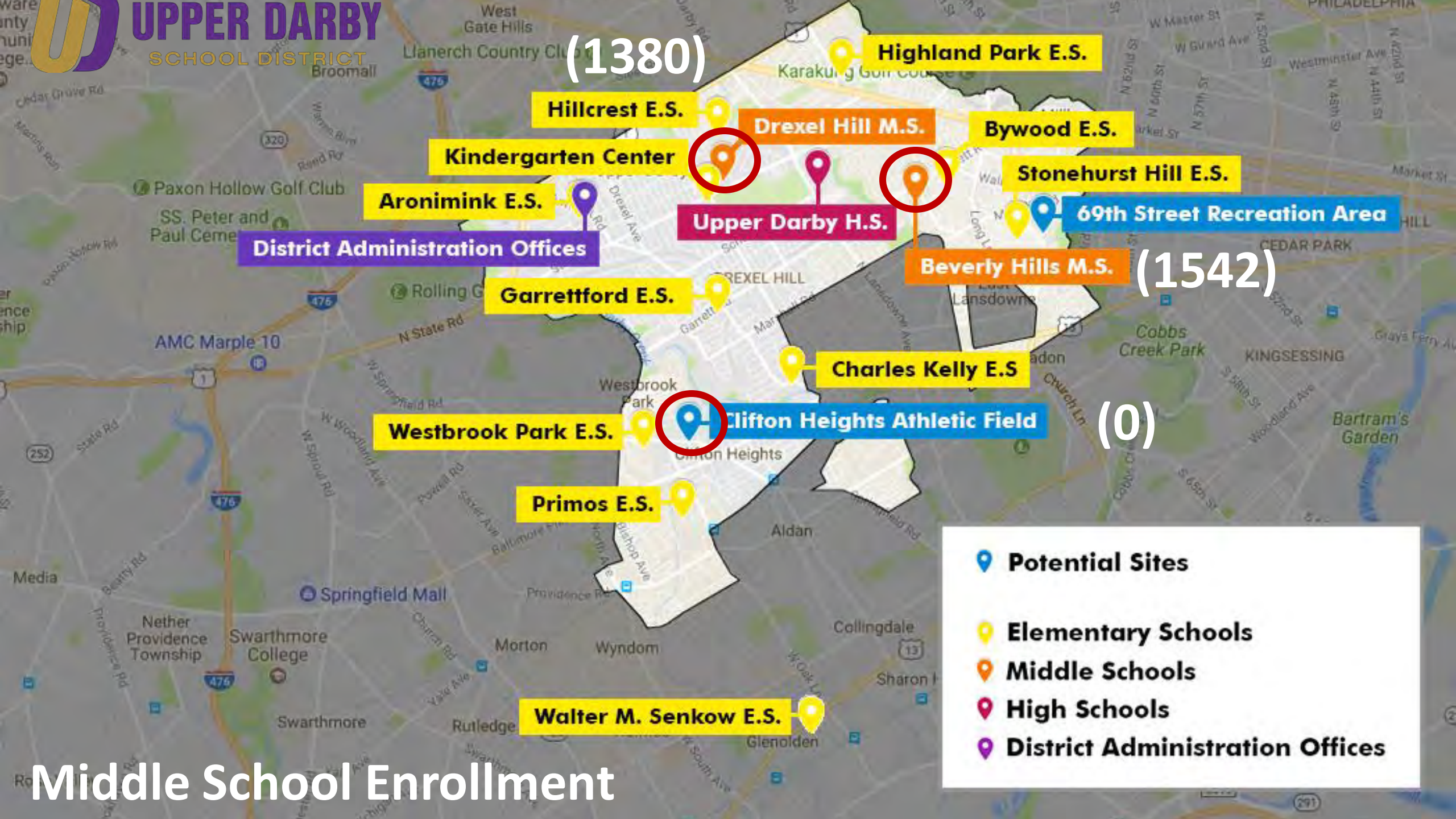
A photograph of Upper Darby High School at night. The building is a large, multi-story brick structure with a prominent portico supported by columns. The name "UPPER DARBY HIGH SCHOOL" is inscribed on the pediment above the columns. Several windows are illuminated from within, and streetlights are visible in the foreground. The overall scene is dimly lit, with the primary light sources being the building's interior lights and the streetlights.

UPPER DARBY HIGH SCHOOL

# DISTRICT MAP



(1380)



**District Administration Offices**

**Garrettford E.S.**

**Charles Kelly E.S.**

**Westbrook Park E.S.**

**Primos E.S.**

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

**Potential Sites**

**Elementary Schools**

**Middle Schools**

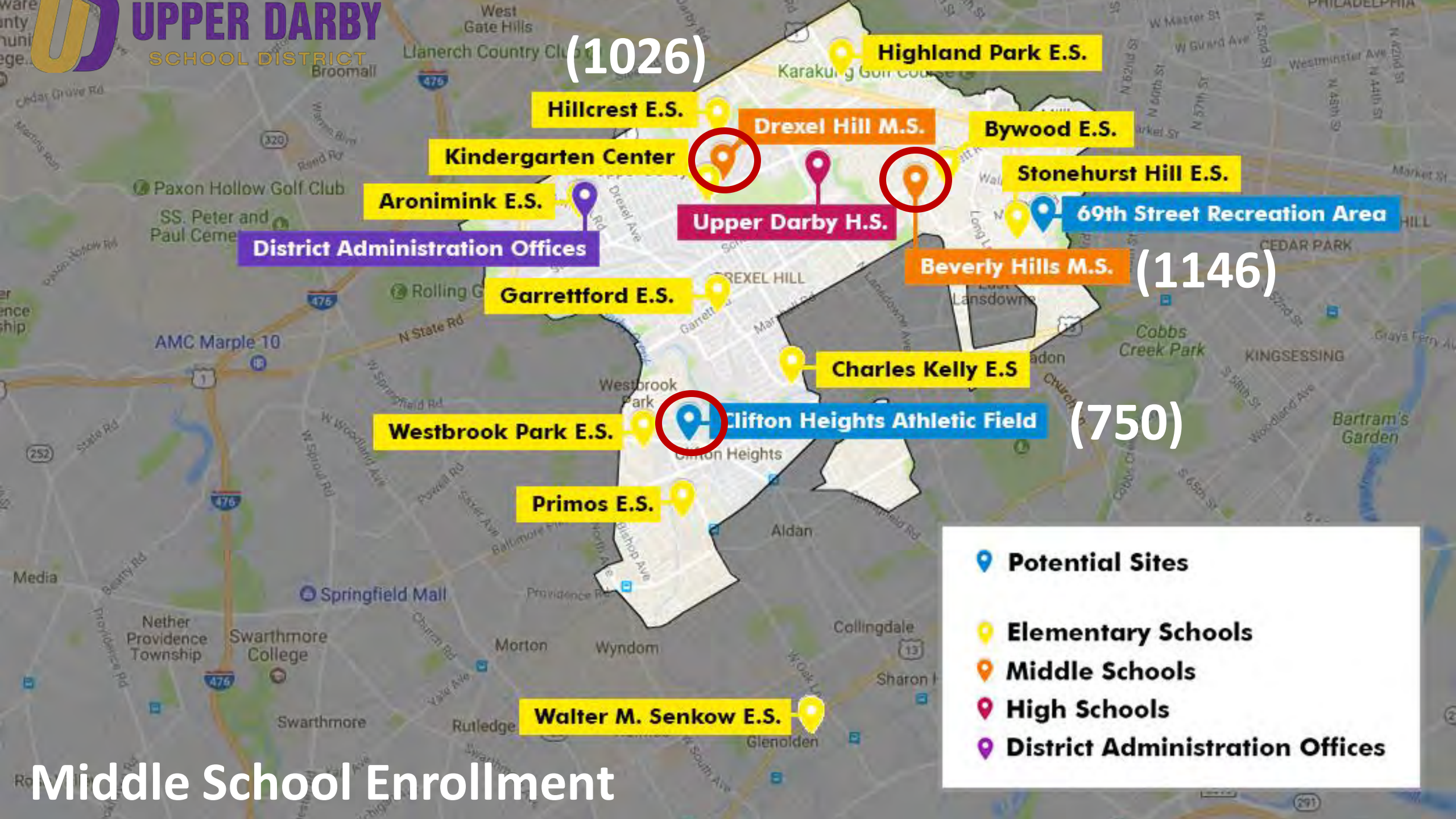
**High Schools**

**District Administration Offices**

**Middle School Enrollment**



(1026)



Middle School Enrollment



(931)

**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.**

(1041)

**Garrettford E.S.**

**Charles Kelly E.S.**

**Westbrook Park E.S.**

**Clifton Heights Athletic Field**

(950)

**Primos E.S.**

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

 **Potential Sites**

 **Elementary Schools**

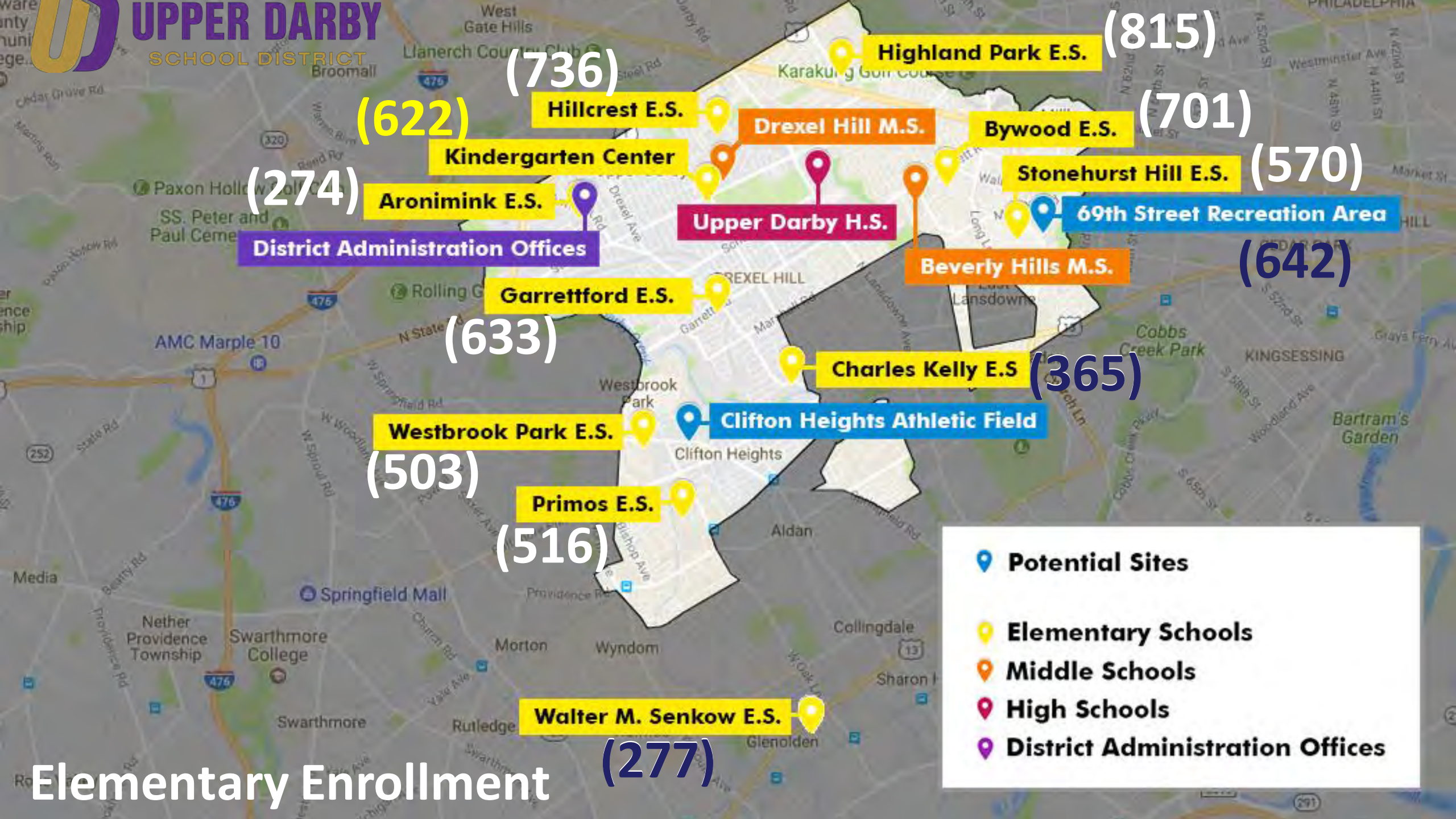
 **Middle Schools**

 **High Schools**

 **District Administration Offices**

**Middle School Enrollment**





**Elementary Enrollment**



