



Wilkes-Barre Area School District

Presentation of the

District Wide Feasibility Study

December 17, 2014

A+E Group
Borton-Lawson
Leonard Engineering, Inc.
Williams Kinsman Lewis Architecture



Agenda

- Study Background
- Study Timeline
- General Assessment of Secondary Centers
 - Coughlin
 - Meyers
 - GAR
- Options: Renovate vs. New
- Site Options
- Alignment Options
- Order of Magnitude Costs

Study Background

- Consensus: Meyers and Coughlin are in deteriorated condition
- Consensus: Schools can be improved to better meet the District's educational program

Study Goals

- Documentation of the conditional assessment of the schools
- Preparation of options to address the secondary centers

Study Timeline

- August 11th Notice to Proceed (120 Day Study)
- Individual Meetings w/ Principals & Asst. Principals
- Identification of Educational and Facility Shortcomings
- Walk-throughs of every District Facility
- Architectural, Mechanical, Electrical, Structural, Civil
- Structural Studies of Meyers & Coughlin
- Environmental Studies
- Site Studies
- Multiple Meetings w/ District Feasibility Study Committee to Review Progress, Receive Feedback, & Refine Options

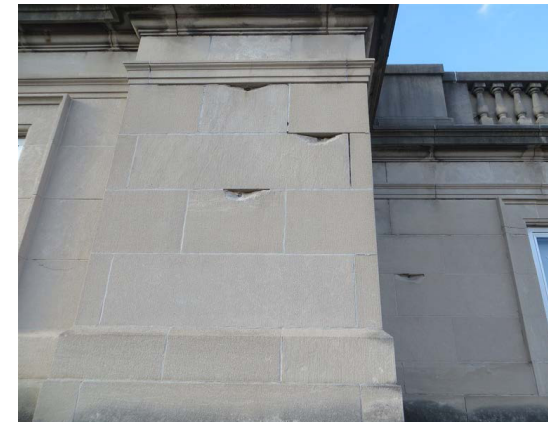
Coughlin Conditional Assessment

- Overburdened Power and Data Systems
- Deteriorating Heating Systems



Coughlin Conditional Assessment

- Deteriorating Structural Systems
- Deteriorating Building Envelope



Meyers Conditional Assessment

- Overburdened Power and Data Systems
- Outdated and Energy Inefficient Heating Systems



Meyers Conditional Assessment

- Aging Materials and Ongoing Water Damage



Meyers Conditional Assessment

- Deteriorating Building Envelope
- Interior Framing is Stable



Coughlin and Meyers: Educational Deficiencies

- Functionality and Equipment
- Room Sizes



Coughlin and Meyers: Deteriorating & Costly to Renovate

- Average age is 95 (built in 1930 and 1909)
- No comprehensive improvements in decades
- Systems and structures are deteriorating
- Inefficient, costly to operate, and require an extensive maintenance program
- Code and accessibility (ADA) issues
- Academic deficiencies
- Coughlin Renovations: \$83,200,000
- Meyers Renovations: \$113,500,000

GAR Conditional Assessment

- Repoint and repair of masonry
- New windows
- New ceilings, lighting, data, finishes



GAR Conditional Assessment

- Code and accessibility (ADA) upgrades
 - Feasible to address academic deficiencies by modifying layout
 - Stable building envelope and structural systems
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- GAR Renovations: \$39,000,000

Renovate vs. New

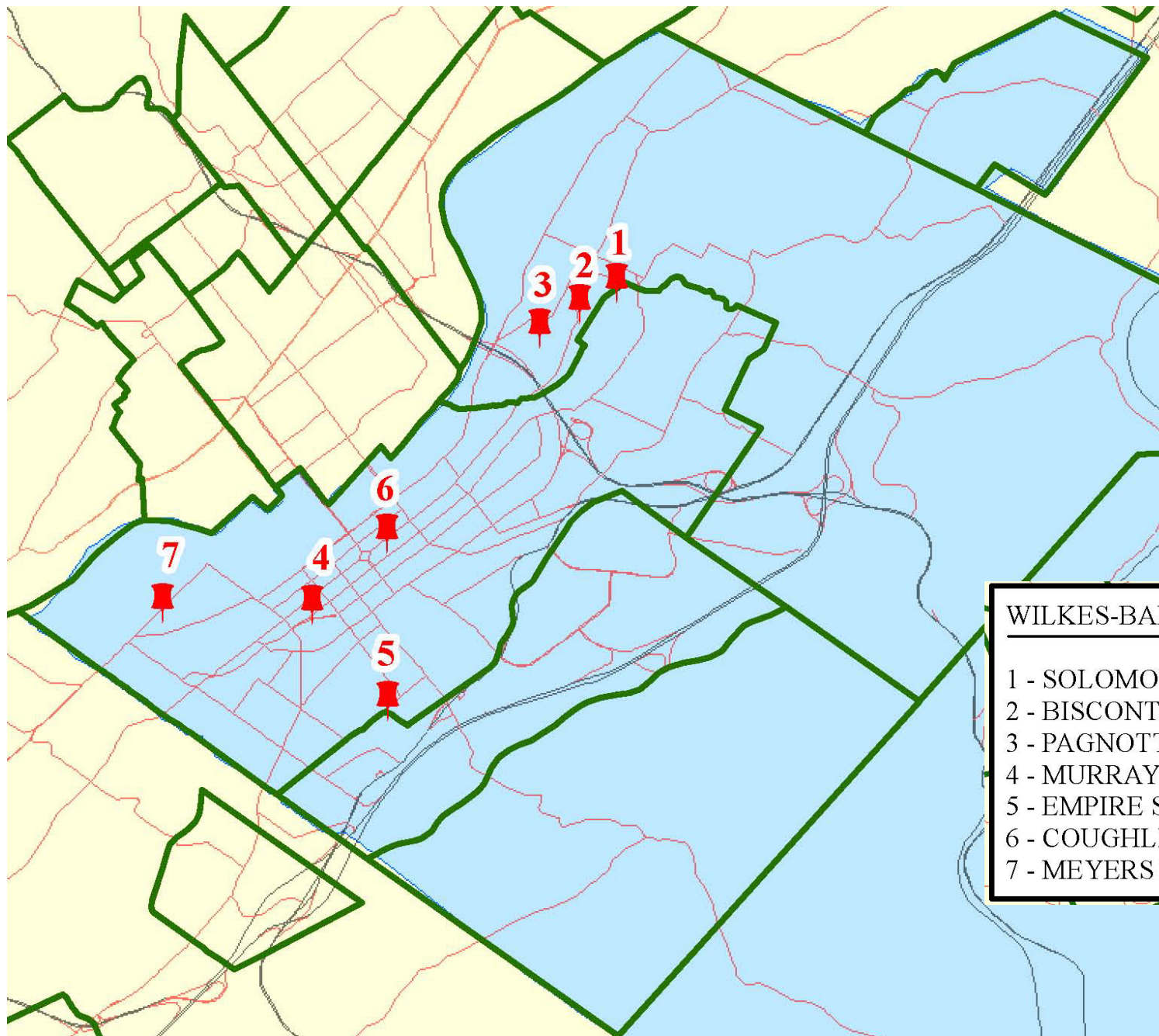
Site Options & Conceptual Designs

New Sites:

1. **Solomon Plains** (1,200 student option)
2. **Biscontini Parcel** (1,200 **or** 2,500 student option)
3. **Pagnotti Parcel** (1,200 **or** 2,500 student option)
4. **Former Murray Parcel** (1,200 student option)
5. **Empire Street Parcel** (1,200 **or** 2,500 student option)

Existing Sites

6. **Coughlin School Parcel** (1,200 student option)
7. **Meyers School Parcel** (1,100 student option)



WILKES-BARRE AREA SCHOOL DISTRICT PROPOSED SITES

- 1 - SOLOMON/PLAINS PARCEL
- 2 - BISCONTINI PARCEL
- 3 - PAGNOTTI SITE
- 4 - MURRAY COMPLEX/SINIWA PARCEL
- 5 - EMPIRE STREET PARCEL
- 6 - COUGHLIN PARCEL
- 7 - MEYERS PARCEL

SOLOMON / PLAINS PARCEL - ADVANTAGES

- Property is owned by the school district.
- Accommodates 1,200 students and minimal parking.
- Good access from adjacent road network.
- Readily available utilities.
- Gentle existing grades, cleared site, and out of Susquehanna River flood plain.
- Central location to Laflin, Plains, and the Miners Mills and North End sections of Wilkes-Barre.
- Opportunity for educational and site synergies with adjacent facilities.

SOLOMON / PLAINS PARCEL - DISADVANTAGES

- Sports complex would be lost/require reconstruction on another site.
- Immediately adjacent to an active railroad main line.
- Mine stabilization required.
- Must relocate existing sports facilities.
- Limited capacity (1,200) without additional costs/ limited space for expansion. (22.75 Acres)
- Vehicle/bus circulation: difficult to accommodate
- Increase in traffic on adjacent residential road network
- Uncertain geotechnical and soils issues due to past mining.

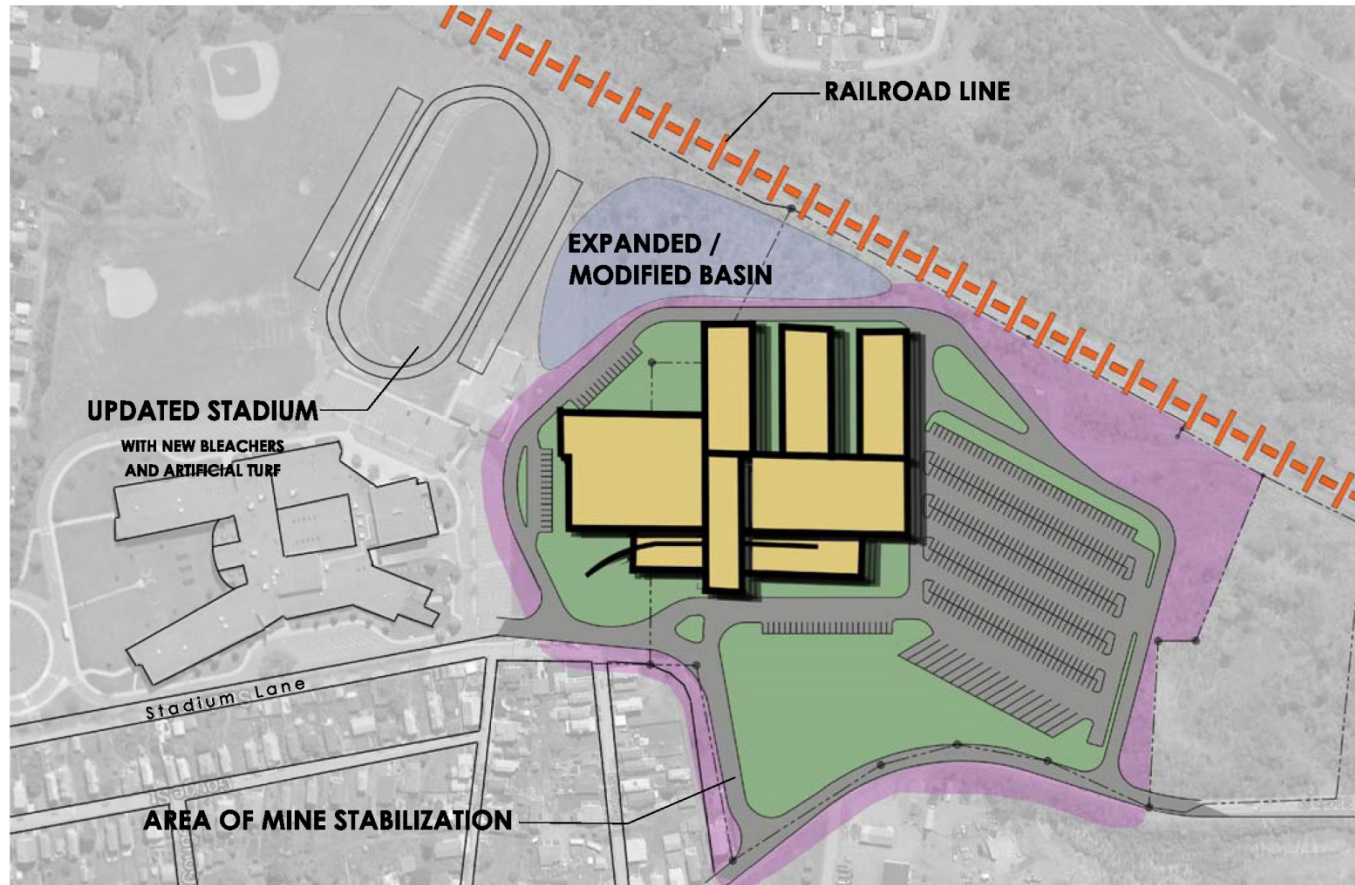


BISCONTINI PARCEL - ADVANTAGES

- Accommodates 1,200 or 2,500 students & related parking. (16.2 Acres)
- Readily available utilities & access to/from adjacent road network.
- Existing grades are gentle, cleared site, out of flood plain, & significant impervious areas.
- Updated stadium with new bleachers and turf field.
- New and modified Physical Education Fields.
- Opportunities for shared parking and fields & sports complex use.
- Opportunity for educational and site synergies with adjacent facilities.
- Central location to Laffin, Plains, and the Miners Mills and North End sections of Wilkes-Barre.

BISCONTINI PARCEL - DISADVANTAGES

- Land acquisition cost.
- Demolition Costs.
- Disruption/relocation of existing businesses if developed.
- Immediately adjacent to an active railroad main line.
- Existing pedestrian walkways unavailable to students from the North End section of Wilkes-Barre.
- Uncertain geotechnical and soils issues due to past mining.



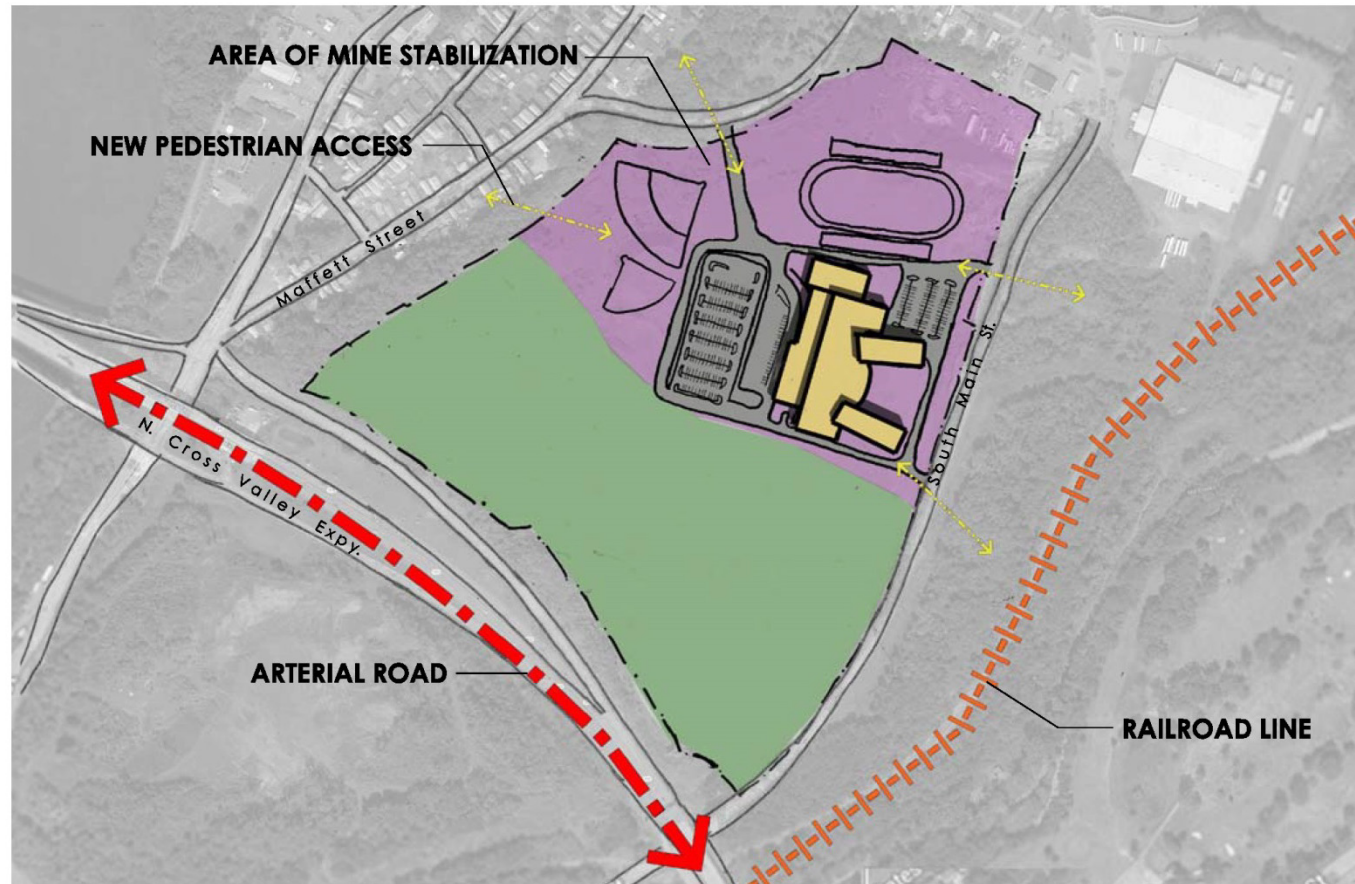
Biscontini

PAGNOTTI PARCEL - ADVANTAGES

- Accommodates 1,200 or 2,500 student capacity & related parking.
- Large site available. Can accommodate school building, parking and sports facilities if necessary. (80 Acres)
- Good access from city streets and close to regional arterial highway.
- Centralized location for northeastern section of school district.
- Visually prominent location.
- Utilities available from nearby streets & close to existing sports facilities at Solomon.
- Out of Susquehanna River flood Plain.

PAGNOTTI PARCEL - DISADVANTAGES

- Steep slopes, former mining site, & uncertain geotechnical & soils issues.
- Long utility extensions into site from nearby streets.
- Isolated from city and surrounding neighborhoods.
- Land acquisition cost.
- Development costs: high due to poor soil, difficult terrain, lack of site infrastructure, and need for access roads/drives.
- Existing pedestrian walkways unavailable to students from the North End section of Wilkes-Barre.



MURRAY / SINIAWA PARCEL - ADVANTAGES

- Accommodates 1,200 students & related parking.
- Accessible from major city arteries.
- Convenient location for both G.A.R and Meyers High Schools.
- Utilities readily available.
- Flat site & significant impervious areas.
- Educational opportunities; adjacent to downtown higher education providers. (< 1 mile)

MURRAY / SINIAWA PARCEL - DISADVANTAGES

- Limited student capacity without additional costs/ limited site area. (11.49 Acres)
- Land acquisition costs are unknown.
- Minimal parking - little area for future expansion & no available area for sports complex.
- Difficult to accommodate vehicular/bus circulation.
- Demolition of existing structures & relocation of sanitary sewer mains.
- Storm water infiltration and detention areas limited/ storm water culvert traverses site.
- Adjacent to railroad line & 2 major thoroughfares - likely to require construction of multiple pedestrian bridges.
- Located in flood plain & protected by levee system.

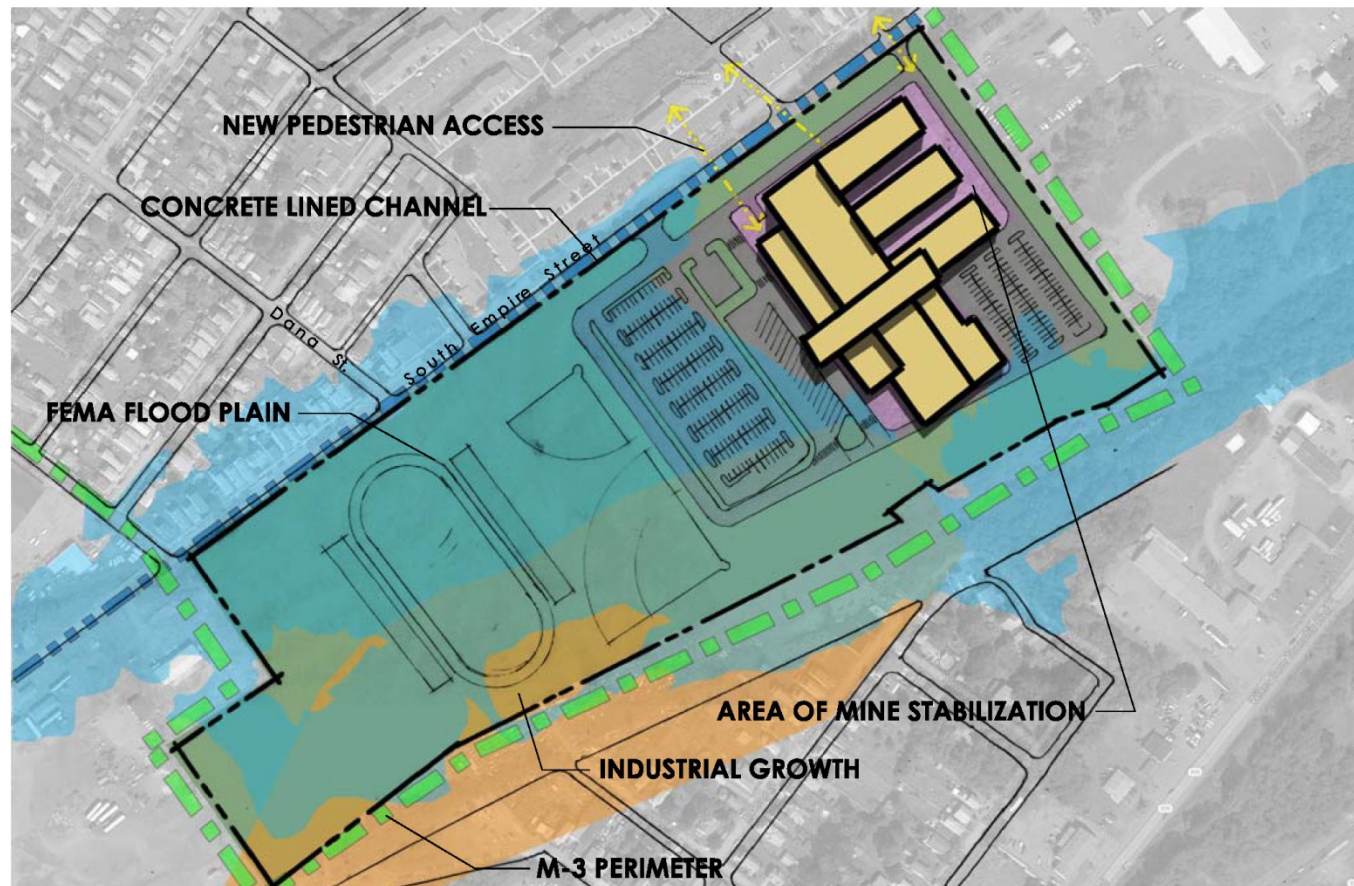


EMPIRE STREET PARCEL - ADVANTAGES

- Property is owned by the school district.
- Large enough to accommodate school building, parking and athletic facilities. (37.34 Acres)
- Central location to Heights and the Georgetown sections of Wilkes-Barre Township.
- Existing grades are gentle.
- Readily available utilities.
- Adjacent city streets.

EMPIRE STREET PARCEL - DISADVANTAGES

- Property is located outside of Coughlin service area close to GAR High School.
- Access into the site is across an existing concrete lined drainage channel - Limited vehicular/pedestrian accessibility.
- Approximately 2/3 of the site is in a FEMA flood plain for Spring Creek.
- The property is located within an M-3 heavy Industrial District surrounded on 3 sides with industrial uses. Adjacent future industrial uses may be even less compatible with a high school land use.
- Located in a former mining area with nearby shafts.
- Uncertain environmental, geotechnical, and soils issues due to past mining.



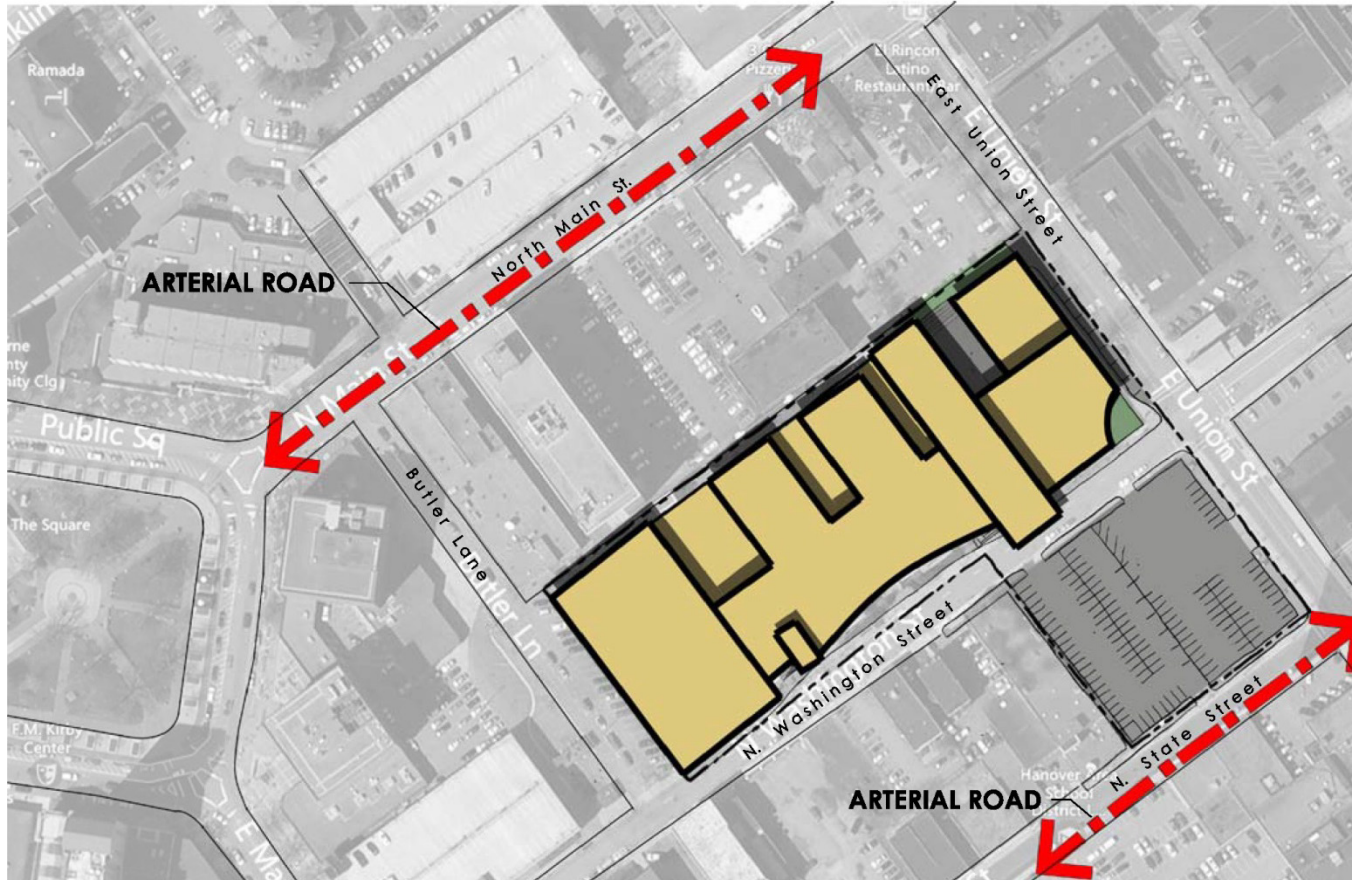
Empire Street

COUGHLIN PARCEL - ADVANTAGES

- Accommodates 1,200 student capacity school
- Property is owned by the school district.
- Readily available utilities & additional onsite parking.
- Existing site with no changes to bus routes, walking distances, ect.
- Flat & impervious site.
- Opportunity to reduce/eliminate building elements due to available amenities. (e.g. F.M. Kirby Center, King's College, etc.)
- Maintains historical use pattern, high school presence in the downtown, & existing bus/traffic patterns.
- Enhanced education opportunities - adjacent to higher education providers. (< 1mile)

COUGHLIN PARCEL - DISADVANTAGES

- Limited 1,200 student capacity/ land acquisition cost & parking area to be acquired.
- Vehicular/bus circulation difficult to accommodate.
- Loss of P.E. field; cost of reconstruction for new athletic field/track required on adjacent property.
- Lack of space for expansion. (2.364 Acres)
- Demolition Cost (\$2,000,000 +/-). Requires demolition and phasing plans to accommodate existing students - impacting educational; environment and programming.
- Located in Flood Plain but protected by W-B Levee System.



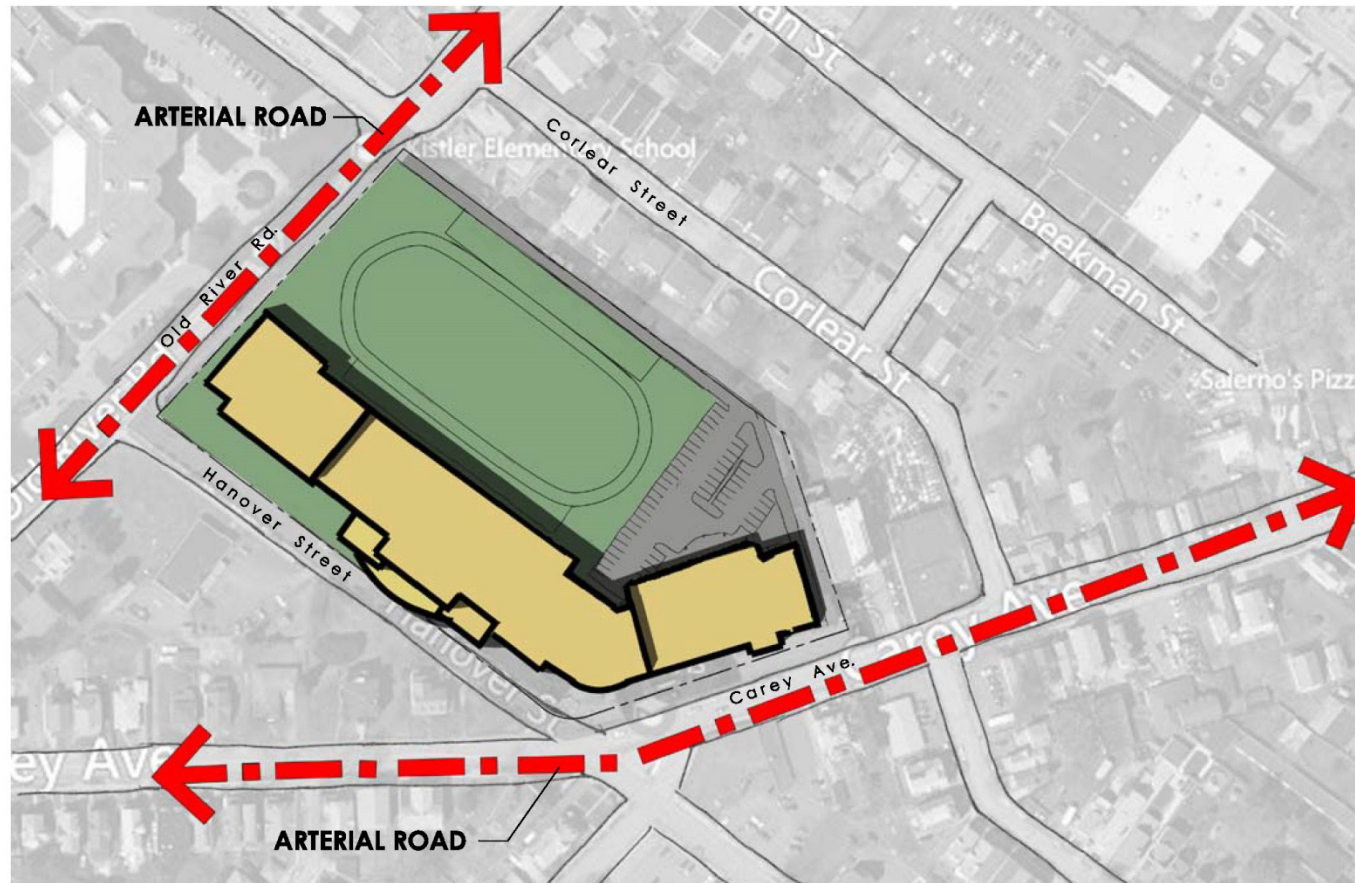
Coughlin

MEYERS PARCEL - ADVANTAGES

- Property is owned by the school district.
- Readily available utilities & access to adjacent road network.
- Existing grades are gentle & site is impervious.
- Maintains historical use pattern & high school presence in the downtown and improves existing bus/traffic patterns & parking.
- Opportunity to reduce/eliminate building elements due to available amenities. (e.g. F.M. Kirby Center, King's College, etc.)
- Enhanced education opportunities - adjacent to higher education providers. (< 1 mile)

MEYERS PARCEL - DISADVANTAGES

- Limited capacity without additional costs (land acquisition costs) & limited space for expansion. (7.731 Acres)
- Loss of existing Wilkes-Barre Memorial Stadium and the replacement of athletic fields on-site or at another location. (e.g. Empire Street)
- Additional parking would need to be acquired.
- Vehicular/bus circulation: difficult to accommodate.
- Demolition Cost (\$3,000,000 +/-). Requires demolition and phasing plans - impacting educational environment and programming.
- Uncertain geotechnical and soils issues.
- Located in Flood Plain but protected by W-B Levee System.



Alignment Options

Alignment Options

1. **One Consolidated New High School (9-12)**
2. **Two New High Schools (9-12)**
3. **Three High Schools**

One Consolidated New High School

(2,500 Students)

Pagnotti Parcel

Biscontini Parcel

Empire Street Parcel

Two New High Schools

(1,200 Students Each)

Pagnotti Parcel

Murray Parcel

Biscontini Parcel

Empire Street Parcel

Solomon Plains Site

Meyers Site

Coughlin Site

Three High Schools

(900-1,200 Students Each)

GAR

Meyers

Coughlin

Costs - One or Two High Schools

	1,200 Students*	2,500 Students*	Land	Fields**
Pagnotti	\$ 75,652,500	\$ 119,130,000	?	
Murray/ Siniawa	\$ 73,810,000		?	?
Biscontini	\$ 72,077,500	\$ 113,740,000	?	
Empire	\$ 71,307,500	\$ 112,970,000		
Solomon	\$ 69,217,500			
Meyers	\$ 66,247,500			
Coughlin	\$ 63,882,500			?

*GAR (New Junior High or 6-8 School): Renovated for \$39,000,000

**Fields: An additional \$3,000,000 to \$7,000,000 depending on site and amenities

***Costs Include Construction, Soft Costs, Contingency, and F,F,E.

Costs – Three High Schools

	9-12	7-12
Coughlin	\$ 63,882,500	
Meyers		\$ 61,187,500
GAR		\$ 39,000,000

****Fields: An additional \$3,000,000 to \$7,000,000 depending on site and amenities**

What's Next?

1) Community Discussion

a. Alignment:

One Consolidated School vs.
Two or Three Neighborhood Schools

b. Site Selection

2) Refinement of Options