

WILKES-BARRE AREA SCHOOL DISTRICT

EDUCATE-ENLIGHTEN-INSPIRE

Information Session
April 27, 2017

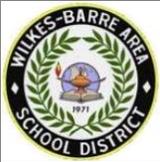
New High School Site Analysis

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Borton-Lawson

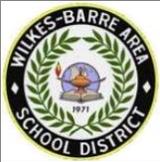
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Agenda

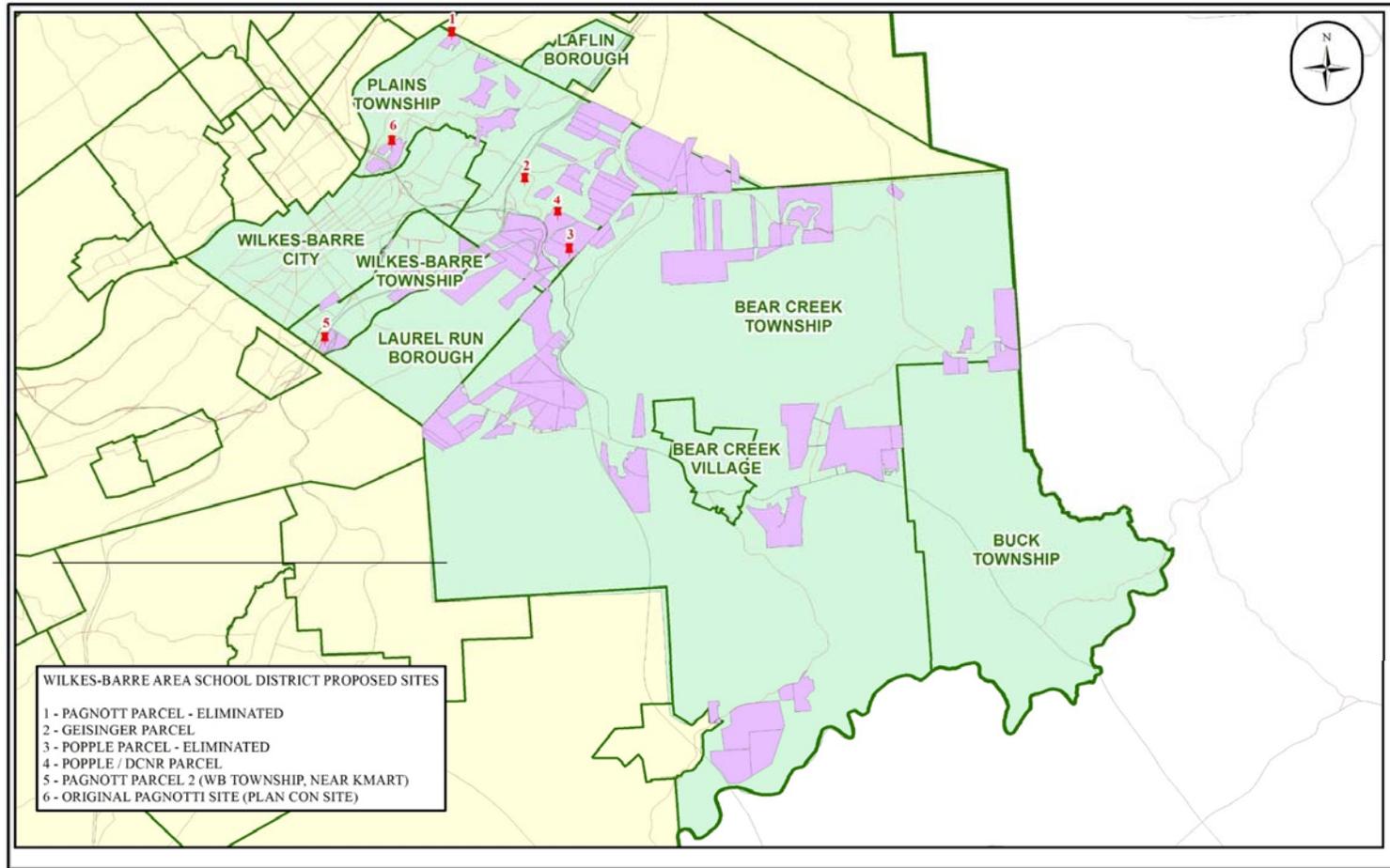
1. Eliminated Sites
 - A. Pagnotti Site (Intersection of River & Saylor)
 - B. Popple Site (Near Seven Tubs Nature Area)
2. Conceptual Site Designs
 - A. Geisinger Site
 - B. Popple / DCNR Swap Site
 - C. Pagnotti / WB Township Site
 - D. Original Pagnotti Site (From 2014 Feasibility Study)
3. Budget Update
4. Schedule



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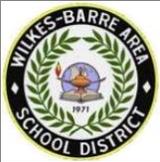
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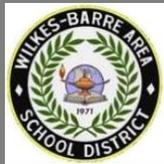


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Eliminated Sites



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Pagnotti Site (Intersection of River & Saylor)

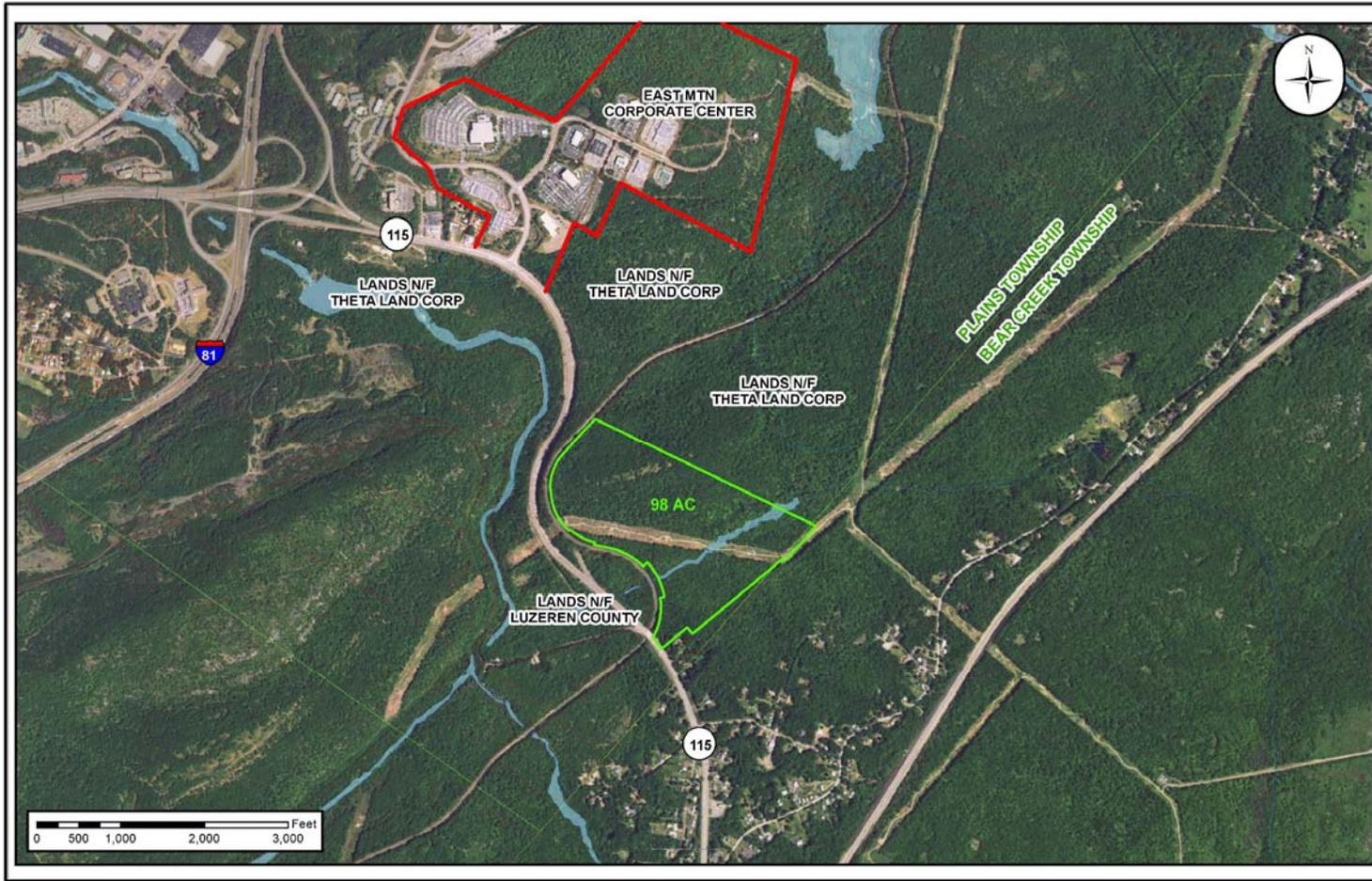


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Popple Site (Near Seven Tubs Nature Area)



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Conceptual Site Design

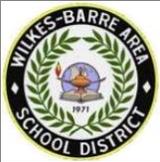
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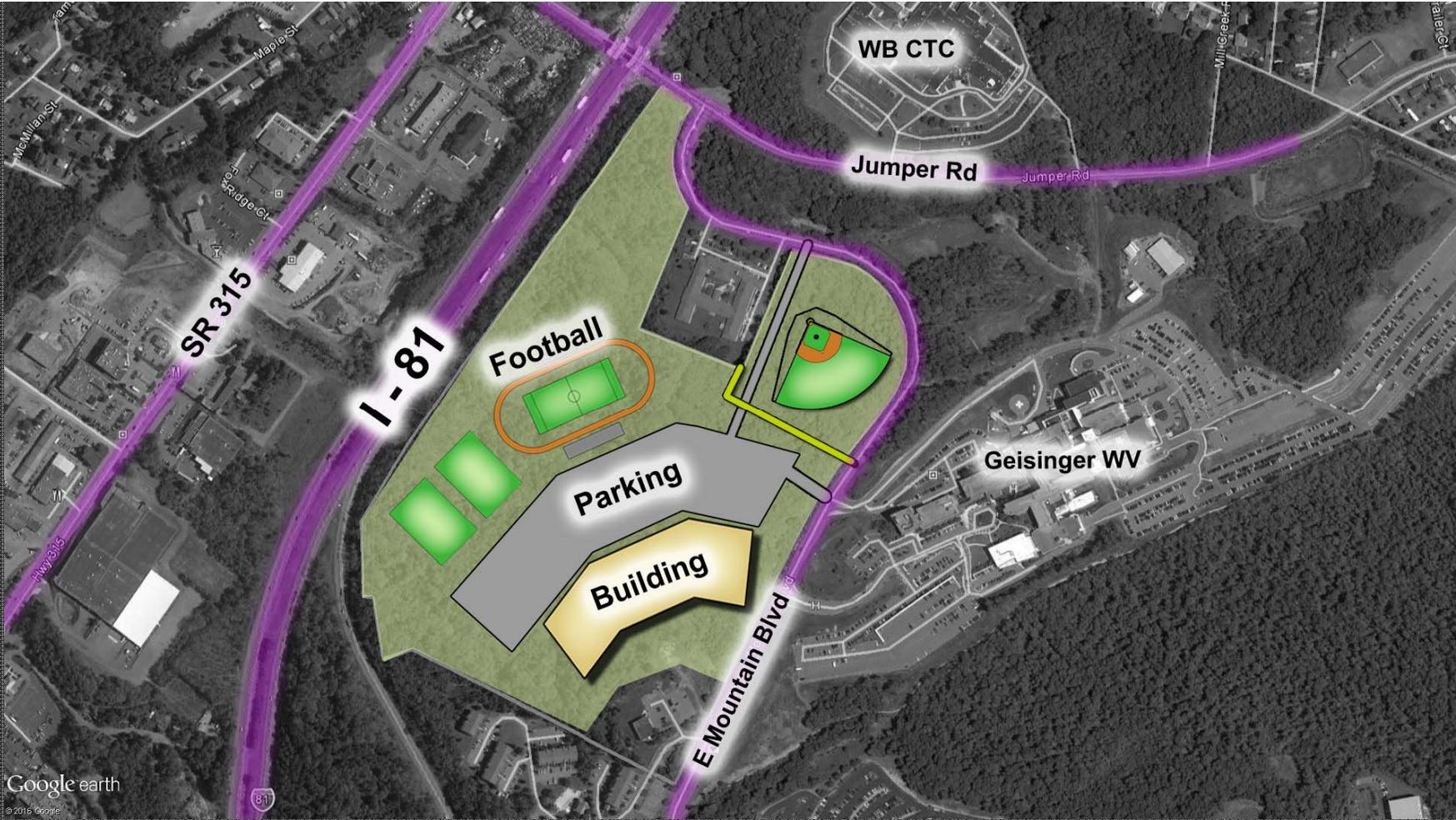
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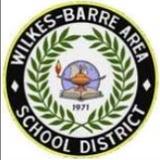
Geisinger Site



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Popple / DCNR Swap



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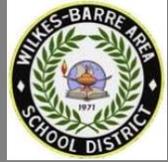




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Original Pagnotti Site (From 2014 Feasibility Study)



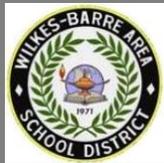
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Key Criteria Comparison

Item*	Geisinger Site	Pagnotti 2 / Kmart	Popple / DCNR	Original Pagnotti	Notes
PlanCon eligible					
Proximity to students					Walkers
Site size	60 / 50 acres	80± acres	95± acres	80 acres	
Site slope	Tiered	Relatively flat	Tiered	Relatively flat	After design
Space for stadium	Yes	Yes	Yes	Yes	
Additional Fields	3-4	5-7	3-6	7-9	
Site – soils / foundation					* Special foundations (mining)
Site – enviro. wetlands					
Site – enviro. ash					*
Site – utilities adjacent					
Site – earthwork					*
Off-site – traffic					



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Act 17

- A state requirement ensuring that school district buildings within mining areas meet stringent criteria to ensure no possibility of mine subsidence.
- Geisinger, Original Pagnotti, and Pagnotti 2 / Kmart sites will require additional testing (4 weeks and ± \$50,000) to see if they are compliant with Act 17 regulations.
- Popple / DCNR site will likely not need testing to ensure Act 17 compliance.



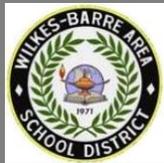
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Traffic / PennDOT

- PennDOT Highway Occupancy Permit approval required when driveways enter/exit to a state route (Original Pagnotti only).
- PennDOT Highway Occupancy Permit approval not required when driveways enter/exit onto a township road (Geisinger, Pagnotti 2 / Kmart, Popple/DCNR swap). Township determines whether or not to follow PennDOT criteria.
- Townships may require developers to adhere to PennDOT criteria when significant traffic volume increases may occur from a development.



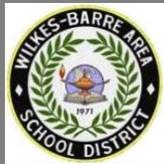
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Ash

- Many Uses - commonly used for fill material and sometimes used to strengthen concrete.
- Ash placed on site from 1999-2001 and 2005 (approx. 350,000 tons) permitted for 1,100,000 tons.
- Groundwater monitoring was conducted from 2005 – 2010. No degradation of groundwater found. DEP gave approval to stop testing in 2011.
- Ash present only on the original Pagnotti Site.



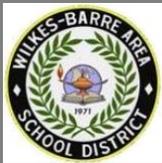
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Wetlands

- All wetlands under the jurisdiction of the State. High quality wetlands fall under both state and federal jurisdiction.
- Wetlands can be moved (“mitigated”) to other areas of the site (to make way for development) per state and federal regulations.
- Small wetlands likely to be found on all sites.
- High quality wetlands cannot be moved (found only on Popple / DCNR site).



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Preliminary Site Budget

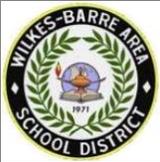
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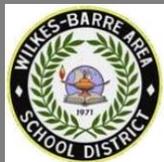
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Preliminary Opinion of Probable Cost - April 2017

Cost Item	Geisinger Site	Pagnotti 2 / Kmart	Popple / DCNR	Original Pagnotti	Notes
Land Acquisition	\$0	?	(in site const.)*	\$4M	Owner info
Building construction	\$72M - \$82M	\$72M-\$82M	\$72M-\$82M	\$72M-\$82M	360,000 SF @ \$200-\$230/SF
Site construction	\$12M - \$14M	\$10M - \$12M	\$12M - \$14M	\$11M - \$12M	Building and parking only
Off-site construction	\$1M - \$7M	\$1M - \$4M	\$1M - \$7M	\$2M - \$3M	Traffic improvements and utility extensions
Foundations & soil improvements	\$6M - \$8M	\$6M - \$8M	\$0	\$3M - \$5M	Mat slabs and / or dynamic compaction (mining)
Soft Costs and FF&E	\$19M - \$24M	\$19M - \$24M	\$19M - \$24M	\$19M - \$24M	20% of Building Construction
PlanCon Reimbursement	?	?	?	(\$10M - \$12M)	
TOTAL	\$110M - <u>\$135M</u>	\$108M - \$130M	\$104M - \$127M	<u>\$101M</u> - \$118M	Without Fields & Stadium

* An access and utility easement must also be obtained through neighboring property

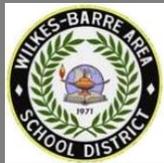


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Schedule



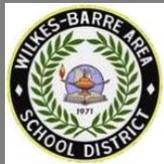
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Preliminary Schedule

Task	Start Date	Completion Date
Site Study and Selection	January 2017	March 2017
Evaluate Site (Procure)	April 2017	May 2017
Site Design and Permitting	May 2017	September 2018
Building Design and Permitting	May 2017	November 2018
Act 34 Hearing	October 2018	October 2018
Contingency Time	November 2018	December 2018
Bidding and Negotiations	December 2018	February 2019
Contracts	February 2019	March 2019
Construction	March 2019	April 2021

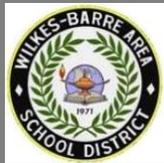


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Questions?



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