

BOARD OF SCHOOL DIRECTORS
FACILITIES/TRANSPORTATION COMMITTEE
April 19, 2022 7:30 PM



FACILITIES

1. Blue Bell Elementary Expansion & Alteration Option Presentation (Attachment A)
2. Middle School Natatorium Conversion (Attachment B)
3. High School Traffic Study – McMahon (Attachment C)
4. Blue Bell Modular Classroom Electrical & Data Services Draft Bid Tabulation Results (Attachment D)
5. MCIU Bids for Heating Oil, Gasoline & Diesel 2022-2023 – Bid Opening Results (Attachment E)
6. COSTARS Custodial Supply Vendors for 2022-2023 (Attachment F)

Informational

1. Update: WRA Softball Field Maintenance @ SG/BB
2. Update: Stony Creek Renovation

WISSAHICKON SCHOOL DISTRICT Blue Bell Elementary School Study



BRESLIN
ARCHITECTS

April 19, 2022
Attachment A

PURPOSE

- Need for (5) additional Classrooms
- Addition of a Multi-Purpose Room & Stage for large group events and dual/concurrent usage as Gym & Cafeteria
- Improve Traffic Patterns, Safety, and additional Parking
- Maintain adequate Play/Outdoor Recess Area

STUDY

- Schematic Floor Plans for Additions & Renovations
- Concepts for Grading & Stormwater Management
- Traffic Engineering
- Review with Whitpain Township

STUDY PROGRESS

- (3) distinct options for Renovation/Expansion have been developed
- Worked with D'Huy Engineering on Preliminary Cost Estimates
- Cost Estimates impact on Act 34
 - Adjustments for inflation have put additional strain on Act 34 calculations
 - Additional Classrooms beyond what was previously anticipated may be required
- McMahon Associates (Traffic Engineering) performed on-site observations of drop-off and pick-up cycles
- T&M Associates (Civil Engineering) completed Subdivision and Land Development Ordinance Reviews for each option



EXISTING PARKING: 62 SPACES

EXISTING SITE PLAN





50' BUFFER REQUIRED AT ADJACENT RESIDENTIALLY ZONED PROPERTIES

TOWNSHIP OWNED TRAFFIC CIRCLE

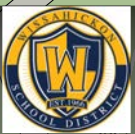
EXISTING PARKING: 62 SPACES

EXISTING SITE PLAN





EXISTING FLOOR PLAN



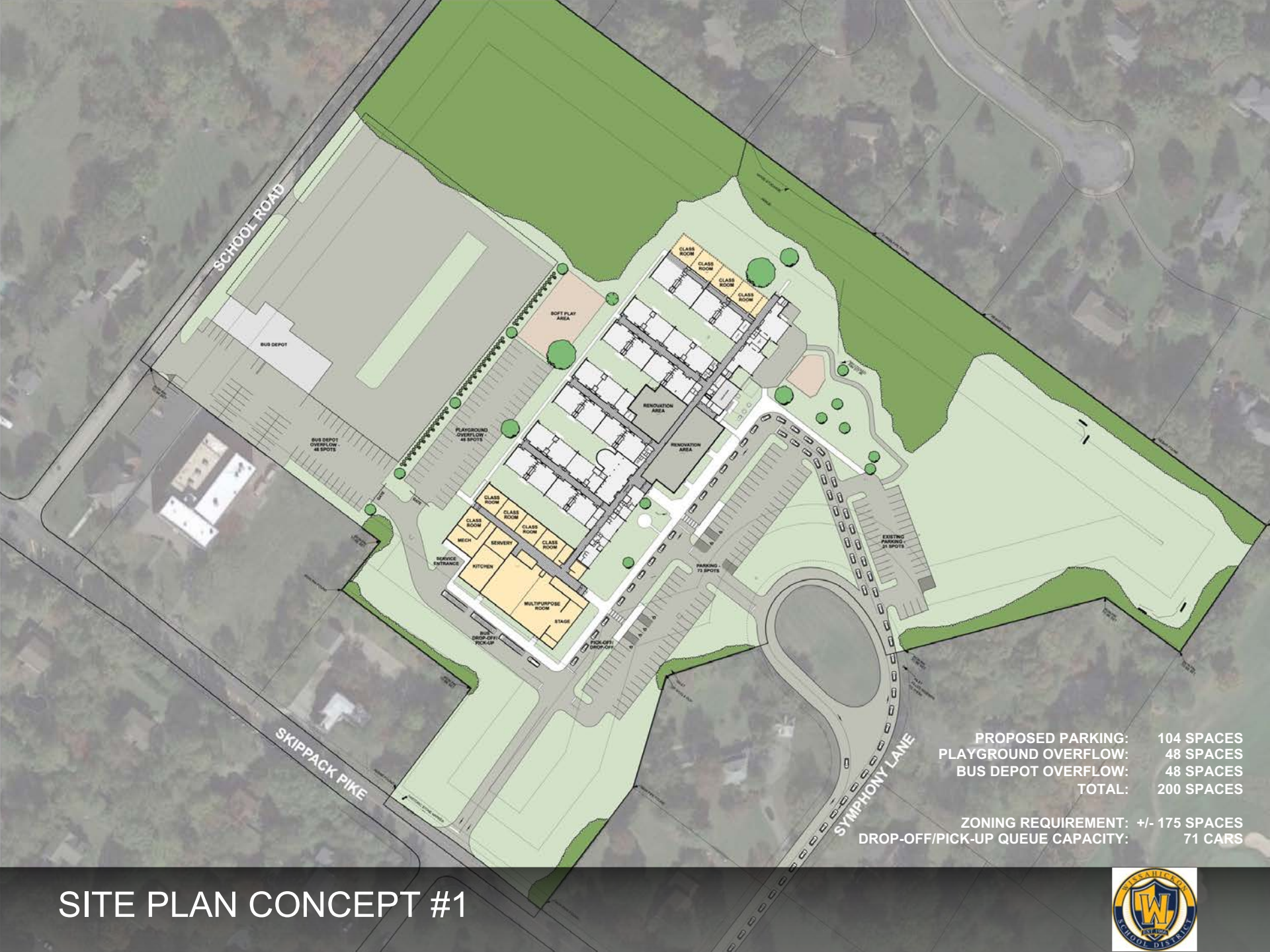
TRANSF
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EXISTING FLOOR PLAN



TRANSF
1
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SCHOOL ROAD

SKIPPACK PIKE

SYMPHONY LANE

PROPOSED PARKING: 104 SPACES
 PLAYGROUND OVERFLOW: 48 SPACES
 BUS DEPOT OVERFLOW: 48 SPACES
 TOTAL: 200 SPACES

ZONING REQUIREMENT: +/- 175 SPACES
 DROP-OFF/PICK-UP QUEUE CAPACITY: 71 CARS

SITE PLAN CONCEPT #1





PROPOSED PARKING:	104 SPACES
PLAYGROUND OVERFLOW:	48 SPACES
BUS DEPOT OVERFLOW:	48 SPACES
TOTAL:	200 SPACES

ZONING REQUIREMENT: +/- 175 SPACES
 DROP-OFF/PICK-UP QUEUE CAPACITY: 71 CARS

SITE PLAN CONCEPT #1





PROPOSED PARKING: 104 SPACES
 PLAYGROUND OVERFLOW: 48 SPACES
 BUS DEPOT OVERFLOW: 48 SPACES
 TOTAL: 200 SPACES

ZONING REQUIREMENT: +/- 175 SPACES
 DROP-OFF/PICK-UP QUEUE CAPACITY: 71 CARS

SITE PLAN CONCEPT #2





PROPOSED PARKING: 104 SPACES
 PLAYGROUND OVERFLOW: 48 SPACES
 BUS DEPOT OVERFLOW: 48 SPACES
 TOTAL: 200 SPACES

ZONING REQUIREMENT: +/- 175 SPACES
 DROP-OFF/PICK-UP QUEUE CAPACITY: 71 CARS

SITE PLAN CONCEPT #2





PROPOSED PARKING: 149 SPACES
PLAYGROUND OVERFLOW: 60 SPACES
BUS DEPOT OVERFLOW: 36 SPACES
TOTAL: 245 SPACES

ZONING REQUIREMENT: +/- 175 SPACES
DROP-OFF/PICK-UP QUEUE CAPACITY: 64 CARS

SITE PLAN CONCEPT #3

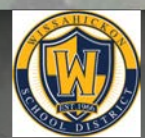




PROPOSED PARKING:	149 SPACES
PLAYGROUND OVERFLOW:	60 SPACES
BUS DEPOT OVERFLOW:	36 SPACES
TOTAL:	245 SPACES

ZONING REQUIREMENT: +/- 175 SPACES
 DROP-OFF/PICK-UP QUEUE CAPACITY: 64 CARS

SITE PLAN CONCEPT #3



Description	Option #1	Option #1A	Option #2	Option #3	Option #3A
	5 classrooms, multi-purpose room, stage, kitchen, and mechanical room	5 classrooms, multi-purpose room, stage, kitchen, mechanical room and alternate for 4 additional classrooms	Multi-purpose room and stage. Construction below 20%	6 classrooms, multi-purpose room, stage, kitchen, mechanical room, and bus lot reconfiguration	6 classrooms, multi-purpose room, stage, kitchen, mechanical room, bus lot reconfiguration and alternate for 4 additional classrooms
Area of New Construction (SF)	22,600	27,300	11,700	24,200	28,900
Area of Renovations (SF)	9,050	10,600	4,600	9,050	10,600
New Construction @ \$370/SF (w/ Tie-Ins & Inflation)	\$ 8,362,000	\$ 10,101,000	\$ 4,329,000	\$ 8,954,000	\$ 10,693,000
Renovations @ \$280/SF	\$ 2,534,000	\$ 2,968,000	\$ 1,288,000	\$ 2,534,000	\$ 2,968,000
Food Service Equipment Allowance	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ 400,000
Stage A/V, Lighting, and Equipment Allowance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
On-Site Sitework Based on Preliminary Takeoffs	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,400,000	\$ 3,400,000
Allowance for Modifications at New Entrance at Skippack Pike & Sunset Drive	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Subtotal	\$ 15,146,000	\$ 17,319,000	\$ 9,467,000	\$ 16,138,000	\$ 18,311,000
Contingency (12%)	\$ 1,817,500	\$ 2,078,300	\$ 1,136,000	\$ 1,936,600	\$ 2,197,300
Soft Costs (25%)	\$ 3,786,500	\$ 4,329,800	\$ 2,366,800	\$ 4,034,500	\$ 4,577,800
Total Project Budget	\$ 20,750,000	\$ 23,727,100	\$ 12,969,800	\$ 22,109,100	\$ 25,086,100
Budget Above/(Below) ACT 34 Limit *	\$ (14,154)	\$ (609,111)	Under ACT 34 20% Rule	\$ 82,731	\$ (532,815)
Renovation - # of new Classrooms/Small Group Rooms	7 to 8	7 to 8	3	7 to 8	7 to 8
New Addition - # of new Classrooms	5	9	0	6	10
Parking Capacity (current capacity is 62)	104	104	104	149	149
Overflow Parking Capacity	96	96	96	96	96
Comments	New modular classrooms can remain, which reduces phasing.	4-classroom alternate will likely extend overall project duration and requires investigation and planning to determine best way to tie into the new or existing HVAC hydronic piping loops.	No ACT 34. New modular classrooms can remain, which reduces phasing. 1-year construction duration. Could use Gym for temporary classrooms while new classrooms are built as future project.	New modular classrooms can remain, which reduces phasing. May require rerouting sanitary sewer lines.	4-classroom alternate will likely extend overall project duration and requires investigation and planning to determine best way to tie into the new or existing HVAC hydronic piping loops. May require rerouting sanitary sewer lines.

* Act 34 Limits are increased annually by PDE on July 1st. These calculations assume an average 3% increase for 2022 and 2023. Facility renovations are limited to selected portions of existing facility. Reference BRFA's proposed Site Plans for extent of renovations. No Cost Included for Environmental Abatement.

Budget Summary was prepared with an anticipated project bid date of July of 2023 with construction beginning in Fall of 2023. If the project bid date is postponed, costs should be adjusted for inflation. Pros and cons for upgrading central building systems in lieu of creating separate HW/CW plants and normal/emergency power should be investigated as the project design progresses.



WISSAHICKON SCHOOL DISTRICT Middle School Natatorium Re-Purposing

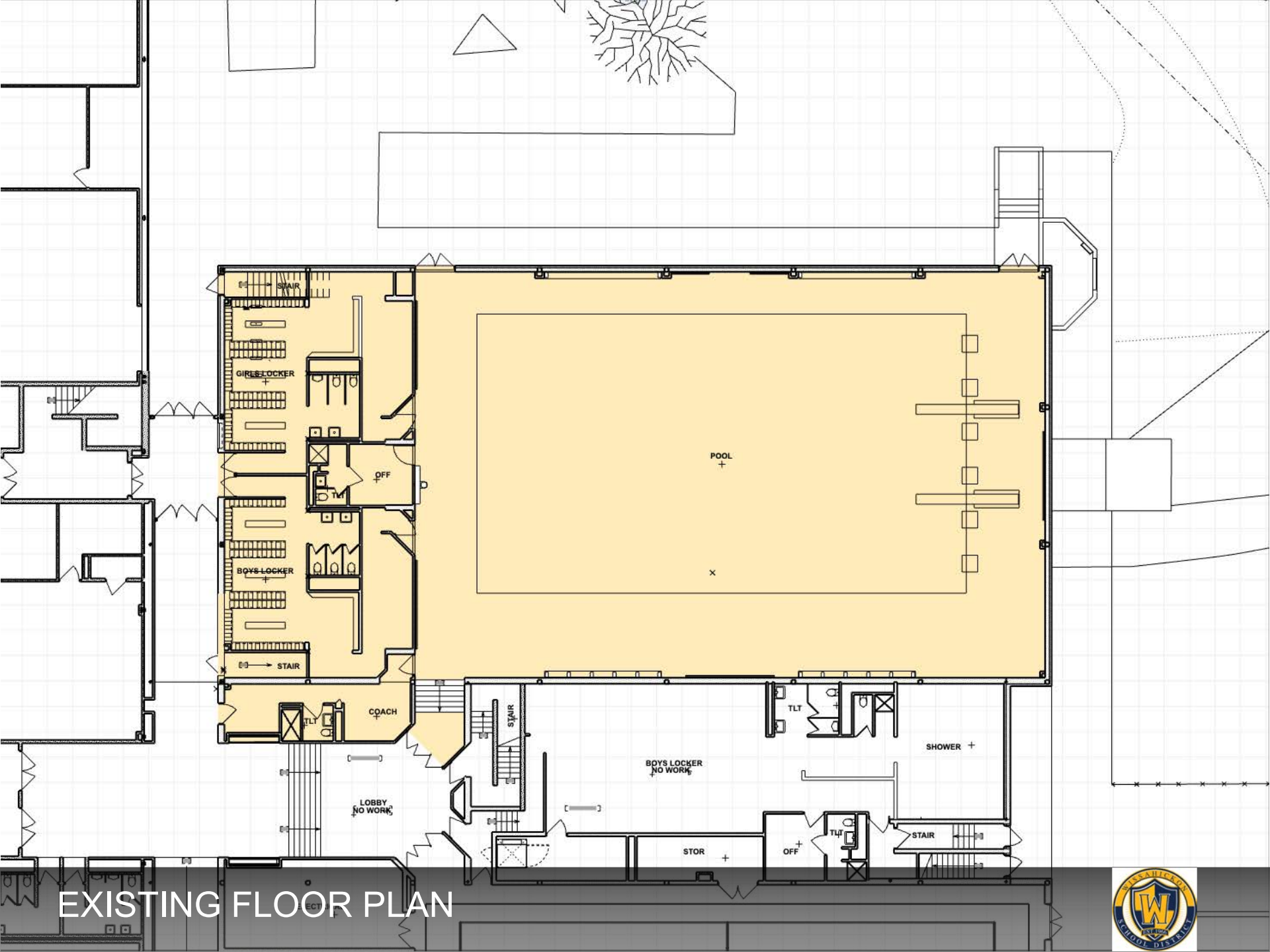


**TROJAN
PRIDE**

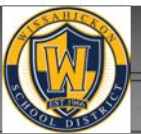


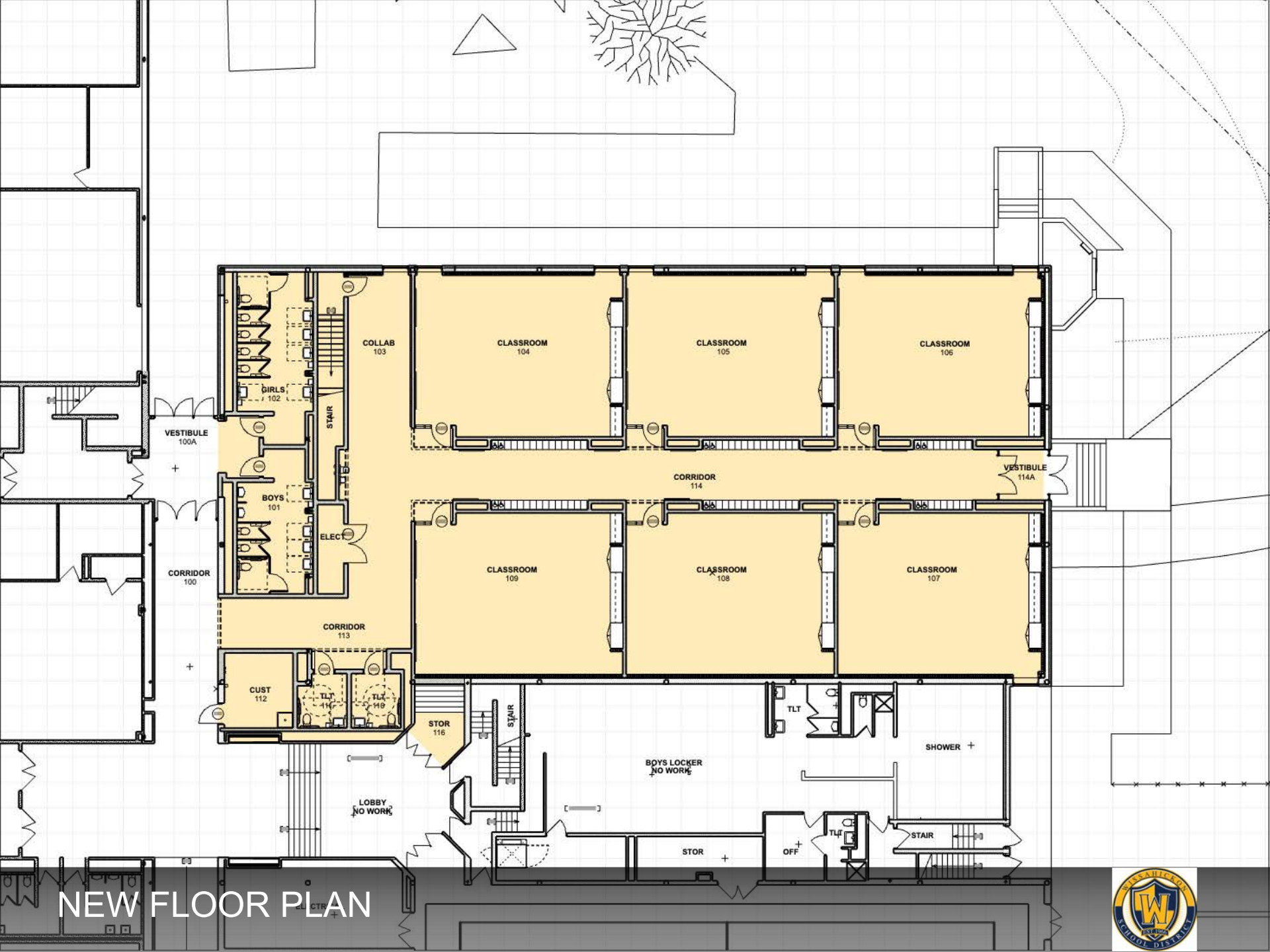
BRESLIN
ARCHITECTS

April 19, 2022
Attachment B



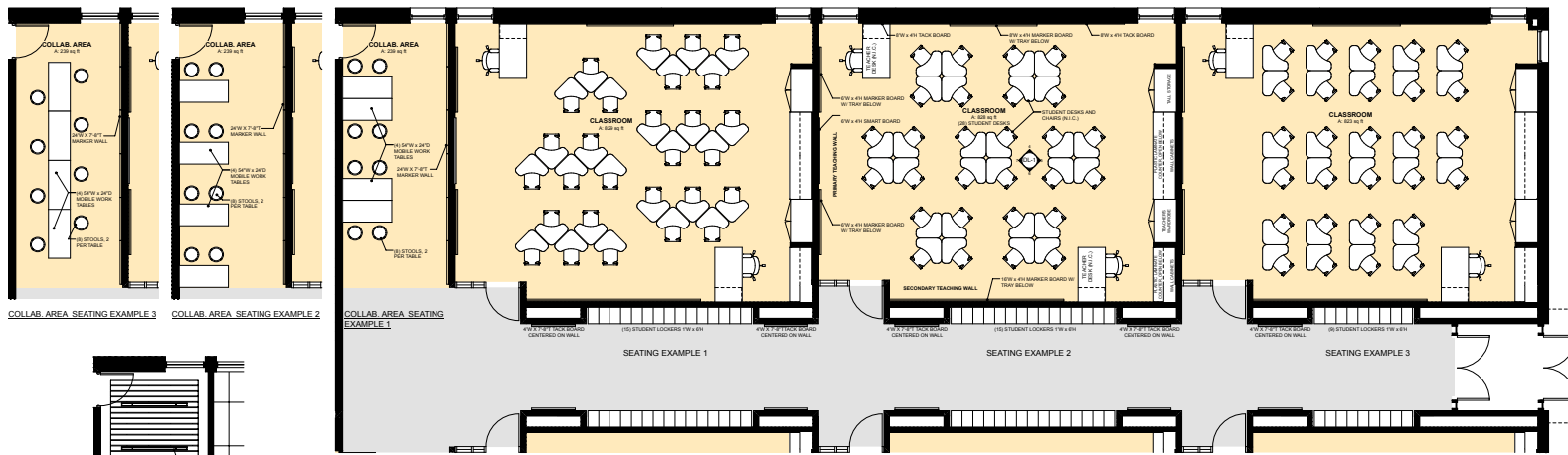
EXISTING FLOOR PLAN



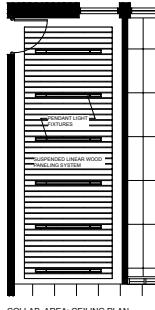


NEW FLOOR PLAN

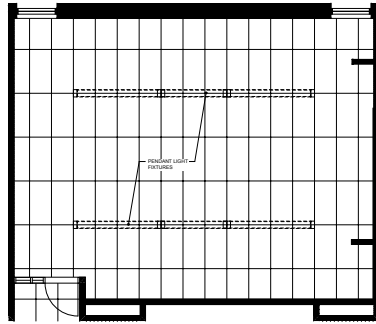




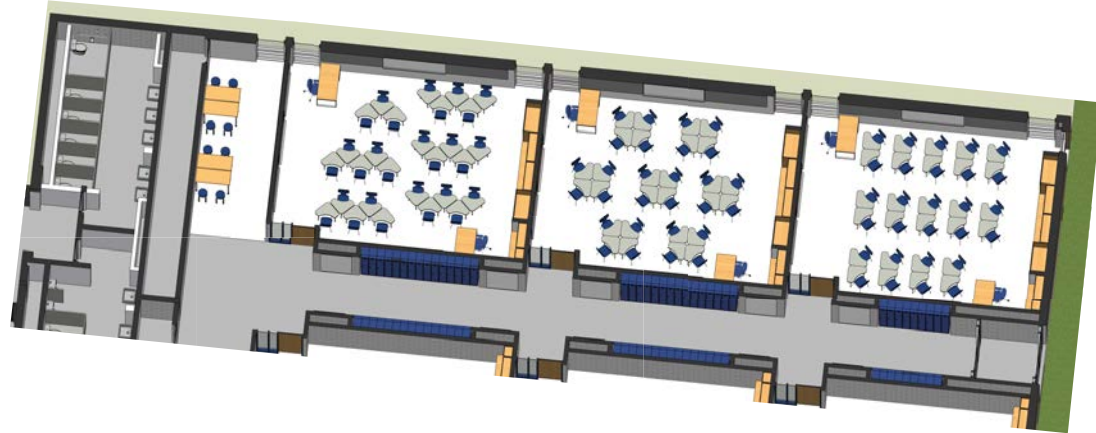
CLASSROOM LAYOUT PLAN
SCALE 1/4" = 1'-0" ①



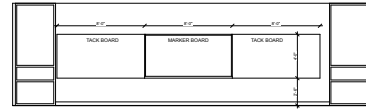
COLLAB. AREA CEILING PLAN



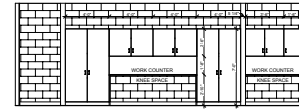
CLASSROOM CEILING PLAN
SCALE 1/4" = 1'-0" ②



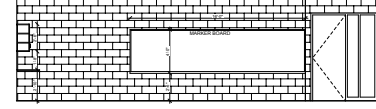
VIEW 1
SCALE 1/8" = 1'-0" ③



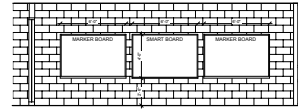
CLASSROOM ELEVATION - NORTH
SCALE 1/4" = 1'-0" ④



CLASSROOM ELEVATION - EAST
SCALE 1/4" = 1'-0" ⑤



CLASSROOM ELEVATION - SOUTH
SCALE 1/4" = 1'-0" ⑥



CLASSROOM ELEVATION - WEST
SCALE 1/4" = 1'-0" ⑦

CLASSROOMS & COLLABORATION





FLEXIBLE COLLABORATION SPACE



DRAFT

Wissahickon HS and MS Improvement Recommendations

Short-term

1. Contract with 3rd party vendor to provide traffic control at the following locations:
 - Dager Road/student drop-off/High School bus pick-up egress access (AM arrival and PM dismissal),
 - Houston Road/Main High School access/Middle School access (AM arrival and PM dismissal),
 - Houston Road/Middle School student drop-off area egress access (AM arrival), and
 - Houston Road/Secondary High School access/Secondary Middle School access (PM dismissal).
2. Utilize the Lower Gwynedd Police Department to provide traffic control at the intersection of Houston Road and Dager Road. Same individual should be able to monitor Bethlehem Pike and Dager Road to minimize queues backing onto Bethlehem Pike.
3. Revise the traffic flow at the westernmost access along Dager Road to provide ingress-only movements for students during the AM arrival period and provide egress-only movements for students during the PM dismissal period. Use cones or other temporary barrier to close access between student parking lot and High School loop road.
4. Utilize the area to the east of the High School entrance on Houston Road for student pick-up during PM dismissal by relocating the High School pick-up traffic from Houston Road to the drive aisle adjacent to the school.
5. Traffic must be directed to the beginning of drop-off/pick-up loops to ensure maximum stacking capacity and avoid queues extending onto Dager and Houston Roads. Provide staff at critical areas on-site to ensure smooth traffic operations during AM arrival and PM dismissal periods at the following locations:
 - High School student drop-off/bus loop area along Dager Road
 - Middle School student drop-off/pick-up loop along Houston Road
6. Provide bus drop-off/pick-up operations for both campuses on the High School campus only. Middle school students can cross Houston Road using the existing crossing guard at main High School and Middle School Access. This will eliminate the buses crossing Houston Road, thereby reducing the amount of time Houston Road traffic is stopped which in turn should improve traffic operations along Houston Road.
7. Consider revising the arrival and dismissal periods for the High School and Middle School to provide more time between the arrival and dismissal periods of both campuses.
8. Consider traffic signal timing modifications at Bethlehem Pike and Dager Road based on analysis results.

DRAFT

9. Assign staff to monitor Houston Road to encourage observing the existing No Parking zones and discourage parents from queuing and parking to drop-off and pick-up students in the vicinity of the High School and Middle School.

Long-term

1. Widen along Dager Road site frontage to provide a left-turn lane into the site at the High School Access to the student parking area/student drop-off/bus pick-up area. Widen the driveway for the student parking lot on Dager Road to permit two-way operation.
2. Lengthen the student drop-off loop along Dager Road by providing access through the existing egress-only access, using the existing macadam on the western and southern sides of the student parking area (currently striped as parking spaces), and then wrapping the queue through to the main access to/from Dager Road. This would require the provision of staff in the area where the student parking area meets the main access to/from Dager Road to ensure smooth traffic operations in this area. Widen the existing access loop on Dager Road to provide two lanes thus doubling the stacking capacity. In addition, a sidewalk network would likely be needed for students to cross the infield of the loop to enter the high school building.
3. Change the bus and student drop-off/pick-up areas for the Middle School. The existing Middle School student drop-off/pick-up area will become the area utilized by buses for drop-off/pick-up. The existing Middle school bus drop-off/pick-up loop will become the area utilized by parents for drop-off/pick-up. In order to provide additional area for student drop-off/pick-up vehicles to queue, provide an additional entrance to this area via a new access to the south of the existing Middle School ball fields along Houston Road, creating a driveway between the Middle School ball fields and track that connects to the existing bus drop-off/pick-up loop.
4. Utilize the Elementary School student drop-off/pick-up loop for Middle School student pick-up during PM dismissal time. This will reduce the number of vehicles picking up students along eastern side Houston Road to the south of the southern Middle School access.
5. Provide gore striping or additional landscaped medians along Houston Road in the center of the roadway from the southern Middle School property line to Dager Road to eliminate the on-street parking lane being created by parents to deter dropping off and picking up students along Houston Road.

Widen driveway to provide two-way traffic flow at all times. Provide appropriate signage where the trail crosses this driveway.

Widen Dager Road to provide a left-turn lane.

Create a second student drop-off loop along Dager Road by providing access through the existing student parking driveway using the macadam on the western and southern sides of the student parking area (currently striped spaces), and connecting to the driveway leading to/from Dager Road. Restricted to right-turn ingress only at Dager Road

Provide gore striping and/or additional landscaped medians in the center of Houston Road to eliminate on-street parking between Dager Road and the southern property line for the Middle School.

Wden the existing loop to provide two lanes which would double the capacity in the loop. Restricted to left-turn ingress only at Dager Road.

Staff will be used to control the student drop-off area in front of the High School and the area where the student parking area meets the main driveway to/from Dager Road.

This area switched to bus drop-off/pick-up.

Utilize this loop to provide additional student pick-up area during the PM dismissal period.

This area switched to student drop-off/pick-up.

Provide a driveway connecting Houston Road and the drop-off area in front of the Middle School that can be used for student drop-off/pick-up.

Revise traffic flow to provide ingress-only movements during AM arrival period and egress-only movements during PM dismissal period.

Use cones or other temporary barriers to close these accesses.

Provide staff to ensure smooth traffic operations during the AM arrival period

Provide bus drop-off/pick-up operations for both campuses on the High School campus only. This will eliminate the buses crossing Houston Road, thereby reducing the amount of time Houston Road traffic is stopped.

Contract with a 3rd party vendor to provide traffic control at these locations.

Utilize Lower Gwynedd Police Department to provide traffic control at this location and monitor queues at Bethlehem Pike.

Utilize this area for High School student pick-up during the PM dismissal period. Provide staff to ensure smooth traffic operations.

Provide staff to ensure smooth traffic operations during the AM arrival and PM dismissal periods

Assign staff to monitor Houston Road to encourage observing the No Parking zones and discourage student drop-off/pick-up.

MEMORANDUM

**TO: GERRY MOORE, DIRECTOR OF BUILDINGS AND GROUNDS
WISSAHICKON SCHOOL DISTRICT**

**FROM: ARIF FAZIL, PRINCIPAL
D'HUY ENGINEERING, INC.**

**RE: BLUE BELL ELEMENTARY SCHOOL
MODULAR CLASSROOMS ELECTRICAL AND
DATA SERVICES INSTALLATION
BOARD AGENDA ITEMS FOR APPROVAL
DEI PROJECT NO. 285012**

DATE: APRIL 11, 2022

On Friday April 8, 2022, bids for the Blue Bell Elementary School Modular Classrooms Electrical and Data Services Project were received. In order to gain interest and promote competition for this Project, we sent out a communication to multiple contractors, which resulted in receiving five competitive bids. The current bidding climate does not support a lot of interest for a project with such a limited scope and therefore the bids came in higher than what would have been typical a year or so ago.

In order to keep this project on schedule, kindly present the following at the upcoming Board Meeting on May 2, 2022, for approval:

Recommendation that the Board of School Directors authorizes the Administration to award the following contract to the lowest responsible Bidder meeting specifications subject to proper execution of Contract Documents, Performance and Payment Bonds, and insurance as required in the bid specifications.

AJM Electric, Inc. 2333 Concord Road Chester, PA 19013	
Base Bid	\$123,530.00
No Alternates Awarded.	\$ 0.00
Total Electrical Construction Contract Award	\$123,530.00

As always, please feel free to reach out to me directly with any questions or concerns.

Attachments: Bid Tabulation

cc: Wade Coleman, WSD
Mike Sander, DEI



D'HUY Engineering, Inc.

**WISSAHICKON SCHOOL DISTRICT
 BLUE BELL ELEMENTARY SCHOOL
 MODULAR CLASSROOMS
 ELECTRICAL & DATA SERVICES INSTALLATION
 DEI PROJECT NO. 285012**

**BID TABULATION
 Friday, April 8, 2022 @ 10:00 AM**

	AJM Electric, Inc.	BSI Electrical Contractors	MJF Electrical Contracting, Inc	Philips Brothers Electrical Contractors	Pinnacle Electrical Construction, LLC
BASE BID	\$ 123,530.00	\$ 241,600.00	\$ 141,500.00	\$ 155,900.00	\$ 194,600.00

Wissahickon School District

601 Knight Road
Ambler, Pennsylvania 19002

MEMORANDUM

TO: Wade Coleman

FROM: Gerry Moore

DATE: April 11, 2022

SUBJECT: MCIU Bids for Heating Oil, Gasoline and Diesel Fuel - Opening February 23, 2022

The following are the results of the Montgomery County Intermediate Unit Bid for delivery of gasoline, diesel fuel heating oil. The lowest responsible bidders are as follows:

<i>Company</i>	<i>Fuel</i>	<i>2022-2023</i>
Papco Inc.	Unleaded Gasoline Truck Transport	Fixed Delivery Cost \$ (0.0119) /gallon
Papco Inc.	Bio-Diesel Fuel Truck Transport	Fixed Delivery Cost \$ 0.0895 /gallon
Papco Inc.	#2 Heating Oil Truck Transport	Variable Oil Price (OPIS Average Weekly Price 0.0094 Delivery Cost)
Papco Inc.	#2 Heating Oil Tank Wagon	Variable Oil Price (OPIS Average Weekly Price 0.2280 Delivery Cost)

Committed Usage

Gasoline 12,750 gallons * (prior year 15,000 gallons)
Diesel 63,750 gallons * (prior year 75,000 gallons)
Heating oil 0 gallons**

* In an effort to provide cost efficient purchasing of Gasoline and diesel fuel, the MCIU and District will continue to monitor the market value of Gasoline and diesel fuel, and will lock in a fixed price not to exceed \$2.90/gal for gasoline and \$3.20/gal for diesel fuel.

** Minimal heating oil usage is expected. Recent high efficiency central plant installations within our buildings and engineering studies by PECO has determined or schools meet the criteria to not curtail natural gas fuel usage under extreme cold conditions.

The 2021-2022 fixed delivery cost for Unleaded Gasoline was \$0.0120/gallon and the fixed delivery cost for Bio-Diesel Fuel was \$0.0781/gallon.

Recommendation of Approval for 1) delivery of Gasoline, Bio-Diesel, and Heating Oil as per Montgomery County Intermediate Unit Bid: Gasoline Truck Transport delivery of \$ (0.0119) per gallon to Papco Inc. and the Bio-Diesel Fuel Truck Transport delivery of \$0.0895 per gallon to Papco Inc., #2 Heating Oil Truck Transport to Ports Petroleum for an OPIS Variable Oil Price plus delivery cost of 0.0094 per gallon, #2 Heating Oil Tank Wagon to Papco Inc. for an OPIS Variable Oil Price plus delivery cost of \$0.2280 per gallon; 2) Director of Buildings and Grounds to lock in a fixed price not to exceed \$2.90/gal for gasoline and \$3.20/gal for diesel fuel, in coordination with the MCIU Energy Consultant.

Wissahickon School District
601 Knight Road
Ambler, Pennsylvania 19002

MEMORANDUM

TO: Wade Coleman
FROM: Gerry Moore
DATE: April 1, 2022
SUBJECT: COSTARS Custodial Supply Vendors for 2022-2023

Beginning in 2013-2014, the District purchased custodial supplies from the Pennsylvania Department of General Services COSTARS Program, throughout the entire year, on an “as needed basis”. Purchasing through this program has produced the following advantages:

- ✓ No need for stock rotation
- ✓ Minimal loss due to product expiration
- ✓ Eliminates shortages and surplus stock
- ✓ All shipping costs included in the COSTARS price
- ✓ More diverse product lines with competitive COSTARS pricing available within the various participating suppliers

In accordance with the projected janitorial supply budget for the 2022-23 school year, the approved COSTARS suppliers are Imperial Dade, T. Frank McCall’s Inc. and Hillyard.

<u>Approved COSTARS Vendors</u>	<u>COSTARS Contract #</u>	<u>Amount Not to Exceed</u>
Imperial Dade *1	005-068	\$ 80,000.00
T. Frank McCall’s Inc. *2	005-048	\$ 80,000.00
Hillyard *3	005-057	<u>\$ 4,000.00</u>
	TOTAL:	<u>\$164,000.00</u>

*1 supplying predominantly cleaning chemicals and equipment parts

*2 primarily providing paper products and miscellaneous cleaning chemicals

*3 supplying mostly cleaning supplies and hand soaps/sanitizers

It is recommended that the COSTARS Custodial Supply Bid Awards for the 2022-2023 school year be awarded as indicated, based on estimated quantities, to the COSTARS vendors for a total bid amount award not to exceed \$164,000.00, (the same amount as in 2021-22).