

Interboro School District



Glenolden Admin Renovation – Project Update January 25, 2022



D'HUY Engineering, Inc.



Interboro
School District

Agenda

- Update on Site Status & 12/20 Borough Meeting
- Plan Review
- Budget & Schedule Updates
- First look – Draft Entrance Renderings
- Discussion



D'HUY Engineering, Inc.



**Interboro
School District**

Glenolden ES & Admin Properties

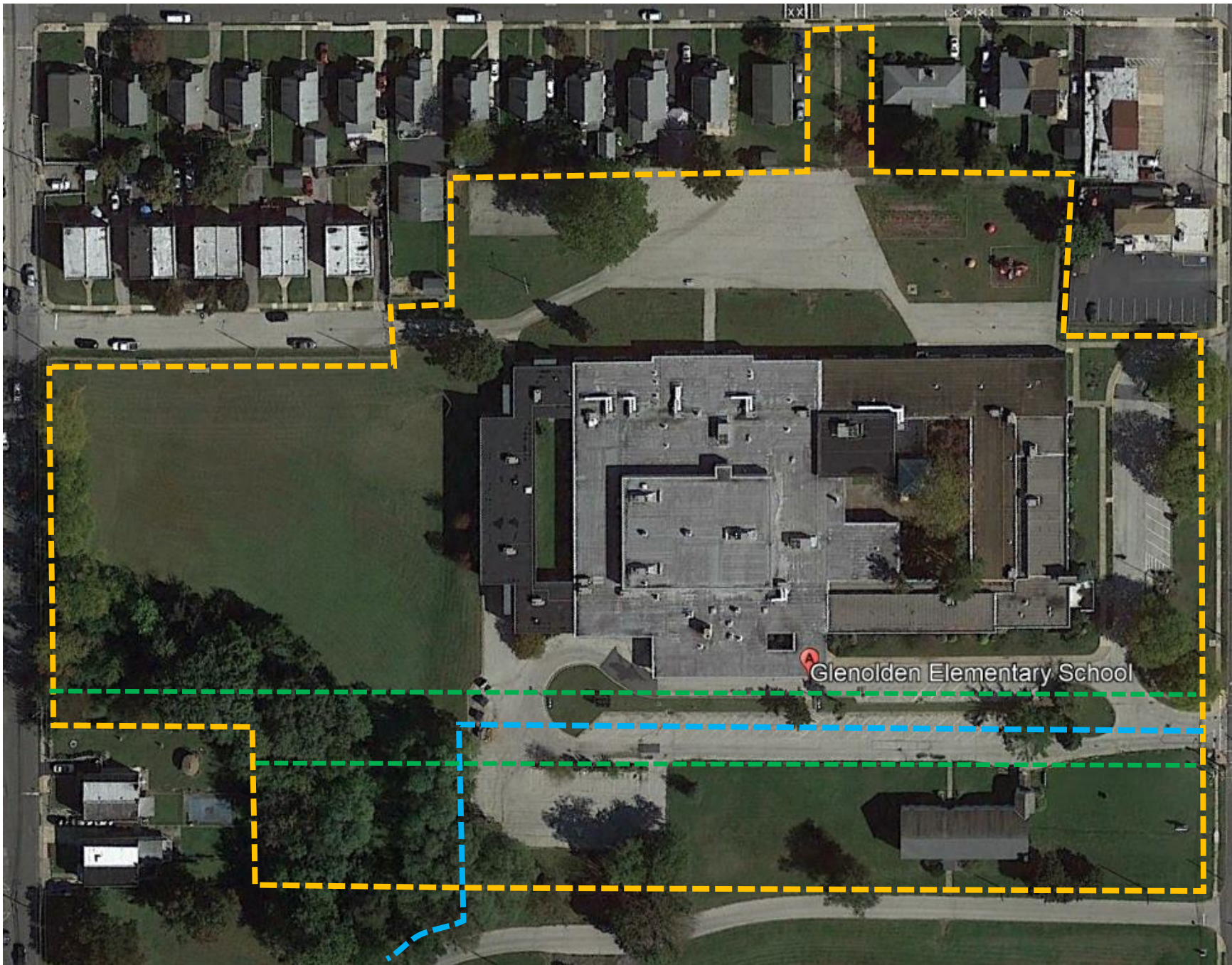
Estimated Area of New Admin = 7,880 sf

Property Area(Acres)	
Existing Glenolden ES =	8.552ac
New Admin =	<u>1.334ac</u>
Total Consolidated Lot =	9.886ac

Knowles Ave "Paper Road" traverses site
Will request Borough to "vacate" this area.



D'HUY Engineering, Inc.





Interboro School District

NEW PLAY GROUND

KNOWLES AVE.

NEW PAVEMENT

HIBBARD AVENUE

ZONING DATA

ZONING DISTRICT: RESIDENTIAL (R-1)
EXIST./PROP. USE: ELEMENTARY SCHOOL

	REGD.	EXIST. COND.	PROP. COND.
MIN. LOT AREA:	65,000 SF	65,000 SF (1,334 AC)	65,000 SF (1,334 AC)
MIN. LOT WTH:	80'	100'	100'
MIN. LOT DEPTH:	125'	150'	150'
MIN. REAR SETBACK:	25'	13'	13'
MIN. FRONT YARD:	10'	10'	10'
MIN. SIDE YARD (EACH):	5'	5'	5'
MIN. REAR YARD:	20'	20'	20'
MAX. BLDG. HEIGHT (FEET):	35'	<35'	<35'
MAX. BLDG. COVERAGE:	30%	61.7% (2,627 SF)	71.0% (3,174 SF)
MAX. PAVEMENT COVERAGE:	10%	16.86% (9,787 SF)	41.10% (23,478 SF)

* REQUIRE ZONING VARIANCE (#162-12 (2))

PARKING REQUIREMENTS

STALL SIZE: 8.5'x14' VARIES 9'x14' MIN.
LOADING: 300 SF

OFF-STREET PARKING REQUIREMENT: 1 SPACE/EVERY 20 CLASSROOM SEATS
1 SPACE/EVERY 500 SF OF OFFICE FLOOR AREA

JOB: OFFICE = 7,874 SF OF OFFICE FLOOR AREA = 27 SPACES REQ'D
TOTAL = 27 SPACES REQ'D

SPACES PROVIDED: 28 SPACES

ZONING DISTRICT: RESIDENTIAL (R-2)
EXIST./PROP. USE: MULTI-FAMILY CAMPUS (SPECIAL USE, #801)

	REGD.	EXIST. COND.	PROP. COND.
MIN. LOT AREA:	65,000 SF	275,000 SF (6,552 AC)	275,000 SF (6,552 AC)
MIN. LOT WTH:	80'	125'	125'
MIN. LOT DEPTH:	125'	125'	125'
MIN. REAR SETBACK:	25'	-8'	-8'
MIN. FRONT YARD:	25'	-8'	-8'
MIN. SIDE YARD (EACH):	10'	-8'	-8'
MIN. REAR YARD:	25'	-34'	-34'
MIN. BLDG. HEIGHT (FEET):	35'	<35'	<35'
MAX. BLDG. COVERAGE:	30%	23.52% (97,646 SF)	23.52% (97,646 SF)
MAX. PAVEMENT COVERAGE:	10%	19.12% (77,258 SF)	19.12% (77,258 SF)

* REQUIRE ZONING VARIANCE (#162-12 (2))

PARKING REQUIREMENTS

STALL SIZE: 8.5'x14' VARIES 9'x14' MIN.
LOADING: 300 SF

OFF-STREET PARKING REQUIREMENT: 1 SPACE/EVERY 20 CLASSROOM SEATS
1 SPACE/EVERY 500 SF OF OFFICE FLOOR AREA

PAVEMENT MARKINGS

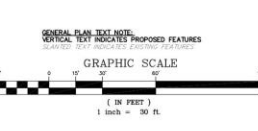
SYM	DESCRIPTION
(1) STOP BAR (12" WHITE) **	
(2) 4" SINGLE WHITE LINE *	
(3) 4" SINGLE YELLOW LINE *	
(4) 4" DOUBLE YELLOW LINES *	
(5) CROSSWALK OR WALK WAY (2" WHITE LINES @ 24" C-C) **	
(6) ACCESSIBLE AREA OR SOME AREA (4" SINGLE WHITE OUTLINE & 2" WHITE LINES @ 48" C-C) **	
(7) 2" STOP & YELLOW (FIRE LINES) *	
(8) 2" ACCESSIBLE AREA (2" SINGLE BLUE OUTLINE & 2" BLUE LINES @ 24" C-C @ 45') *	
(9) ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48"x48" BLUE BACKGROUND) *	
(10) STRAIGHT ARROW (2" LONG, WHITE) **	
(11) TURNING ARROWS (2" LONG, WHITE) **	
(12) ROAD LETTERING (2" TALL, WHITE, "LEFT ONLY") **	
(13) 2" LOCATIONS, COORDINATE WITH OWNER	
(14) 2" LOCATIONS, COORDINATE WITH OWNER, "CARPOOL/PARKING" **	
(15) 2" LOCATIONS, COORDINATE WITH OWNER	

* PAVEMENT MARKINGS TO BE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FTS-112-100, TYPE II, WITH DRYING TIME OF LESS THAN 45 MINUTES, AS DESCRIBED IN PENNDOT PUB. AND SECTION 804

** HOT THERMOPLASTIC PAVEMENT MARKINGS, AS DESCRIBED IN PENNDOT PUB. AND SECTION 804, MATERIALS AS PER BULLETIN 10

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
ADDING LOT LINE	---	---
RIGHT-OF-WAY	---	---
IRON PIN/CONCRETE MONUMENT	○	○
BUILDING RESTRICTION LINE	---	---
EXISTING	---	---
FENCE	---	---
SIGNS	---	---
CURBING	---	---
PAVEMENT	---	---
GRAVEL/STONE	---	---
CONCRETE	---	---
BUILDING	---	---
TREES/SHRUBS	---	---
TREE LINE	---	---



PA ONE CALL NOTE

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LATEST AMENDED BY ACT 81 OF 2006, THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM EXISTING QUALITY RECORDS. LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTOR, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES LOCATED WITH THE ASSISTANCE OF THE BUREAU OF PUBLIC WORKS IN ACCORDANCE WITH ACT 181 (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 DAYS IN DESIGN STAGE & 10 WORKING DAYS IN CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

Revisions

No.	Date	Description



PRELIMINARY
INTERBORO SCHOOL DISTRICT
GLENDEN TOWNSHIP
GLENDEN ADMINISTRATION OFFICE
LAND DEVELOPMENT PLAN

D'HUY Engineering, Inc.
CONSULTING ENGINEERS
PROJECT MANAGER: J. HUY
PROJECT ENGINEER: J. HUY
ONE EAST BROAD STREET, BARTLEHEM, PA, 19018
PH: 610-376-0111 FAX: 610-376-0111 WWW.DHUY.COM

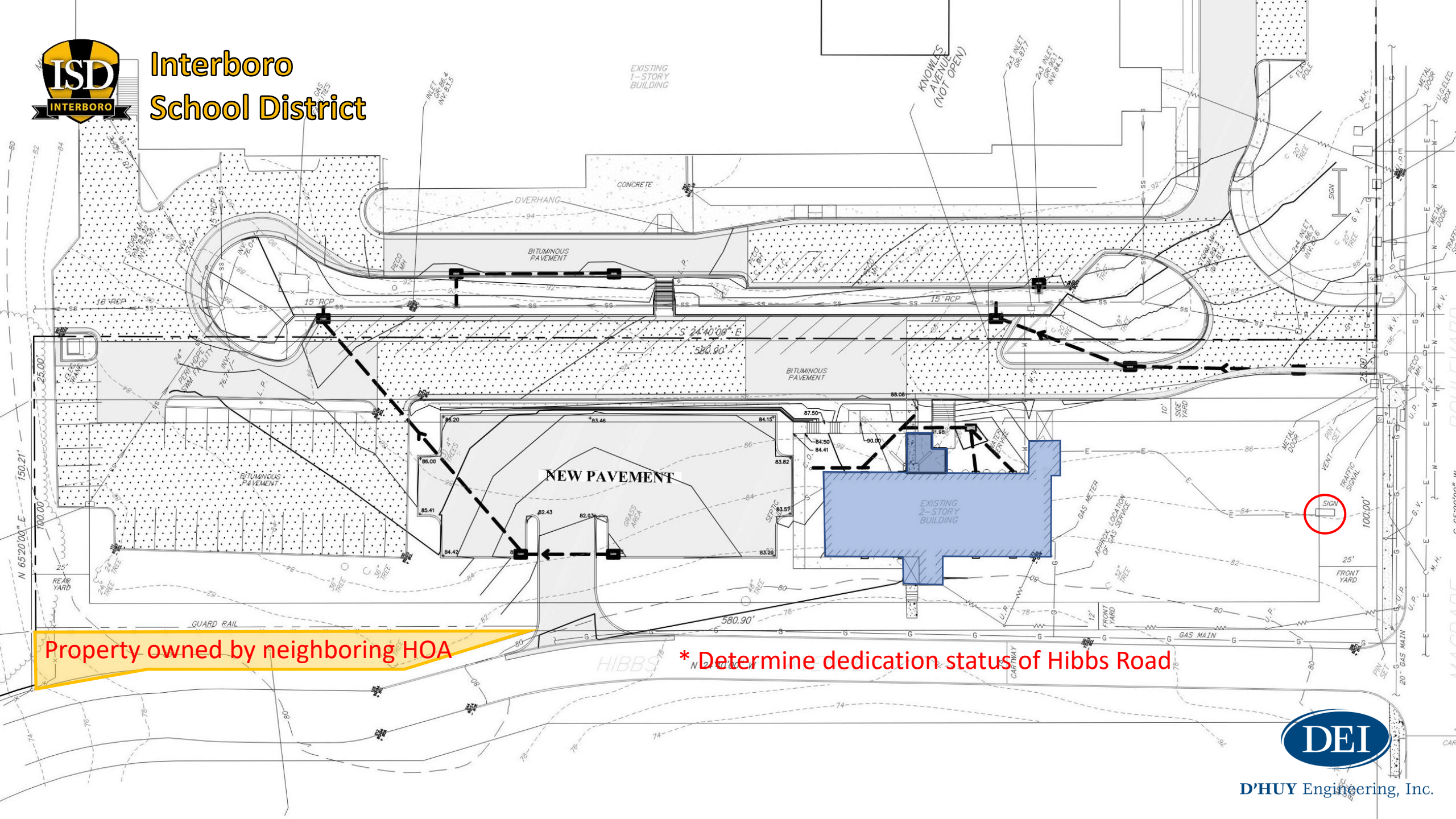
Drawn: GS App'd: JQM
Date: 11.11.2021
Scale: 1" = 30'

Job No. 233004
Drawing No. SP-2
SHEET 6 of 46





Interboro School District



Property owned by neighboring HOA

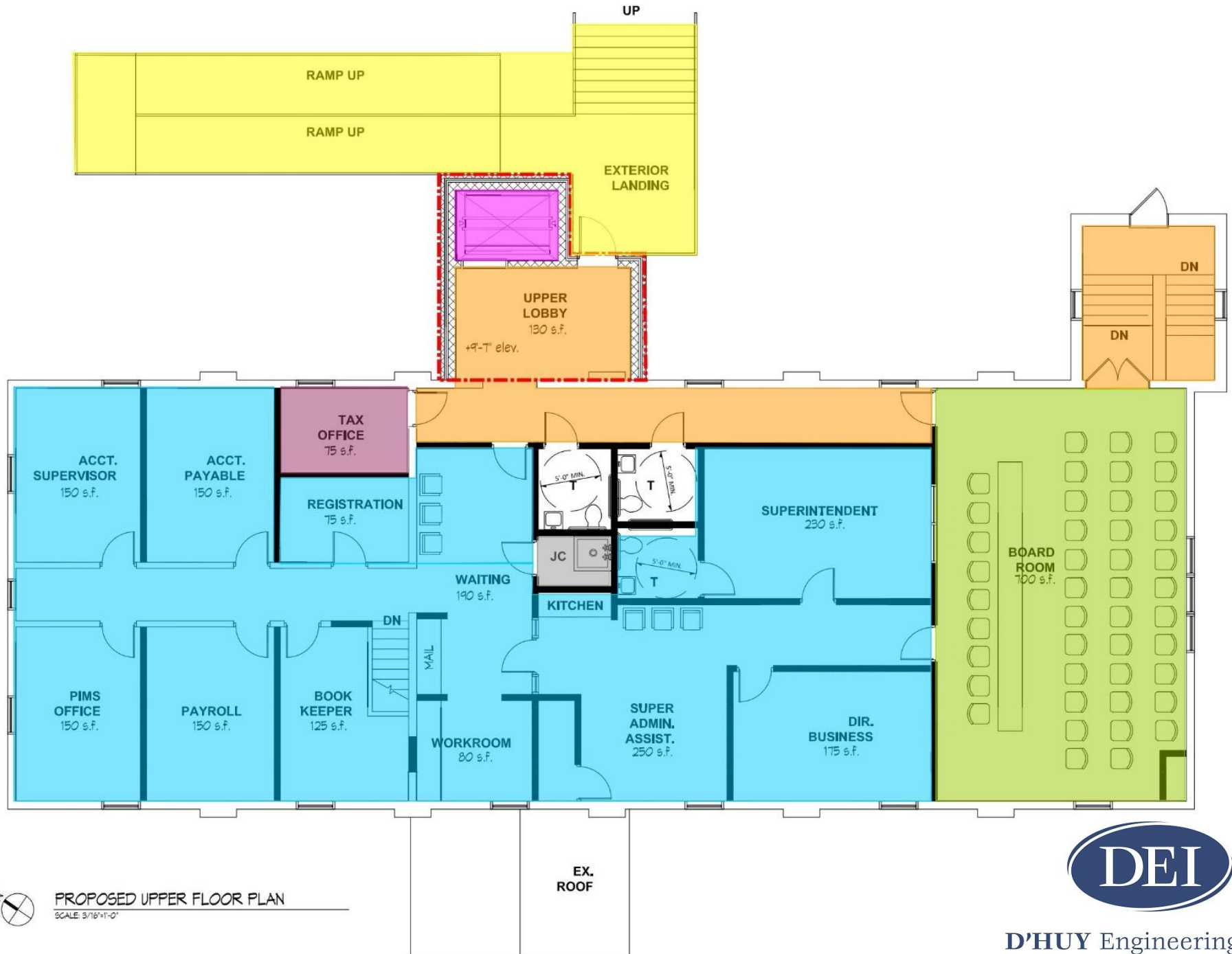
* Determine dedication status of Hibbs Road





Main Level

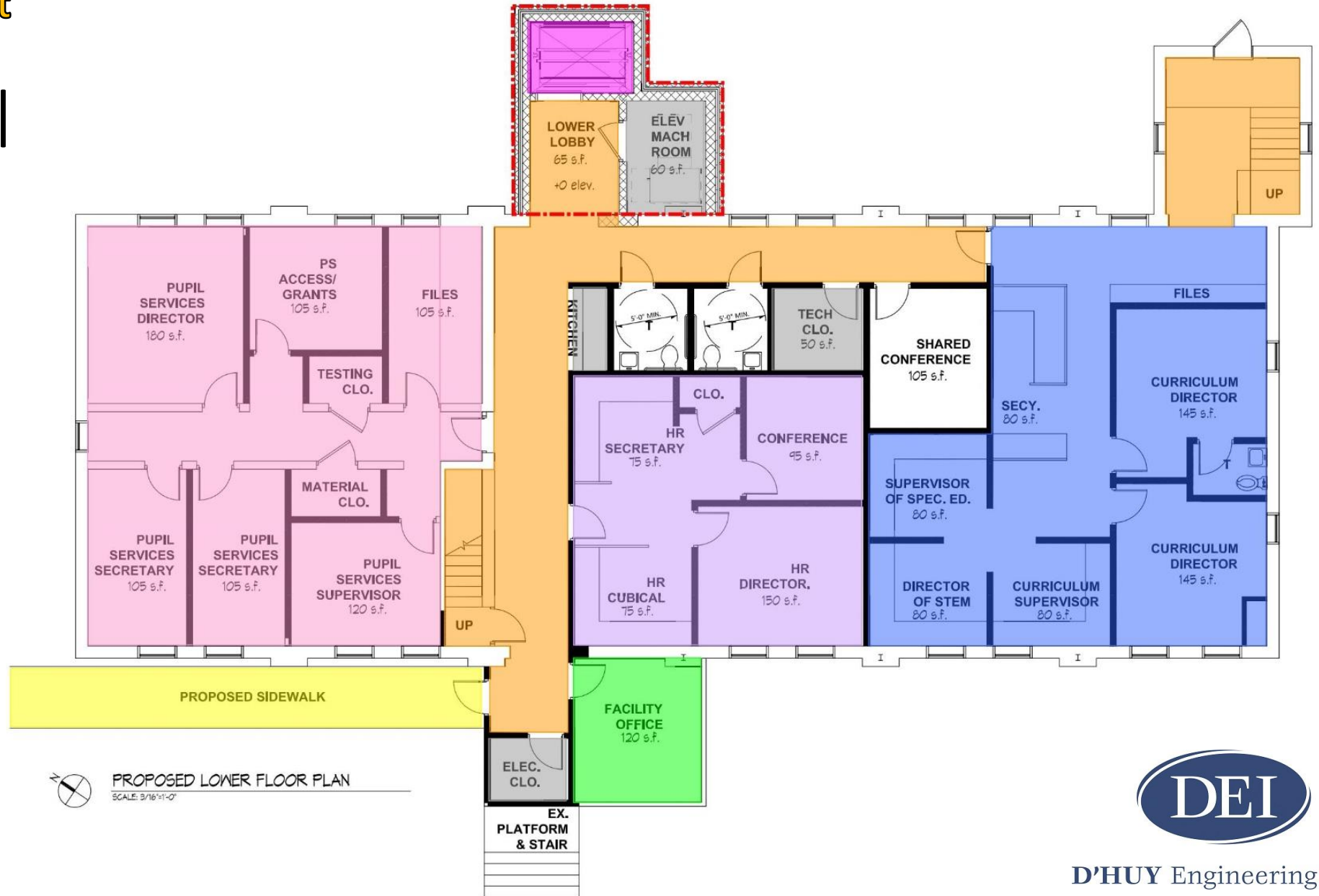
- Superintendent/Business Office
- Board Meeting Room
- Tax Office
- Pupil Services Office
- Curriculum Office
- Human Resource Office
- Facility Office
- Shared Spaces
- Proposed Elevator
- Mechanical Space (Includes Attic spaces)
- Interior Circulation
- Exterior Circulation
- Addition





Lower Level

- Superintendent/Business Office
- Board Meeting Room
- Tax Office
- Pupil Services Office
- Curriculum Office
- Human Resource Office
- Facility Office
- Shared Spaces
- Proposed Elevator
- Mechanical Space (Includes Attic spaces)
- Interior Circulation
- Exterior Circulation
- Addition



Budget



Interboro
School District

- No change since November
- **\$4,877,857 – TOTAL**
 - \$2,236,000 - Renovation
 - \$ 600,000 – Administration Parking
 - \$ 911,725 - Glenolden ES Sitework
 - \$ 716,532 - Soft Cost
 - \$ 293,600 - Contingency
 - \$ 120,000 - Playground Allowance
- Influence of Recent Inflation



D'HUY Engineering, Inc.

Schedule



Interboro
School District

Activity	Start	Finish
Survey	10/8/2021	11/8/2021
Stakeholder Input (4 weeks)	11/8/2021	12/6/2021
Design & Const Docs	12/6/2021	3/11/2022
Zoning submission		1/28/2022
Land Development	3/1/2022	4/15/2022
Bidding	3/11/2022	4/8/2022
Award (conditional)		4/20/2022
procurement(1 mo)	4/21/2022	5/20/2022
Interior Renovation	5/23/2022	9/23/2022
Addition Construction	5/23/2022	11/18/2022
Parking Construction	6/6/2022	11/18/2022



D'HUY Engineering, Inc.

Renderings



Renderings



Renderings



Discussion





Interboro
School District

Glenolden Church Existing Conditions





Interboro
School District

Glenolden Church Existing Conditions





**Interboro
School District**

Glenolden Church Existing Conditions

