

BOARD OF SCHOOL DIRECTORS
FACILITIES/TRANSPORTATION COMMITTEE
September 21, 2021 6:30 PM



-
1. High School Turf Project – *Attachment #1*

 2. Middle School Area Conversion – *Attachment #2*
 - Performing Arts Option
 - Classroom Option

 3. High School & Middle School Traffic Issues/Traffic Engineering Study

 4. Transportation Bus Drivers: Long Term and Short-Term Solutions Needed
 - *Attachment #3*

 5. YMCA

 6. Facility Rentals: No outside entity rentals for indoor programs.

 7. HEPA Filters

NOTE: The Board can meet at Stony Creek for a construction tour @ 5:00pm, if interested.



July 26, 2021

Mr. Wade Coleman, Director of Business Administration
Wissahickon School District
601 Knight Road
Ambler, PA 19002

RE: Wissahickon School District
Feasibility Study for Synthetic Turf
DEI PROJECT NO. 285007

Dear Wade:

Per your request, please find attached sketch plan options for synthetic turf fields for Wissahickon School District (WSD) along with associated updated budget estimates. Options 1, 2 and 3 were provided as a part of the Wissahickon School District Athletic Facilities Improvements Study dated 4-15-19. Option 4 is a current revised sketch plan for a combined baseball, softball, multi-purpose field.

- Option 1, Sketch SK-8 calls for a new synthetic turf baseball and multi-purpose field at the existing baseball field location, and a separate new synthetic turf softball field at the existing softball field location.
- Option 2, Sketch SK-7 calls for a new synthetic turf baseball, softball and multi-purpose field at the existing baseball field, with softball and baseball each having a separate infield and dugouts.
- Option 3, Sketch SK-5 calls for a new synthetic turf multi-purpose field – football, soccer, field hockey, lacrosse, and a practice area to the southwest of the stadium.
- Option 4, Sketch SK-11 calls for a new synthetic turf baseball, softball and multi-purpose field at the existing baseball field, with softball and baseball sharing a common home plate and field orientation, and common dugouts. This type of layout has most recently been used Perkiomen Valley turf baseball field as well as at the Tokyo Olympics Baseball – Softball venue. Additionally, grading of the outfield more closely follows the existing grade, and the run-out area beyond the foul lines follows the existing run-out of 30'. An area for portable bleachers behind the backstop has also been added.

Cost estimates for the first three options have been revised from those previously shared with WSD to reflect current market conditions. A cost estimate has also been developed for the new Option 4.

Please review call with any questions.

Sincerely,

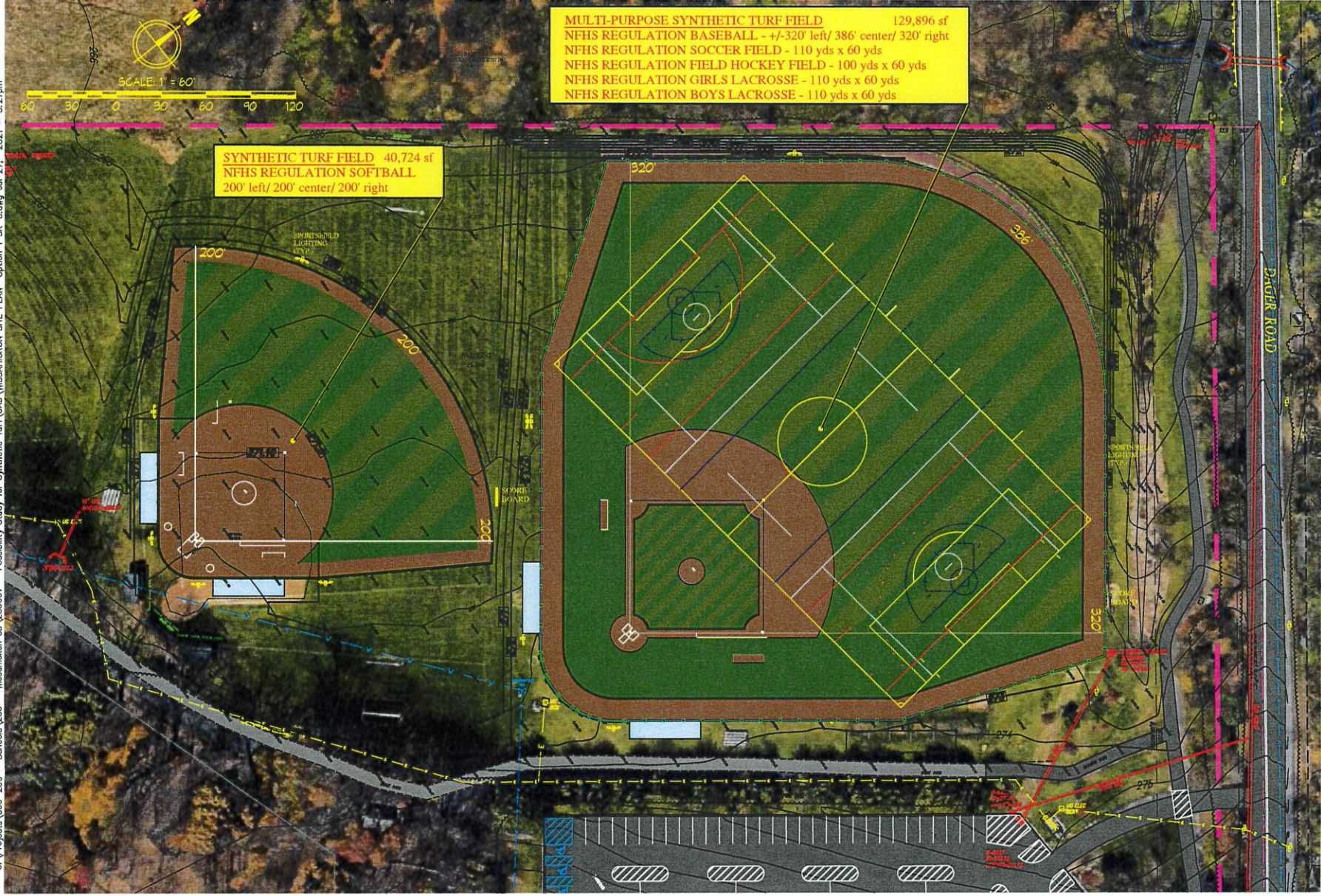
M. Arif Fazil, P.E., CCS, CCCA, LEED AP, CEM

CC: Gerry Moore

Attachment: Sketch Plan Options 1 through 4
Budget Estimate dated 7/26/2021

G:\Projects\006-299 - Schools\285 - Wissahickon SD\285007 - Feasibility Study for Synthetic Turf\Outgoing Communications\7-26-21 Revised Synthetic Turf Field Options\Wissahickon SD 7-26-21 Revised Synthetic Turf Field Options.docx

Attachment #1



WISSAHICKON SCHOOL DISTRICT
**ATHLETIC FACILITIES
 IMPROVEMENTS STUDY**

SK-8
Option 1

DATE: 4-15-19
 REV:

D'HUY Engineering, Inc.
 CONSULTING ENGINEERS | Project Management | Facilities Engineering
 Structural Design & Analysis | Forensic Engineering

DEI

One East Broad Street, Bethlehem, PA, 18018
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1



WISSAHICKON SCHOOL DISTRICT
ATHLETIC FACILITIES
IMPROVEMENTS STUDY

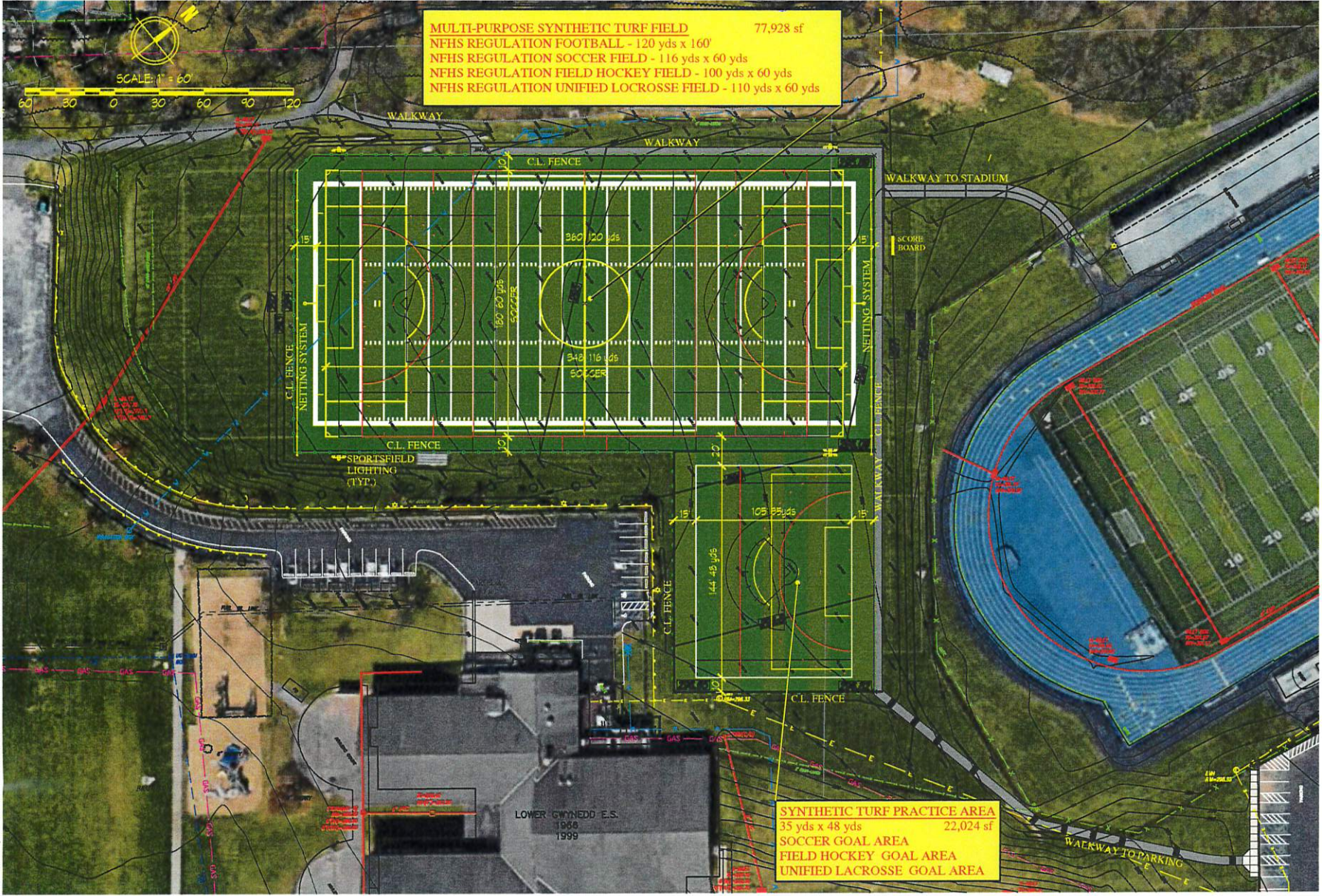
SK-7
Option 2
 DATE: 4-15-19

D'HUY Engineering, Inc.
 CONSULTING ENGINEERS: Project Management | Facilities Engineering
 Structural/Design/Analysis | Forensic Engineering



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WISSAHICKON SCHOOL DISTRICT
**ATHLETIC FACILITIES
 IMPROVEMENTS STUDY**

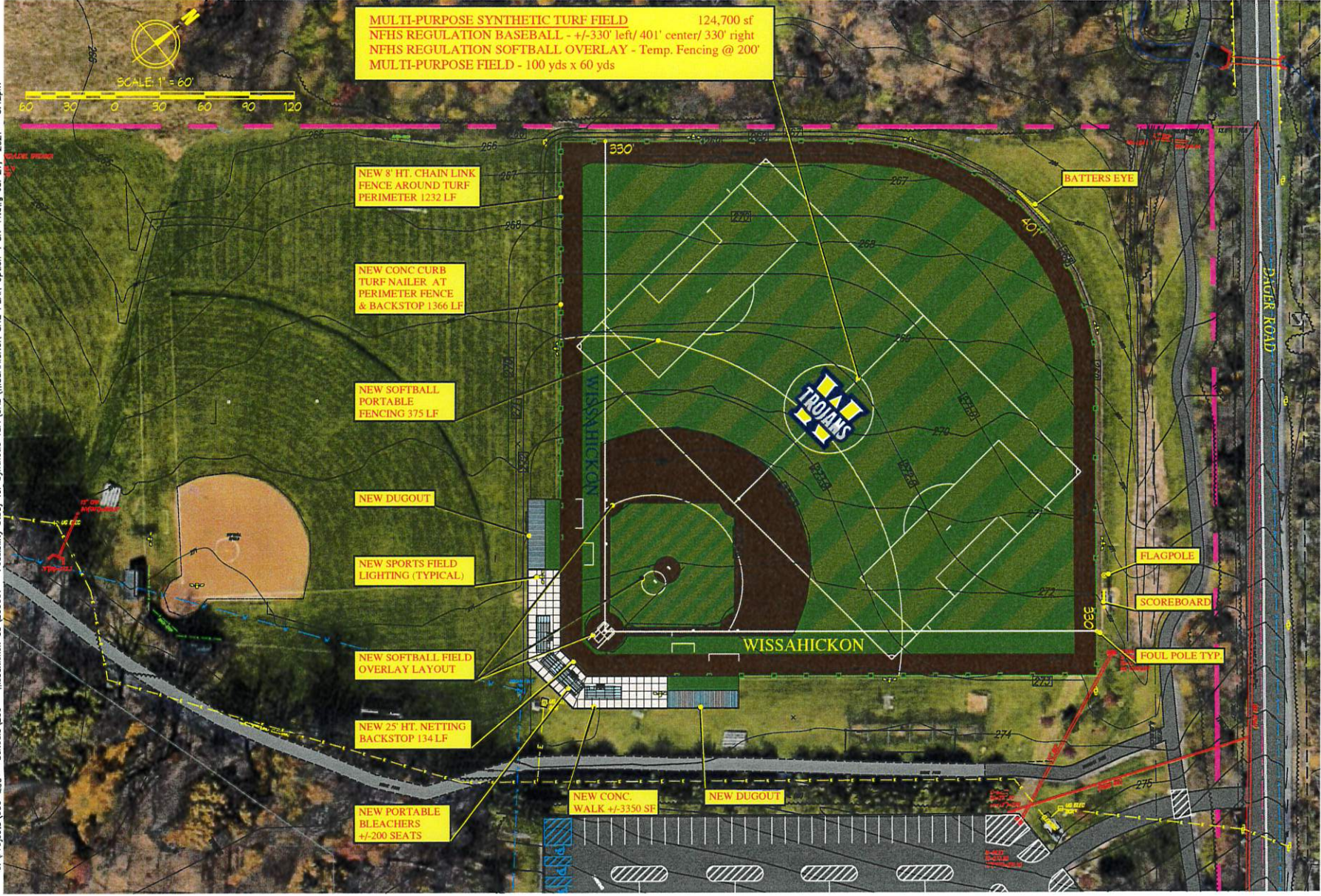
SK-5
Option 3
 DATE: 4-15-19
 REV:

D'HUY Engineering, Inc.
 CONSULTING ENGINEERS: Project Management | Facilities Engineering
 Structural Design & Analysis | Forensic Engineering

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#1

G:\Projects\006-298 - Wissahickon SD\265007 - Feasibility Study for Synthetic Turf\CAD\WISSAHICKON SITE PLAN Option 4 SK-11.dwg Jul 27, 2021 - 3:12pm



WISSAHICKON SCHOOL DISTRICT ATHLETIC FACILITIES IMPROVEMENTS STUDY

SK-11
Option 4

DATE: 7-21-22
 REV:

D'HUY Engineering, Inc.

CONSULTING ENGINEERS: Project Management | Facilities Engineering
 Structural Design & Analysis | Forensic Engineering



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#1



D'HUY Engineering, Inc.

Wissahickon Athletic Facilities Improvements Feasibility Study
 Wissahickon School District
 Preliminary Budget Options Estimate Summary
 DEI Project #285007

Revised 7/26/2021

Description	Option #1	Option #2	Option #3	Option #4
	Baseball and Multipurpose Combined with Separate Softball Field	Baseball, Softball, and Multipurpose Fields Combined	New Multipurpose Field with Turf Practice Area	Baseball, Softball, and Multipurpose Fields Combined. Same Orientation for Baseball / Softball
General Conditions, Bonds & Insurance, Mobilization, Site Superintendent, Temporary Facilities	\$ 314,500	\$ 258,400	\$ 189,500	\$ 226,900
Earth Stripping and Stockpiling, Cut to Fill, Soil Exchange, and E&S Controls	\$ 459,000	\$ 411,000	\$ 287,000	\$ 259,550
Synthetic Turf w/ Shock Pad & Subbase, Curb, Fencing, and Site Furnishings	\$ 2,174,000	\$ 1,757,000	\$ 1,286,000	\$ 1,625,350
Stormwater Management Allowance (Scope TBD)	\$ 512,000	\$ 416,000	\$ 322,000	\$ 384,300
Subtotal	\$ 3,459,500	\$ 2,842,400	\$ 2,084,500	\$ 2,496,100
Contingency (10%)	\$ 345,950	\$ 284,240	\$ 208,450	\$ 249,600
Fees, Permits, and Inspections (15%)	\$ 518,925	\$ 426,360	\$ 312,675	\$ 374,400
Estimated Project Cost	\$ 4,324,375	\$ 3,553,000	\$ 2,605,625	\$ 3,120,100
Inflation (Assume Spring/Summer 2022 Construction Start/Completion)*	\$ 432,400	\$ 355,300	\$ 260,600	\$ 312,000
Total Estimated Project Cost	\$ 4,756,775	\$ 3,908,300	\$ 2,866,225	\$ 3,432,100

Alternates/Potential Cost Categories	Option #1	Option #2	Option #3	Option #4
Lighting for Athletic Fields	\$ 1,000,000	\$ 600,000	\$ 400,000	\$ 600,000
Dugouts for Baseball and Softball Fields	\$ 150,000	\$ 150,000		\$ 75,000
Upgrade to "E-Layer" Shock Pad	\$ 170,000	\$ 140,000	\$ 100,000	\$ 125,000
Scoreboard Allowance	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000
New Soccer, Lacrosse, and Field Hockey Goals	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Water Line to Field	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Flagpole	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Landscaping Allowance (Scope TBD by Township Requirements)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Bleachers, Rigid Paving at Bleachers, and Batter's Eye**	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
Subtotal	\$ 1,576,000	\$ 1,121,000	\$ 731,000	\$ 1,031,000
Contingency (10%)	\$ 157,600	\$ 112,100	\$ 73,100	\$ 103,100
Fees, Permits, and Inspections (15%)	\$ 236,400	\$ 168,150	\$ 109,650	\$ 154,700
Total Estimated Project Cost w/ All Alternates	\$ 6,294,375	\$ 4,954,250	\$ 3,519,375	\$ 4,408,900
Inflation (Assume Spring/Summer 2022 Construction Start/Completion)*	\$ 629,400	\$ 495,400	\$ 351,900	\$ 440,900
Total Estimated Project Cost	\$ 6,923,775	\$ 5,449,650	\$ 3,871,275	\$ 4,849,800

Estimated Savings from Deleting Practice Area from Option #3	\$ -	\$ -	\$ 360,000	
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*Note: Costs are conditioned for anticipated Spring/Summer 2022 Construction Start/Completion

**Note: Costs of bleachers, bleacher pads, and batter's eye included as an alternate cost for all options (not included in previously submitted preliminary budget estimate summary)

1



D'HUY Engineering, Inc.

WISSAHICKON SCHOOL DISTRICT
ALTERATIONS TO WISSAHICKON MIDDLE SCHOOL NATATORIUM
PRELIMINARY FEASIBILITY STUDY BUDGET VERIFICATION
DEI Project #285007

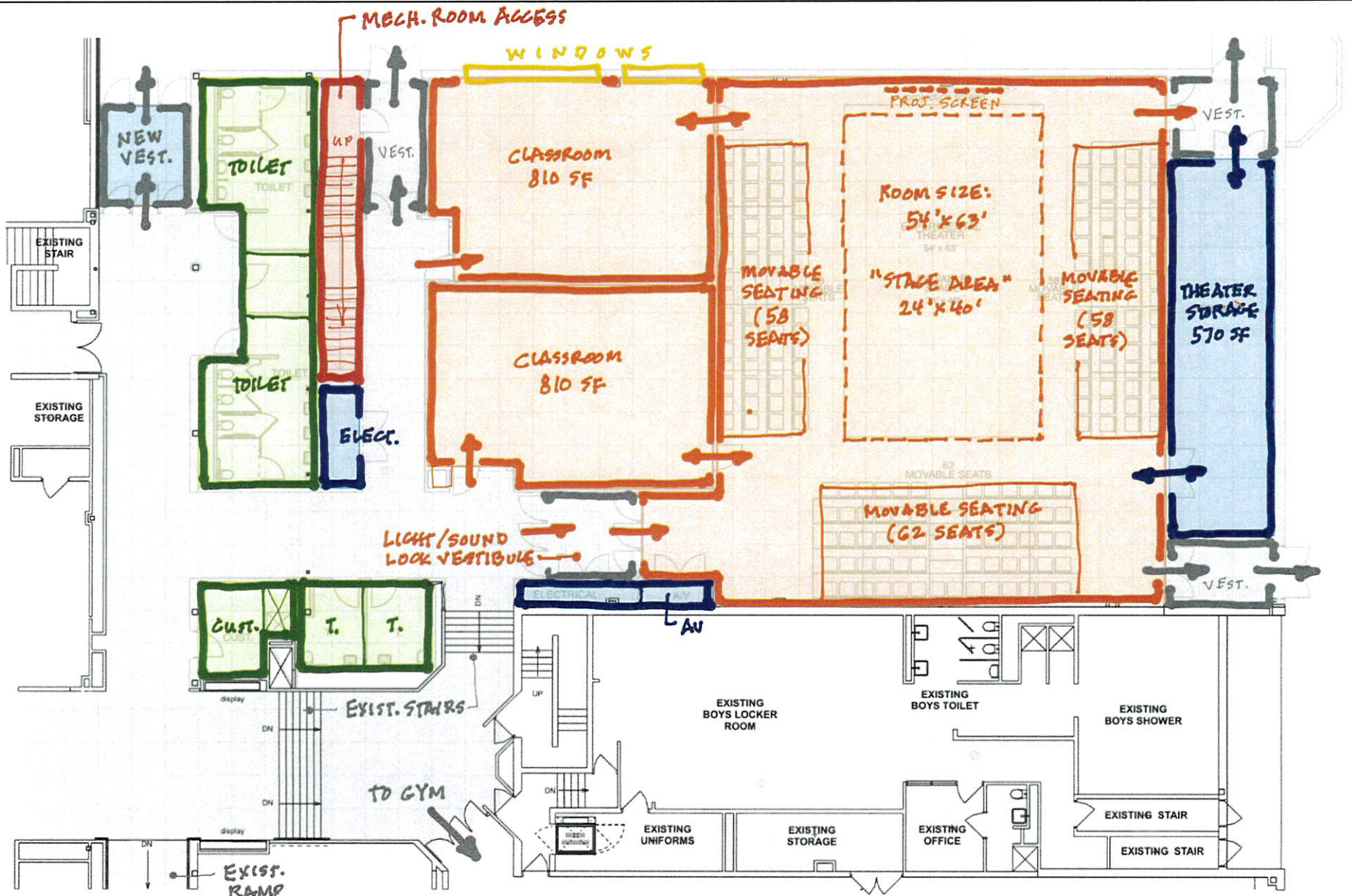
July 28, 2021

Description	Option E "6 Classrooms" BRFA Estimate 7/22/2021	Option E "6 Classrooms" DEI Estimate 7/28/2021	Option D "Black-Box Theater" DEI Estimate 7/28/2021
Sitework Allowance for Staging Area and Site Restoration	\$ 125,000	\$ 175,000	\$ 175,000
Renovations - Public Spaces	\$ 3,180,600	\$ 2,894,300	\$ 2,728,200
Renovations - Mechanical Room	\$ 36,800	Included Above	Included Above
Theatrical Lighting & A/V Allowance	N/A	N/A	\$ 350,000
New Construction - Vestibule	\$ 136,800	\$ 65,000	\$ 65,000
Special Foundations/Construction - Pool Shell Infill	\$ 145,000	\$ 141,200	\$ 141,200
Roof Replacement	\$ 269,120	\$ 376,900	\$ 376,900
Selective Demolition - Bleachers	\$ 48,000	\$ 48,000	\$ 48,000
Construction Subtotal	\$ 3,941,320	\$ 3,700,400	\$ 3,884,300
<hr/>			
A/E Fees	\$ 295,599	\$ 277,500	\$ 291,300
Schematic Design Credit	\$ (20,000)	\$ (20,000)	\$ (20,000)
Inspection/Approval Fees, Construction Testing, Contingency, Misc. Expenses	\$ 548,199	Captured Below	Captured Below
CM Fees		\$ 250,000	\$ 250,000
Approvals, Permits, Inspections, Construction Testing, Legal Fees, and Misc. Project Costs		\$ 150,000	\$ 150,000
Contingency		\$ 400,000	\$ 400,000
Furnishings and Equipment*	\$ 200,000	\$ 100,000	\$ 200,000
Technology	\$ 114,000	\$ 114,000	\$ 114,000
Construction Supervision	\$ 84,000	Included Above	Included Above
Soft Cost Subtotal	\$ 1,221,798	\$ 1,271,500	\$ 1,385,300
<hr/>			
Total Estimated Project Cost	\$ 5,163,118	\$ 4,971,900	\$ 5,269,600

***Note: Furnishings and Equipment Allowances budgeted for Option D include Movable Seating and Movable "Stage Area" Platform. Budgets assume this scope will be owner furnished.**

General Note: No Costs Included for Financing, Abatement, LEED Certification, Off-Site Construction, Owner Staff or Material Relocation, or Modular Classrooms

Attachment #2



PROS

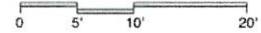
- 2 FULL SIZE CLASSROOMS
- LIGHT / SOUND LOCK VESTIBULE TO THEATER
- PERFORMANCE SIZE IS SIMILAR TO H.S. STAGE

CONS

- SINGLE POINT OF ENTRY TO THEATER

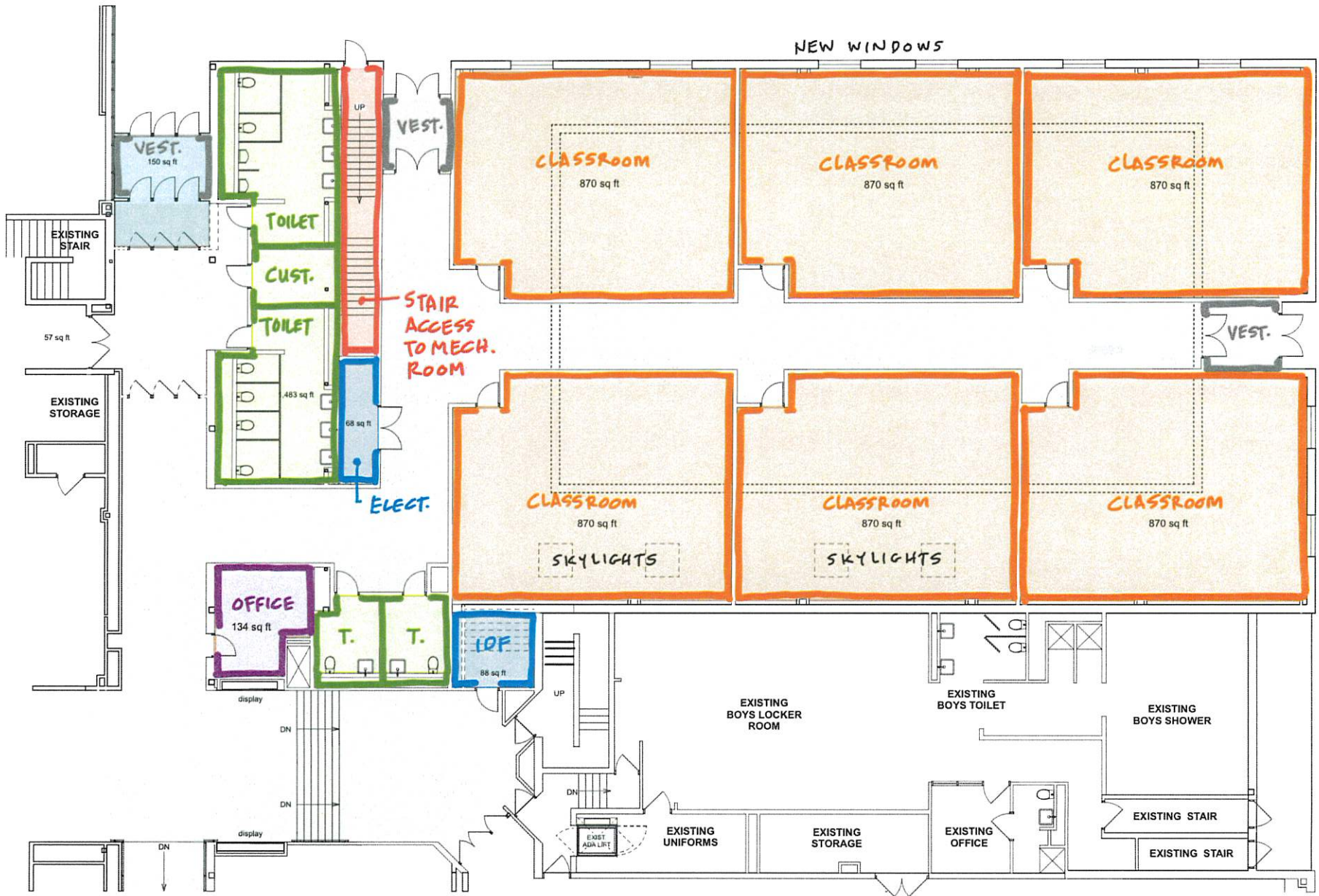


OPTION D



BRESLIN RIDYARD FADERO ARCHITECTS

#2



WISSAHICKON MIDDLE SCHOOL

JULY 21, 2021

North

OPTION E

0 5' 10' 20'

BRESLIN RIDYARD FADERO ARCHITECTS

#2

IDEAS TO CREATE / HAVE ACCESS TO MORE CDL BUS DRIVERS

Short Term Goal: to create answers for Karen when drivers are sick/out this year

Longer Term Goal: we need to replace at least 8 up to 12 drivers for next year or whenever students ride buses at historically normal levels.

- 1 Increase Sub Rate: currently \$20 raise to \$30
- 2 Pay current employees to get CDL, bonus of \$1,500 if they sub at least 10 times.
- 3 Pay current employees time double time during the 2021-22 school year if they sub.
- 4 Pay current employees a bonus of \$1,000 each year they keep their CDL and sub more than 10 times
- 5 Go to First Student and have them raise their pay rate. Currently \$21 to start plus incentives
(round numbers First Student contract \$4mill so a 10% increase in pay would be about \$400K more)
- 6 Hire Parents as contracted Drivers: for smaller runs that would eliminate a vehicle need for us
- 7 Contract with any outside entity that we can find for new Spec Ed/Homeless student runs
- 8 Hire own drivers / buy our own buses (maybe electric)
- 9 Make Bus Garage more inviting: clean up, free coffee in the morning, free bagels/donuts every two weeks
- 10 Bus Driver Appreciation Day