



DERRY TOWNSHIP SCHOOL DISTRICT



Granada Building Feasibility Study

January 2018 – CRA Project No. 3073



**Crabtree, Rohrbaugh & Associates
Architects**

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DERRY TOWNSHIP DAUPHIN COUNTY, PA.

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FOR REVIEW ASSOCIATES BY:

MEMORANDUM

TO: Chris Barnett
FROM: Frank Chlebnikow, AICP
CC:
DATE: December 18, 2017
PROJECT NAME: Derry Township School District
PROJECT NO.: 020472001
SUBJECT: Zoning, SALDO, and Stormwater Review (Phase 611)

RETTEW has partnered with Crabtree, Rohrbaugh & Associates to perform a Building Feasibility Study for three existing buildings owned by the Derry Township School District. The following analysis addresses Scope of Services Section C. Zoning and Subdivision/Land Development Review (Phase 611).

Property Location:

The property is located at 30 E. Granada Avenue and contains three existing buildings identified as Building A, B, C in the report. The property is also referenced as Parcel #24-023-074 by the Dauphin County Tax Assessment Office. A location map is provided in **Appendix A**.

Property Ownership:

The property and buildings are owned by the Derry Township School District.

Property Size, Access, and Existing Parking:

As presented by the Dauphin County Tax Assessment Office, the property contains 2.5 acres (108,900 square feet). The property lines generally follow the buildings' outer dimensions, including a small parking lot along School Plaza Road and E. Granada Avenue. Access to the property is primarily from E. Granada Avenue and School Plaza Road, and South 3rd Street provides access to the rear of the buildings and garages associated with single-family dwellings that front on E. Areba Avenue. The aforementioned roads provide access to approximately 45 parking spaces on the property. Property boundary, access, and existing on-property parking spaces are shown in **Appendix A**.

Derry Township Zoning Ordinance and Map

Derry Township Official Zoning Map - 1 Zones the property as Hershey Mixed Use (HMU), Official Zoning Map - 2 - Overlays, designates the property as Downtown Core, and Official Zoning Map - 4 - Development Approval Areas Overlay, designates the property in the Central Master Plan Approval Area. In addition to the Hershey Mixed Use designation, development/redevelopment of the property will also need to comply with the Downtown Core Overlay and Central Master Plan Approval Area provisions. The property is not encumbered by Environmental Resources, Floodplain, or Airport Hazard Overlay as depicted on Official Zoning Map - 3 - Environmental Overlay. Zoning Maps 1, 2, 3, and 4 are in **Appendix B**.



HMU District – The purpose of the HMU district is to retain the varying intensities of pedestrian-oriented businesses, residences, neighborhood farms and regional attractions that complement and respect the Township’s traditional historic and cultural core.

Permitted Uses:

Table 28 in the Derry Township Zoning Ordinance lists Permitted, Conditional, and Special Exception Uses in the HMU district. The property is in the Downtown Core Overlay (O9); therefore, not all uses identified in Table 28 are permitted. The following uses are consistent with the current and anticipated uses of the three buildings as identified in the Facility Options section of this report and are permitted in the O9:

1. Business and Professional Offices
2. Healthcare Practitioners Office
3. Theatre and Auditoriums

Bulk and Area requirements are identified in Table 29, Column O9. Permitted maximum impervious coverage in the O9 is 85 percent with a minimum vegetated coverage of five percent.

Downtown Core – Applicants proposing development on lots or the portions of lots within the designated Downtown Core Overlay shall be permitted to apply for land uses as designated in the Zoning Ordinance Land Use Table, in the HMU district, and the property can be developed in accordance with §225-401.1. I.

Key restrictions in the Downtown Core:

1. Parking spaces shall not be permitted between the front building facade and the right-of-way line.
2. Landscaping as required by §225-403 for parking provided on the lot may be permitted to be placed to the perimeter of areas designated for parking.
3. Refer to §225-1009, and Chapter 89, Downtown Core Design Ordinance, of the Code of the Township of Derry for additional design review requirements.
4. Chapter 89 – Downtown Core Design Standards would apply. <http://www.derrytownship.org/wp-content/uploads/2017/04/Chapter-89-FINAL-3.21.17-with-Appendices-signed-2.pdf>

Central Master Plan Approval Area - The Central Master Plan Development approval area process includes submission of a Master Development Plan that addresses all applicable requirements of this Ordinance and §225-501.58. Applicants are encouraged to provide for design standards that maintain historical development patterns of existing neighborhoods and encourage a mix of land uses that are complementary to the surrounding neighborhoods, that promote revitalization and tourism to the Downtown, and maintain acceptable event management. As presented through building elevations illustrating the entire block in which an application is proposed, the applicant shall ensure compatibility of building form and character exists between existing and proposed improvements.

Conclusions

The existing and proposed uses and building improvements appear to be permitted in the Downtown Core Overlay. In addition to meeting zoning district and overlay specific requirements, uses shall also comply with

Performance Standards and Supplementary Regulations, which are too numerous to list in this analysis but can be found in Article IV of the Zoning Ordinance.

Zoning related Issues:

1. Buildings A, B, and C and off-street parking are located on 2.5 acres of land with no opportunity for expansion of off-street parking.
2. Bulk and Area requirements may restrict expansion of off-street parking.
3. Demolition of Building "B", as described in Option #2, may not be permitted as it would be contrary to the purpose of the HMU district and Central Master Plan Development Area to preserve historic buildings.
4. Maximum impervious coverage may affect on-site improvements.

Subdivision and Land Development Ordinance

The purpose of this chapter is to insure the harmonious, equitable, economically sound and environmentally sensitive development of the Township in order to promote the health, safety and welfare of the citizens of the Township.

The Definition of Land Development is:

A. Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots, regardless of the number of occupants or tenure.
 - (a) The addition of 2,500 square feet of floor area to a nonresidential building or residential building, except single family detached, two-family detached, single-family semi-detached and single-family attached dwellings.
 - (b) The division or allocation of land or space, whether initially or cumulatively between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, buildings, groups or other features.
- (2) A subdivision of land.

B. Exceptions. The following shall not be construed as land development activities:

- (1) The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
- (2) The addition of an accessory building, including farm buildings, on a lot of an existing principal building.

- (3) The conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the Township.

Stormwater Management

All subdivision and/or land development activity shall include stormwater controls in accordance with Chapter 174.

Traffic Impact Studies

Whenever a proposed development activity regulated by this chapter is proposed that is expected to generate 100 or more peak hour vehicle trips (inbound or outbound), the applicant shall submit a traffic impact study prepared in accordance with this chapter.

Conclusions

The Township will need to make a determination as to the necessity of preparing a land development plan for the division or allocation of land or space, whether initially or cumulatively between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, buildings groups or other features, including the demolition of Building B and redevelopment of the land area for off-street parking and open space.

Subdivision and Land Development Ordinance Related Issues:

1. Must develop a preliminary design to determine extent of improvements required by the Subdivision and Land Development Ordinance.
2. Must account for the land development approval period in the project schedule and budget.
3. May be required to make improvements to all road frontages.
4. Curbing and pedestrian mobility will need to be addressed.
5. A traffic impact study could be required.
6. Stormwater management will be required.
7. Park, recreation and open space dedication will need to be addressed.
8. Planning Commission and Board of Supervisors meeting attendance.

Stormwater Management – Chapter 174

- A. Stormwater management shall apply to all areas of the Township of Derry, any regulated activity within the Township of Derry, and all stormwater runoff entering into the Township of Derry's separate storm sewer system from lands within the boundaries of the Township of Derry.
- B. Earth disturbance activities and associated stormwater management controls are also regulated under existing state law and implementing regulations. This chapter shall operate in coordination with those parallel requirements; the requirements of this chapter shall be no less restrictive in meeting the purposes of this chapter than state law.

C. Regulated activities are any earth disturbance activities or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff. Regulated activities include, but are not limited to, the following listed items:

1. Earth disturbance activities.
2. Land development.
3. Subdivision.
4. Construction of new or additional impervious or semipervious surfaces.
5. Construction of new buildings or additions to existing buildings.
6. Diversion or piping of any natural or man-made stream channel.
7. Installation of stormwater management facilities or appurtenances thereto.
8. Installation of stormwater BMPs.

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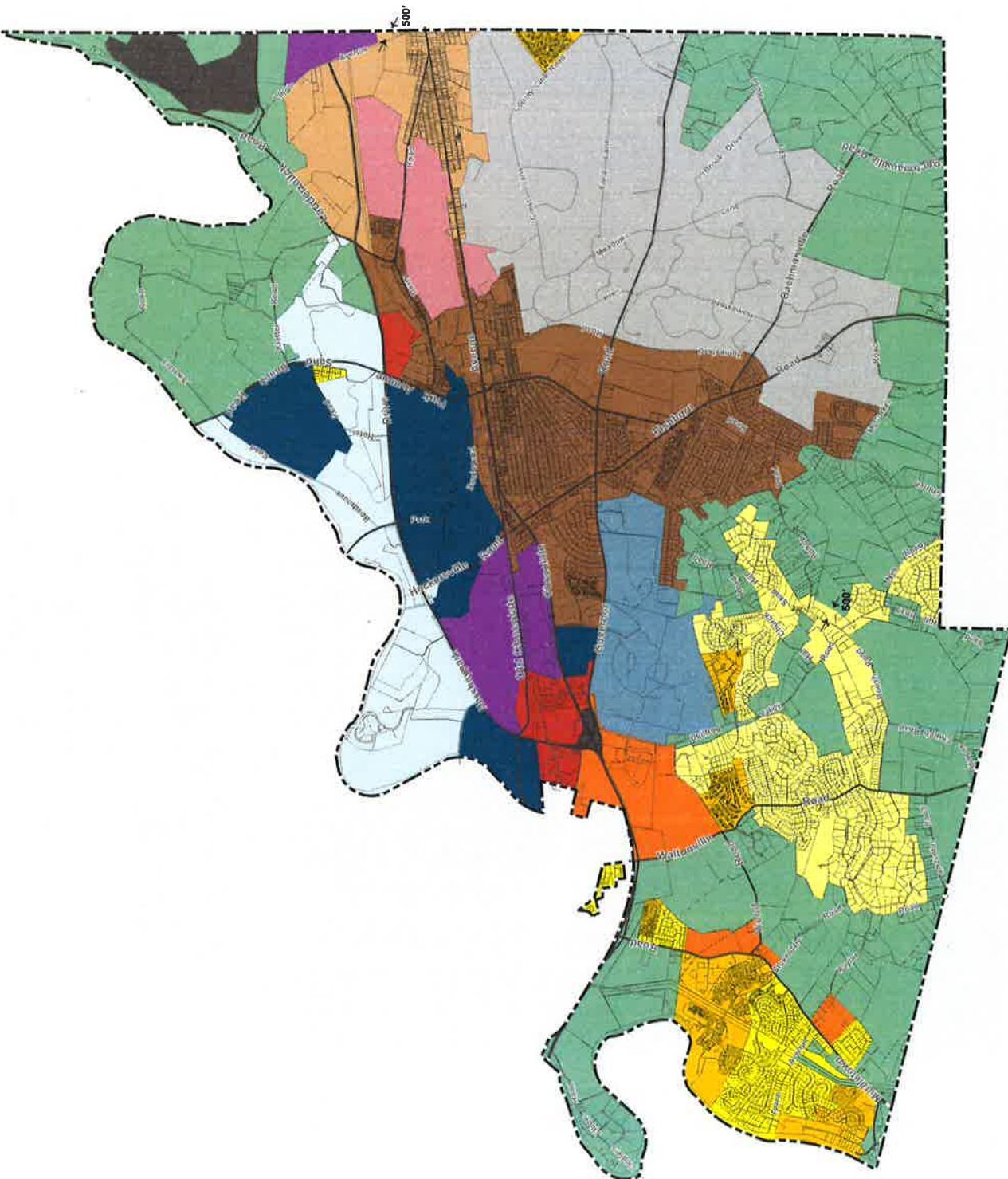
Appendix A

**Dauphin County Tax Assessment Office Parcel Map and
Property Boundary, Access, Existing On-Property Parking Spaces**



Appendix B

Derry Township Zoning Maps 1, 2, 3, and 4



Legend

- Derry Township
- Surrounding Municipalities
- Highways
- Other Roads
- Conservation
- Limited Compatibility
- R-1
- R-2
- R-3
- Palmdale Mixed Use
- Hershey Mixed Use
- Planned Campus North
- Planned Campus South
- Planned Campus West
- Medical Campus Central
- Commercial Recreation
- Commercial Golf
- General Commercial
- Industrial

Conserve, Recreate, Live

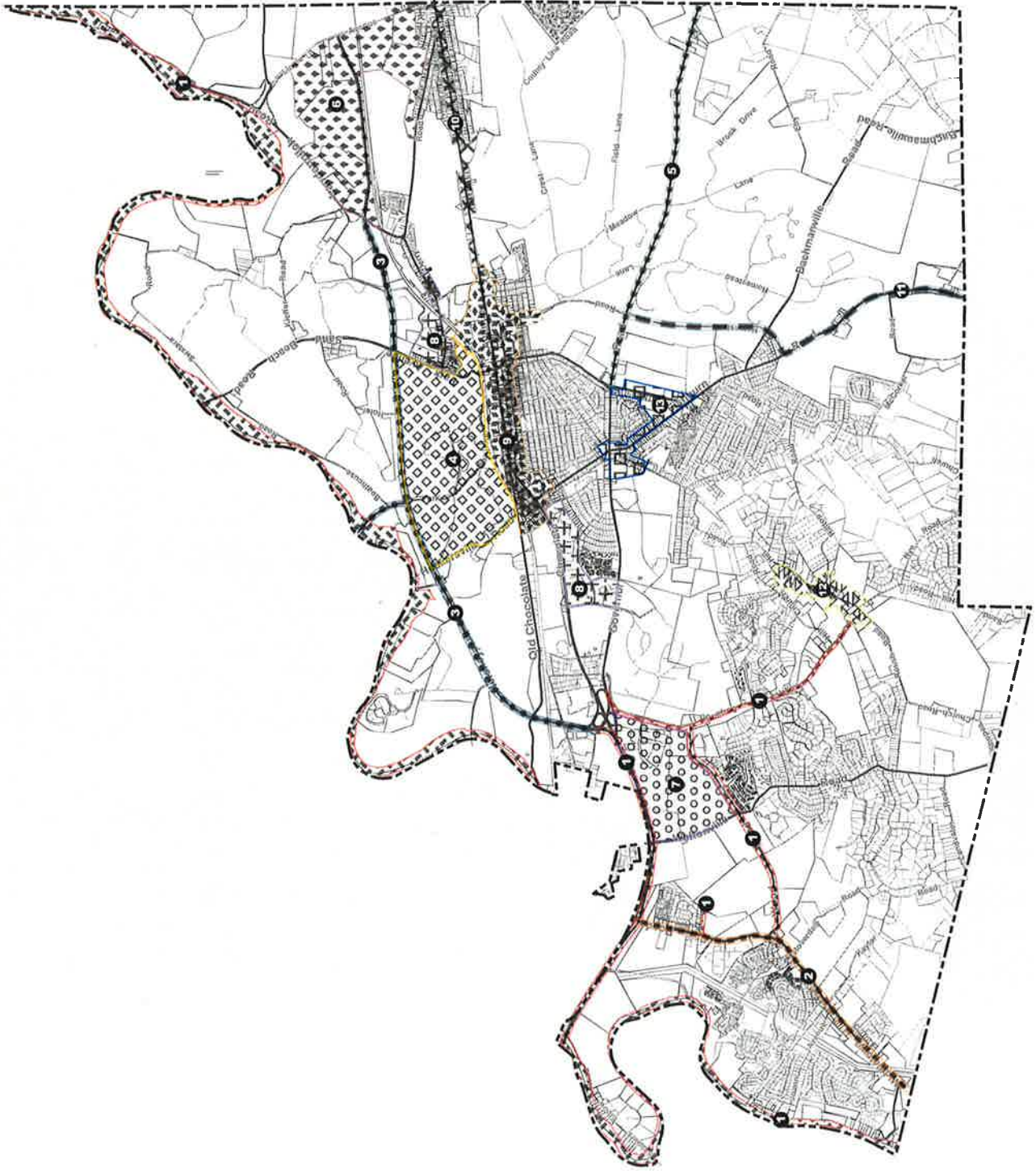
Live, Recreate

Live, Shop, Eat, Recreate

Work, Learn, Play, Eat

OFFICIAL ZONING MAP - 1
Base Zoning Districts





Legend

Derry Township

Surrounding Municipalities

Highways

Other Roads

Community Heritage Buffer

Middletown Road

Hersheypark Drive/Route 39

Hersheypark

Governor Road

Paindale Future Development Area

Planned Campus West

Future Development Area

Compact Development

Downtown Core

East Chocolate Avenue

Homestead/Fishburn Roads

Sandhill Road

Southern Core

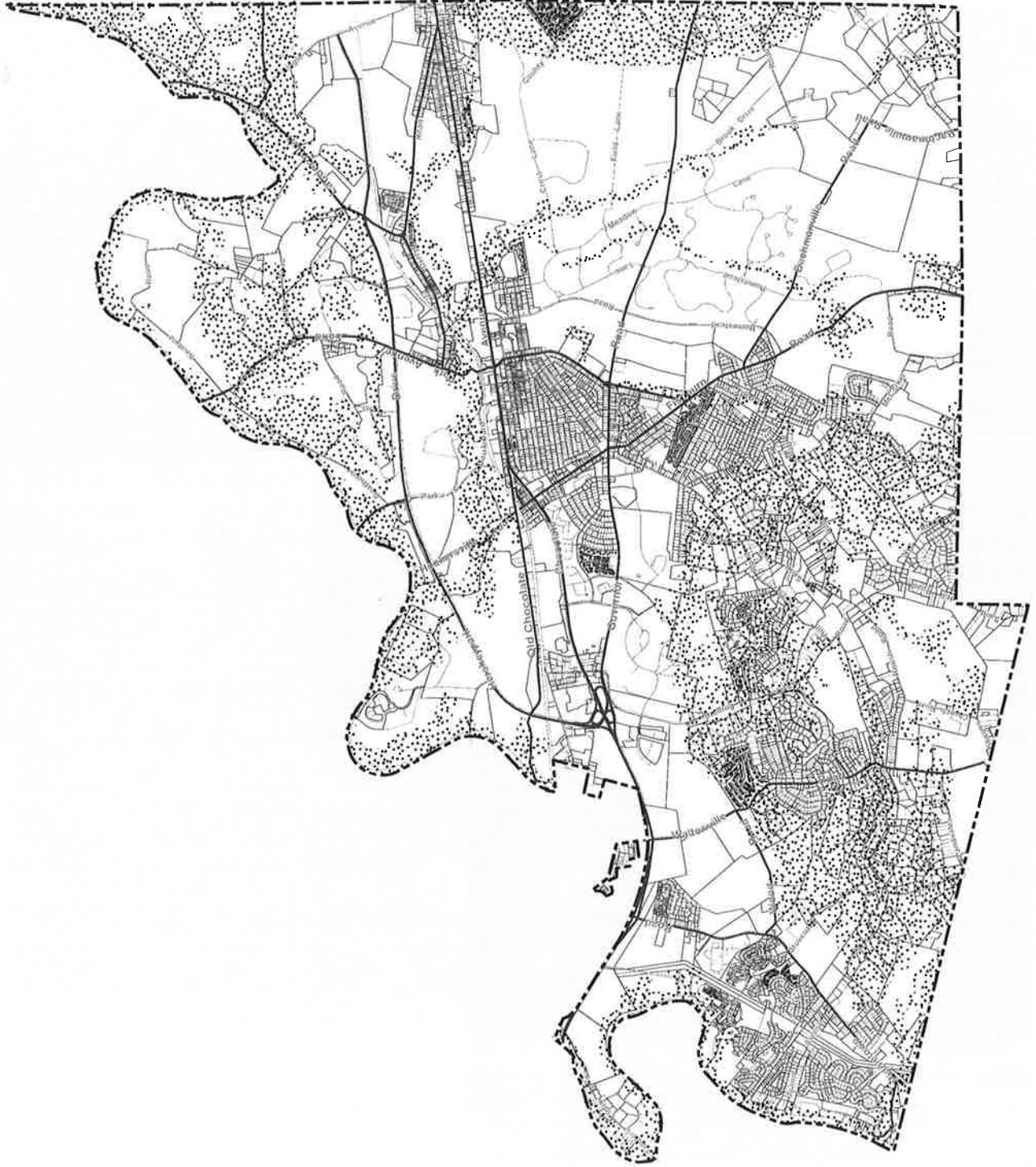
OFFICIAL ZONING MAP - 2

Overlays



NORTH

0 1,700 3,400 Feet



Legend

Derry Township



Surrounding Municipalities



Highways



Other Roads



Constraints
(Environmental Resources, Flood
plain, and Airport Hazard Overlay)



* Refer to §225-403.2.2 for
Floodplain Overlay

Legend

Derry Township



Surrounding Municipalities



Highways



Other Roads



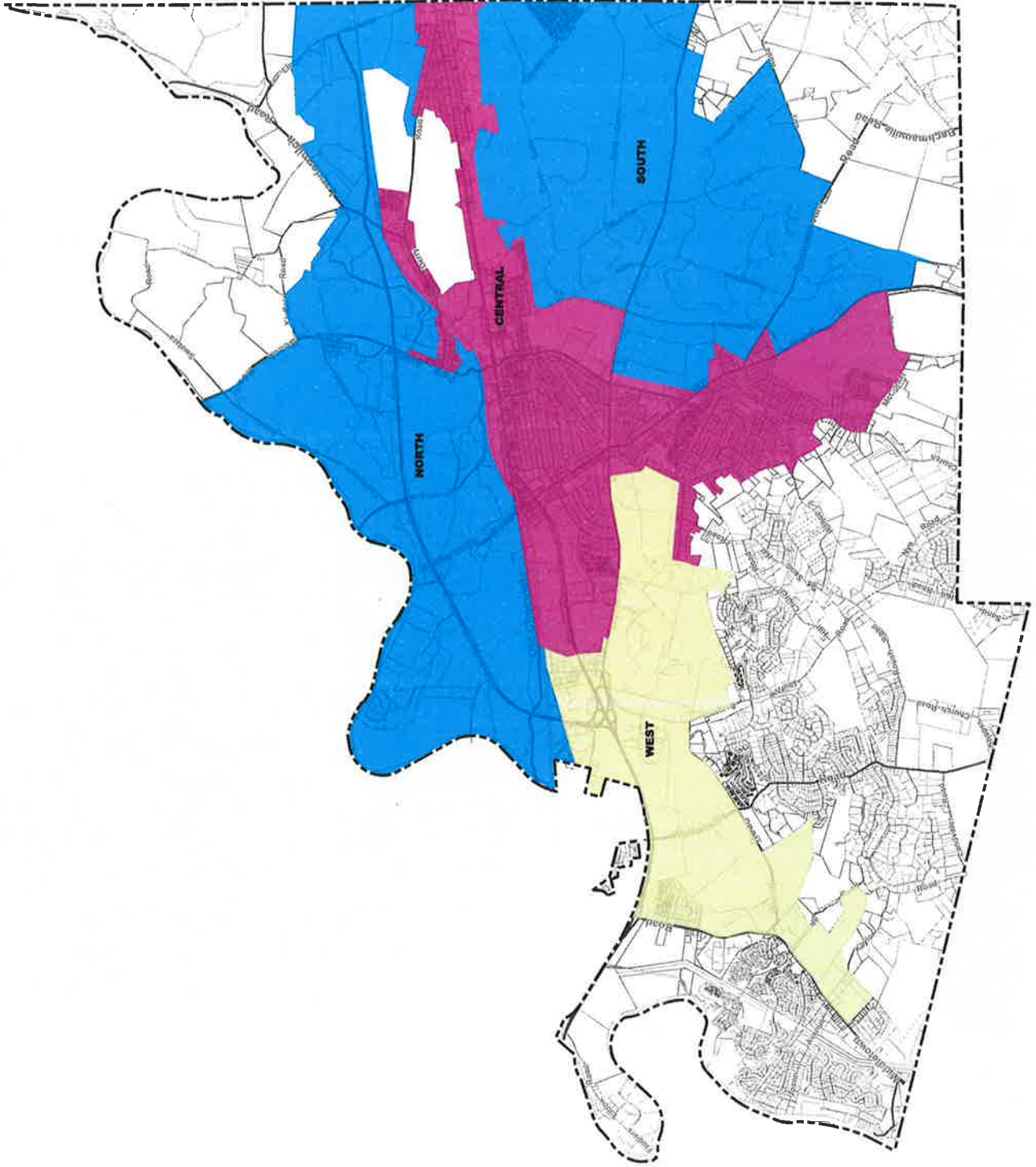
Central Master Plan Approval Area



North/South Master Plan Approval Area



West Master Plan Approval Area



OFFICIAL ZONING MAP - 4

Development Approval Areas Overlay



INTRODUCTION

The Board of School Directors of the Derry Township School District is reviewing potential building options for the current building complex located at 30 East Granada Avenue, Hershey, Pennsylvania. In doing so, a building feasibility study has been compiled by Crabtree, Rohrbaugh & Associates, Inc. The specific purposes for this study are as follows:

1. Establish the need for the building evaluation.
2. Describe the existing construction elements and their associated conditions.
3. Review the various options to be considered by the Board.
4. Review the cost estimates associated with those options.

For purposes of this study, the existing facility has been broken down into three areas, as indicated below:

- Building Section “A” – Penn State Health, Milton S. Hershey Medical Center
- Building Section “B” – Vacant
- Building Section “C” – Derry Township School District Administration



The building complex also shares the site with two other structures: a gymnasium/Power Train business to the north, and the district’s building and grounds center to the southeast.

FACILITY ASSESSMENT STUDY

The following is a general analysis of each existing building section and their various components, based on site visits, existing drawings, and municipality/Department of Education documentation. The intent of this assessment is to evaluate the condition of these existing building sections in conjunction with the options presented.

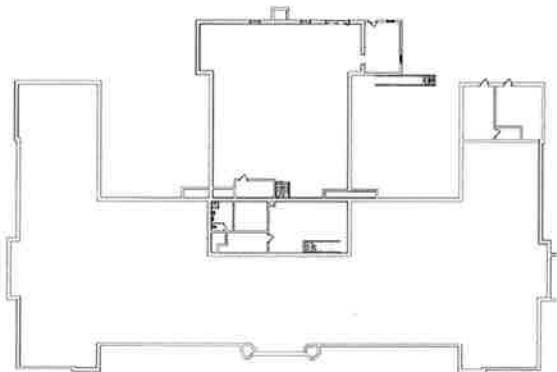
Building Section “A” – Penn State Health, Milton S. Hershey Medical Center

General

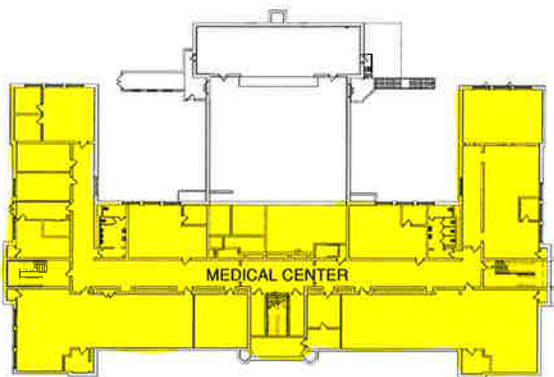
The building section consists of the following:

- Basement..... 6,670 square feet
- Ground Floor..... 21,535 square feet
- First Floor..... 16,865 square feet
- Second Floor..... 16,865 square feet
- **TOTAL:** 61,935 square feet

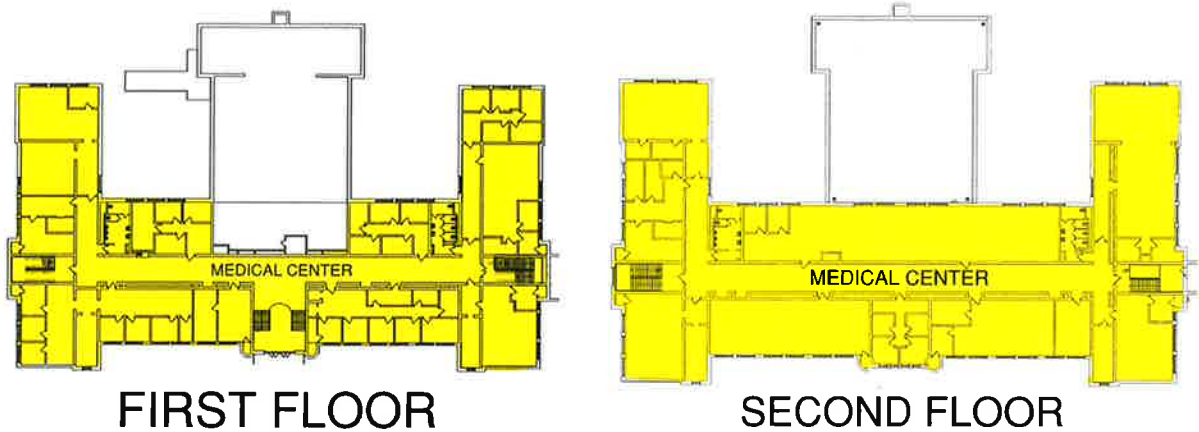
Originally constructed in 1925, the building section’s basement is utilized currently as the main mechanical room, with walk-in food service storage units and smaller maintenance rooms located within this area as well. The majority of ground, and all of the first and second floors have been renovated to serve the functions associated with the medical center, totaling 48,320 s.f. The original auditorium and stage portion, totaling 6,945 s.f. (including the balcony) is vacant, and has been blocked off internally as part of those renovations, only accessible from the exterior.



BASEMENT



GROUND FLOOR



Hazardous Materials

It is understood that some abatement of asbestos-containing materials occurred in the 1990's. Considering the extent of renovation work, the amount of potential hazardous materials is potentially limited to the original auditorium/stage portion of the building. It is recommended that a survey be performed to identify any asbestos containing materials in that specific portion, with the significant potential for areas of mold and lead paint as well.

Exterior Components

The exterior walls are a combination of brick veneer, pre-cast concrete, poured concrete, concrete masonry units and limestone. Areas of vegetative overgrowth can be seen along the back of the building. The materials are generally in good/fair condition, with areas of general cleaning (due to staining and vegetation), re-pointing and minor repair evident. In addition, consideration should be given to removing and re-sealing existing caulk joints at pre-cast concrete and limestone locations.

With regards to the exterior windows, there are locations (primarily on the lower levels) where original wood-framed units were installed, and are recommended to be replaced due to their age and condition. The majority of the building consists of newer aluminum windows units, many of which were installed within the existing openings, in front of the original glass. It is also recommended that these units (including the original glass) be replaced, as they are single-pane construction and not energy efficient. With the exception of select locations, the existing windows are operable, and include either mechanical louvers or metal panel infills in conjunction with HVAC/ceiling construction.

The exterior doors are a combination of painted hollow metal doors and frames, and aluminum storefront. The aluminum doors and frames are in good condition, while the hollow metal doors and frames are in need of replacement due to age and condition. There is also an existing overhead coiling door which is operable and in good condition.

The existing roof system consists of a sloped concrete deck, 4.5" EPS insulation, .5" fiberboard and MA reinforced 45 mil EPDM. This system was surveyed under a separate report. It was recommended that the existing roof system be replaced, and new flashing, insulation, roof drain sumps and roof drain inserts be installed.

In addition to the roof, a previous analysis was performed of the existing terra-cotta coping and brick above the existing parapet watertable feature. It was recommended that 100% of the brick mortar joints above the parapet terra-cotta watertable feature be repointed, the existing terra-cotta coping be restored (including replacement of damaged units), new thru-wall flashing be installed, and the existing terra-cotta/brick turrets be partially rebuilt.

Interior Finishes

Where the medical center renovations have occurred, wall finish is primarily painted gypsum wall board / plaster. In specific locations, there are brick veneer accents, as well as brick and ceramic tile wainscoting. The finishes are in good condition, with no evidence of deterioration. The wall finishes in the abandoned stage/auditorium consist of painted plaster, vinyl wall covering wainscoting, and wood accent elements, all of which are in poor condition – showing significant deterioration. In the basement level, wall finishes include poured concrete, concrete masonry units (painted and non-painted) and brick veneer. Evidence of varying degrees of deterioration were evident, however consideration should be given as to the function of the spaces on this level.

Floor finishes in the medical center include ceramic tile, carpet (including carpet tiles), terrazzo, vinyl composition tile, and rubber treads on the stairs – all of which are in good condition. In the stage/auditorium, floor finishes include sealed concrete, wood and carpet. The carpet is in very poor condition, and the wood on the stage is damaged beyond repair. The basement level floor finish is sealed concrete, and is in good condition.

The majority of the building consists of acoustical tile ceilings, all of which, with the exception of the ceilings in the auditorium and a portion of the basement level, are in good condition. The tile ceiling in the auditorium is in poor condition, with missing tiles and damaged grid evident. The tile ceiling in the select portion of the basement should be removed in its entirety. It was noted the ceiling tile in the stairwells were 12" x 12" tile and appeared to be older construction. It is recommended consideration be given to replacing the ceilings in these locations due to age and potential for hazardous-containing material. There are also select areas of painted gypsum wallboard ceilings and bulkheads within the medical center, all of which are in good condition. In addition, at the basement level and above the stage, the structure is exposed and in good condition, considering the specific uses of those spaces.

Interior Doors

The interior doors in the medical center, with the exception of the elevator, consist of non-rated wood, 1-3/4" solid-core construction, and are generally in good condition. Set within painted hollow metal frames, some of these doors include narrow float glass. Handicapped accessibility requirements (both in the size of the doors, clear floor space area and

DERRY TOWNSHIP SCHOOL DISTRICT

Building Feasibility Study

hardware) appear to have been met, and the hardware is also generally in good condition. The doors within the auditorium are also of this construction, and have been blocked off as a result of the medical center renovation work. These doors appear to be part of the original construction though, and are in need of replacement should access ever be needed into this space from the interior. The doors at the basement level (2 total) are hollow metal and in poor condition. Again though, consideration should be given as to the function of the spaces on this level when determining possible replacement.

Equipment

Within the medical center portion of the building, the amount and type of casework varies with each room function. There are plastic laminate base and wall cabinets, tall storage, shelving and specialized storage units. Countertop material is laminate. The majority of the furniture is systems furniture. In general, these components are in good condition.

Tack and marker boards are located throughout the medical center, and are in overall good condition.

The metal toilet partitions located in the medical center show slight evidence of rust, but are generally in good condition.

Within the auditorium, the existing plastic folding-seat chairs are in poor condition, both on the main floor level and in the balcony. If consideration is given to utilize this space in the future for its intended purpose, it is recommended that these seats be replaced. In conjunction with this, the original stage rigging / lighting system is in poor condition and very outdated, and should be replaced as well.

Structural Components

This building is steel-framed construction, with metal joists supported by masonry-bearing walls. The staff reported no structural issues, nor were any identified during the walk-through.

Mechanical Components

The HVAC system appears to have been installed in 2005. The hot water gas-fired heating boilers, as well as the hot and chilled water pumps, all have date tags of 2005. The building is heated and cooled by a 4-pipe hot and chilled water system. The plant hot water boilers, air-cooled chiller, and associated pumps are all 12 years old and in relatively good condition. The 4-pipe system feeds air handlers that heat and cool the building and provide ventilation to the spaces.

The former auditorium area has been abandoned and the HVAC equipment serving this area is no longer in use and not suitable for reuse.

All the existing HVAC equipment and systems appear to be in good condition and do not require any immediate attention. Plant equipment such as hot water boilers, air-cooled chillers and pumps have 8-12 years of expected life remaining with routine maintenance. Replacement of plant equipment should be planned for in a 10-year timeframe.

HVAC equipment in the former auditorium space needs to be replaced for any future use. System and equipment type is dependent upon the future use of the space.

Plumbing Considerations

The plumbing system are presumed to have been installed in the same timeframe as the HVAC equipment around 2005. Observed plumbing fixtures and equipment appear to be in good condition. Plumbing fixtures appear to conform with current codes for water conservation. Lavatories did not appear to be provided with tempering valves on hot water supplies as required by code. Observed water and sanitary systems appear to be in good condition. Water fountains installed in corridors appear to be only installed at accessible height. Code requires dual height units.

Deficiencies indicated in system description do not need to be addressed now. Upon significant renovation those items will need to be addressed. There are no other apparent deficiencies or recommendations that need to be addressed now.

Fire Protection Considerations

The building is fully sprinklered except for the former auditorium. No new work is necessary in the occupied area. The former auditorium area will be required to be fully sprinklered when renovated.

Electrical Considerations

Normal Power System: Based on an existing one-line electrical riser, the building is supplied with a 480/277 volt, three phase, four wire secondary electrical service from the utility owned transformer secondary. The transformer is located in the basement transformer vault within the East Building. The utility transformer is supplied from an overhead electrical service from a utility pole line installed along South 3rd Street in the rear of the building. The secondary of the utility transformer supplies a single section, Westinghouse distribution switchboard installed in 1970 and contains three distribution compartments supplying the Center and East Buildings and a chiller. The switchboard appears in fair condition. Both the East and Center buildings are connected to the same electric meter located inside the East Building electrical transformer vault, which was not accessible at the time of survey for verification.

A feeder from the switchboard is routed to the East Building and supplies a main 480/277 volt, 800 ampere rated, Westinghouse Type CDP distribution panelboard located on the basement floor. The distribution panelboard appears to be in fair condition and installed in the 1970's.

DERRY TOWNSHIP SCHOOL DISTRICT

Building Feasibility Study

The 480/277 volt distribution panelboard supplies 480/277 volt panelboards on the ground, first and second floors and a couple of 208/120 volt lighting and appliance Siemens Type P1 panelboards located on the basement floor via a dry-type stepdown transformer. The 208/120 volt panelboards and transformer, installed in 2005, appear in good condition.

On each of the ground, first and second floors, at each end of the floor's main corridors, are a set of the following: a flushed mounted, double-wide, 480/277 volt, Siemens panelboard; an above ceiling step down transformer; and, a flush mounted, double-wide, 208/120 volt, Siemens panelboard. The panelboards and transformers were installed in 2005 and appear in good condition.

Various conditions factor into the useful life expectancy of panelboard and circuit breakers, such as the environment where installed, usage, stress due to fault clearing and maintenance. Replacement of panelboards, being mostly a mechanical construction, are usually predicated by the availability of the overcurrent protective devices installed. A reasonable assumption is that panelboards and circuit breakers should be considered for replacement after 30-40 years.

Except for the auditorium area, unless required for renovations, no work is recommended for the electrical panelboards installed on the basement, ground, first and second floors. The circuit breakers and overcurrent protective devices in the switchboard and 480/277 volt basement floor distribution panelboard should be considered for replacement, but not required to be replaced at this time unless required for a renovation project.

A 480/277V panelboard, step down transformer and a 208/120 volt panelboard should be installed on the ground and first floors in the auditorium area and wiring devices should be installed as required for the renovated area's purpose. Replacement HVAC equipment in this area will be supplied from these panelboards as required.

Emergency Power System: An exterior mounted, 480/277 volt, 100KW/125KVA, Generac 2000 Series, diesel fuel, emergency generator with sub-base tank supplies emergency power to an automatic transfer switch installed in the basement. The generator and transfer switch were installed in 2005 and appear in good condition.

The transfer switch supplies normal-emergency power to a 225 ampere rated, 480/277 volt, Siemens panelboard which supplies a 100 ampere rated, 208/120 volt, Siemens panelboard via a dry-type step down transformer. The panelboard and transformer were installed in 2005 and appear in good condition. No normal-emergency panelboards are installed on the ground, first and second floors.

Except for the auditorium area, unless required for renovations, no work is recommended. Battery powered exit signs and emergency lighting should be installed in the renovated auditorium area as required for the renovated area's purpose.

Lighting System: The building is supplied mostly with T8 fluorescent and compact fluorescent lamp fixtures and LED exit signs. Corridor lighting is controlled by time clock and contactors located inside each floor's lighting panelboards. Individual room lighting controls are manually operated. The lighting, which was installed 2005 appears to be good condition.

Except for the auditorium area, no work is recommended at this time. LED light fixtures, battery-operated exit signs and emergency light fixtures, and vacancy/occupancy controls should be installed in the auditorium area as required for the renovated area's purpose.

Due to the reduced operating and maintenance costs associated with LED light fixtures, any renovation projects in areas other than the auditorium should consider replacement of fluorescent and compact fluorescent light fixtures with LED fixtures and area lighting controls replaced with dimming switches and vacancy/occupancy lighting controls.

Fire Alarm System: The building is protected by a Siemens MXL fire alarm system. The main fire alarm panel is located in a basement maintenance/storage area. Manual fire alarm stations are provided at floor exits and/or exit stairs. Audible-visual notification devices are installed in the corridors. No smoke detectors were observed. The panel and devices were installed in 2005 and appear in good condition and are being maintained.

A Cornell rescue assistance panel is installed at the first floor main entrance with one remote call station installed at the second floor stairwell exit at the adjoining Center Building stairwell. The system was installed 2005 and appears in good condition.

No modifications or replacement of the system are recommended at this time, but the fire alarm system should be upgraded or replaced as required for future renovations and/or fire protection system upgrades. Audible and visual notification devices should be added and/or relocated with any planned renovations. Additionally, depending on planned renovations to Center and East buildings, a single manufactured fire alarm system capable of communications with the other buildings should be considered.

Visual and notification fire alarm devices should be provided in the auditorium area as required by the renovated area's purpose. A fire alarm circuit extender power supply should be installed to support the additional audible and visual devices.

Additionally, rescue assistance remote call stations should be added to the ground and first floor stair landings adjoining the Center Building.

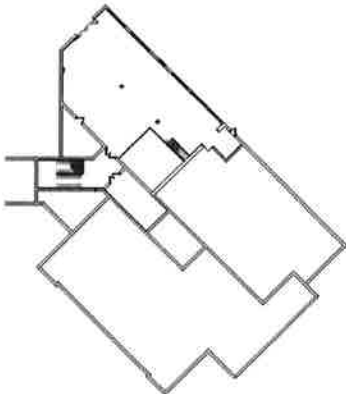
Building Section “B” – Vacant

General

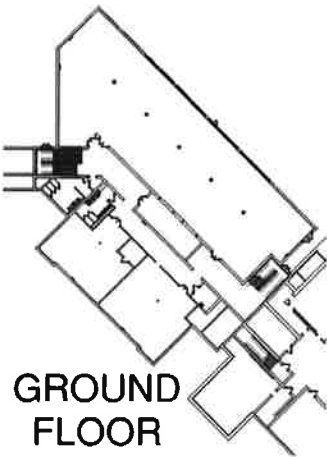
The building section consists of the following:

- Basement..... 3,530 square feet
- Ground Floor..... 11,005 square feet
- First Floor..... 11,575 square feet
- Second Floor..... 9,800 square feet
- **TOTAL:** 35,910 square feet

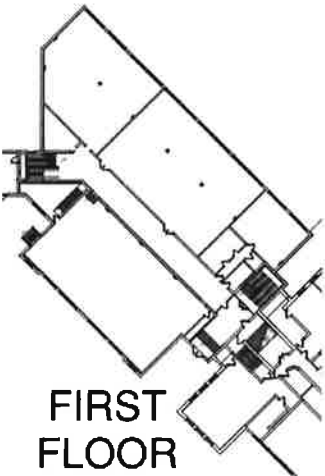
Originally constructed between 1925 and 1960, this building section connects building section “A” and building section “C”, and is currently unoccupied.



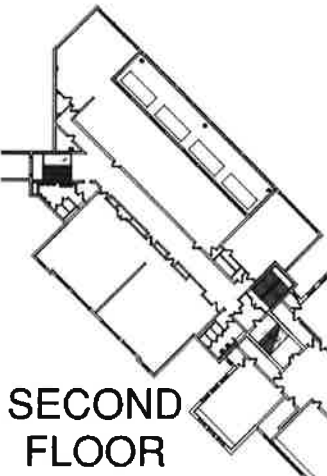
BASEMENT



**GROUND
FLOOR**



**FIRST
FLOOR**



**SECOND
FLOOR**

Hazardous Materials

Items were identified as potentially having asbestos containing material. These items include existing pipe insulation, as well as the nailable concrete substrate underneath the wood flooring. It is recommended that a survey be performed to identify all potential asbestos containing materials in that specific portion. Areas of mold were documented, and considering the age of deterioration of the painted surfaces, consideration should be given to the potential for lead paint as well. In addition, there were select locations of chalkboards having been removed, with the mastic still remaining on the walls. The mastic should be included within the recommended survey.

Exterior Components

The exterior walls are a combination of brick veneer, pre-cast concrete, poured concrete, limestone, and in one small location, vinyl siding. Areas of vegetative overgrowth can be seen along the back of the building. The materials are generally in good/fair condition, with areas of general cleaning (due to staining and vegetation), re-pointing and minor repair evident. In addition, consideration should be given to removing and re-sealing existing caulk joints at pre-cast concrete and limestone locations.

With regards to the exterior windows, the majority of the building consists of newer aluminum windows units installed within the existing openings. It is recommended that these units be replaced, as they are single-pane construction, not energy efficient and in poor/fair condition. With the exception of select locations, the existing windows are operable, and include either mechanical louvers or metal panel infills in conjunction with HVAC/ceiling construction.

The exterior doors are a combination of painted hollow metal doors and frames, and aluminum. The aluminum doors and frames are in fair condition, though consideration should be given for replacement considering the age and deterioration evident. The hollow metal doors and frames are in need of replacement due to age and condition. There is also an existing overhead coiling door which is in good condition.

The existing roof system consists of a flat concrete deck, 5.25" EPS insulation, .5" fiberboard and MA reinforced 45 mil EPDM. This system was surveyed under a separate report. It was recommended that the existing roof system be replaced, abandoned units/roof curbs be removed and infilled with metal decking, and new insulation, flashing, roof drain sumps and roof drain inserts be installed.

In addition to the roof, a previous analysis was performed of the existing terra-cotta coping and brick above the existing parapet watertable feature. It was recommended that 100% of the brick mortar joints above the parapet terra-cotta watertable feature be repointed, the existing terra-cotta coping be restored, and new thru-wall flashing be installed.

Interior Finishes

Existing wall finishes in this building section include concrete masonry units, brick veneer, vinyl wrapping, plaster, wood paneling and poured concrete. Evidence of severe deterioration were evident throughout. Any future renovation work in this section would require replacement and/or major repair throughout.

The majority of the spaces in this building section have concrete floors, including the main existing stairways. Some areas contain hardwood flooring, and in select locations wood treads are constructed in secondary stairs. The concrete floors are overall in fair condition, and could be used as such, or as a substrate for new flooring. There are some locations where the existing wood flooring could be salvaged and re-used with proper reconditioning. However, the majority of the flooring is in poor condition, with severe buckling and damage evident, and would need to be replaced in a future renovation project. In addition, consideration would also need to be given, as previously indicated, to the potentially hazardous material contained in the nailable concrete substrate underneath when removing.

The majority of the spaces in this building section do not contain a finished ceiling (though it is understood they did at some point), revealing the exposed structure above. There are select rooms where plaster ceilings are constructed, the majority of which are in poor condition and would need to be addressed as part of a future renovation project.

Interior Doors

The majority of the existing interior doors have previously been removed and stored within this building section, with the existing door frames still in place. There are locations where hollow metal doors are still in place, but due to their age and level of deterioration, should be considered for replacement in a future renovation project.

Equipment

With this building section currently being utilized for storage of equipment and materials, there isn't any built-in casework. An existing storage platform was constructed in conjunction with wood working activities, however with this exception, all storage is through free-standing units/shelving as needed.

There are restrooms stacked on the ground and second floors, each containing metal toilet partitions. These partitions show evidence of rust, but are generally in fair condition.

Structural Components

This building is steel-framed construction, with metal beams supported by masonry-bearing walls. The staff reported no structural issues. There are areas where existing beams are exposed and the masonry pier connections appear to be in place.

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HVAC Considerations

There is no complete HVAC system installed in this building. Some piping systems remain, but have been abandoned. Plant heating equipment has also been abandoned and is no longer suitable for use.

A totally new and complete Heating, Ventilation and Air-Conditioning system is required for this building. HVAC system components required need to be based on proposed use of the building.

Plumbing Considerations

There are no existing fixtures remaining in this building suitable for reuse. Piping systems and insulation are old and are of suspect condition. Drainage piping systems are old and evidence exists of past leaks of these systems.

All systems in this building are very old and not recommended to be reused. All new fixtures and equipment will be required to make this building occupiable.

Fire Protection Considerations

The building is not sprinklered. Upon renovation, a full sprinkler system will be necessary.

Electrical Considerations

Normal Power System: Based on an existing one-line electrical riser, the building is supplied with a 480/277 volt, three phase, four wire secondary electrical service from the utility owned transformer secondary. The transformer is located in the basement transformer vault within the East Building. The utility transformer is supplied from an overhead electrical service from a utility pole line installed along South 3rd Street in the rear of the building. The secondary of the utility transformer supplies a single section, Westinghouse distribution switchboard installed in 1970 and contains three distribution compartments supplying the Center and East Buildings and a chiller. The switchboard appears in fair condition. Both the East and Center buildings are connected to the same electric meter located inside the East Building electrical transformer vault, which was not accessible at the time of survey for verification.

A feeder from the switchboard is routed to the Center Building underground and supplies a main 800 ampere rated, 480/277 volt, three phase, four-wire Westinghouse Type CDP distribution panelboard located on the basement floor. The distribution panelboard appears of the 1970's vintage, or possibly older and appears in poor condition. The distribution panel supplies power to three Westinghouse Type NEHB panelboards located on the basement, first and second floors, as well as a floor mounted dry transformer on the basement floor.

The floor mounted transformer secondary supplies a 208/120 volt power to a Federal Pacific Type Stab-Lock loadcenter and two secondary enclosed circuit breakers. The

enclosed circuit breakers supply a Westinghouse Type NQB panelboard on the first and second floors.

The second floor recessed 480/277 volt Westinghouse NEHB panelboard supplies 208/120 volt power to a recessed Westinghouse Type NQB panelboard via a recessed, wall mounted transformer on the same floor.

All of the panelboards and transformers are in fair to poor condition.

The overall existing electrical distribution in this building is in poor condition. Any renovations to this building should include a complete electrical distribution system replacement.

Emergency Power System: No emergency power systems are installed.

Battery operated exit signs and emergency lighting should be installed with any renovation. Depending on the renovated usage of the building, the installation of a generator powered emergency power system could be considered.

Lighting System: The building is supplied mostly with T12 fluorescent lamp fixtures which are in poor condition. No operable emergency and exit signs are installed.

Existing T12 fluorescent lighting fixtures, due to their inefficient operation and poor condition, should be replaced with LED lit light fixtures controlled with dimming switches and vacancy/occupancy sensors.

Fire Alarm System: No fire alarm system panels are installed in this portion of the building.

A manual fire alarm system should be installed with monitoring of the fire protection system. Audible and visual notification devices should be installed throughout. Additionally, depending on planned renovations to Center and East buildings, a single manufactured fire alarm system capable of communications with the other buildings should be considered.

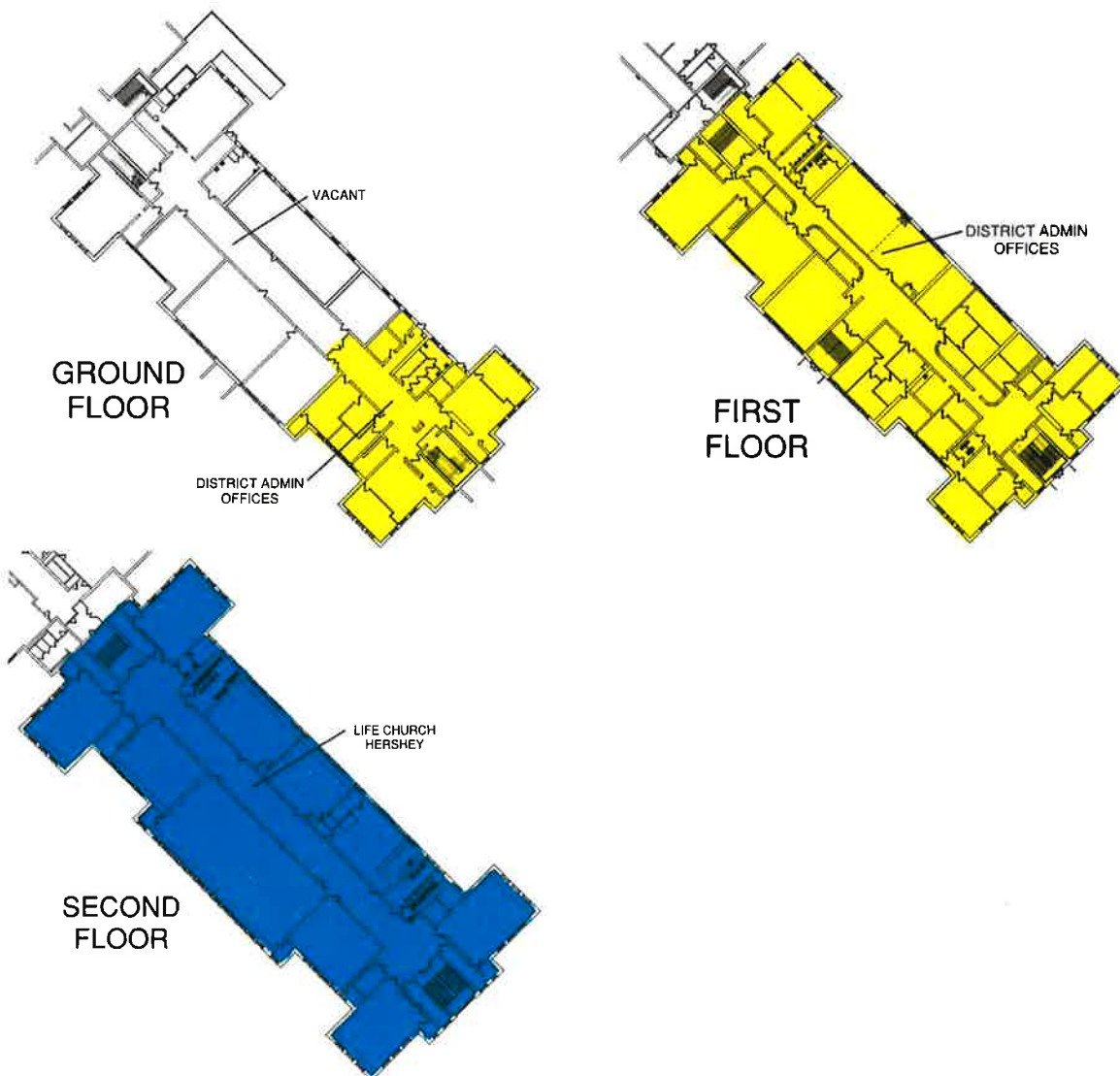
Building Section “C” – Derry Township School District Administration

General

The building section consists of the following:

- Ground Floor..... 15,630 square feet
- First Floor..... 15,660 square feet
- Second Floor..... 15,660 square feet
- TOTAL:** 46,950 square feet

Originally constructed in 1914, this building section consists of vacant space on the ground floor totaling 10,215 s.f., Derry Township School District Administration Offices on the ground and first floors, totaling 21,075 s.f., and Life Church Hershey on the second floor. The renovations to the administration offices occurred in 2002.



Hazardous Materials

It is understood that abatement of asbestos-containing materials occurred in the 1990's. Considering the extent of renovation work, the amount of potential hazardous materials is potentially limited to the vacant portion of the building. It is recommended that a survey be performed to identify any asbestos containing materials in that specific portion, with the significant potential for areas of mold and lead paint as well. Such items would include mastic from chalkboard removal, pipe insulation, and window glazing/caulking.

Exterior Components

The exterior walls are a combination of brick veneer, pre-cast concrete, poured concrete, stone, limestone, wood (at cornice detailing) and painted metal (at rear canopy). Also, at a window infill location, an exterior insulation finish system was used. Vegetative overgrowth can be seen along the rear canopy. The materials are generally in good/fair condition, with areas of general cleaning (due to staining), re-pointing and minor repair evident. In addition, consideration should be given to removing and re-sealing existing caulk joints at pre-cast concrete and limestone locations.

The building section consists of newer aluminum windows units, many of which were installed within the existing openings, as well as glass block above one of the entrances. With the exception of select locations, the existing windows are operable, and include either mechanical louvers or metal panel infills in conjunction with HVAC/ceiling construction. Though not original to the building, it is recommended that the existing window units be replaced, as they are of single-pane construction and not energy-efficient.

The exterior doors are a combination of painted hollow metal doors and frames, and aluminum. The aluminum doors and frames are in fair condition, though as with the window units, are not energy efficient. The hollow metal doors and frames are in fair condition, with replacement not needed at this point. There is also an existing overhead coiling door which is operable and in good condition.

The existing roof system consists of a sloped wood deck, 4.5" EPS insulation, .5" fiberboard and MA reinforced 45 mil EPDM. This system was surveyed under a separate report. It was recommended that the existing roof system be replaced, abandoned units/roof curbs be removed and infilled with metal decking, and new insulation, flashing, roof drain sumps, roof drain inserts and edge metal be installed.

In addition to the roof, a previous analysis was performed of the brick above the existing wood cornice feature. It was recommended that 100% of the brick mortar joints above the feature be repointed.

Interior Finishes

Where the district administration and church renovations have occurred, the wall finish is primarily painted gypsum wall board / plaster. In specific restroom locations, there is ceramic tile wainscoting as well. The finishes are in good condition, with no evidence of

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deterioration. The wall finishes in the vacant portion of the building include painted brick and concrete, both of which are in fair condition – showing minor deterioration.

Floor finishes in the renovated areas include ceramic tile at restroom locations, carpet (including carpet tiles), vinyl composition tile, and rubber treads on the stairs – all of which are in good condition. In the vacant portion, the floor finish is concrete, and is in good condition.

Ceiling finishes in the renovated areas are primarily acoustical ceiling tiles, with painted gypsum wallboard ceilings located in the restrooms. Both finishes are in good condition. The vacant portion of the building consists of exposed and painted structure, and is in good condition considering the specific uses of those spaces (primarily storage).

Interior Doors

The interior doors in the renovated areas, with the exception of the elevator, consist of non-rated wood, 1-3/4" solid-core construction, and are generally in good condition. Set within painted hollow metal frames, some of these doors include narrow float glass. Handicapped accessibility requirements (both in the size of the doors, clear floor space area and hardware) appear to have been met, and the hardware is also generally in good condition. The doors in the vacant areas are hollow metal and in poor condition. Again though, consideration should be given as to the function of the spaces on this level when determining possible replacement.

Equipment

Within the renovated portions of the building, the amount and type of casework varies with each room function. There are plastic laminate base and wall cabinets, tall storage, shelving and specialized storage units. Countertop material is laminate. There are both built-in units, as well systems furniture. In general, these components are in good condition.

Tack and marker boards are located throughout the renovated areas, and are in overall good condition.

The metal toilet partitions located in the renovated areas are also generally in good condition.

Within the church renovations, some specialty components are found. These include stage/sound/lighting equipment for film productions services, and display/sales equipment for a small café.

Structural Components

On the ground level, the building is steel-framed construction, with metal beams supported by masonry-bearing walls. The upper levels however are wood framed. The staff reported no structural issues, nor were any identified during the walk-through. However, the wood

framing component should be taken into consideration if reviewing a potential future renovation project from a code perspective.

HVAC Considerations

The HVAC system is a hot water heating system and mostly split system air conditioning units. Documentation in the boiler room indicates the hot water heating boilers were installed in 2001. The fuel for the boilers is natural gas. The boilers and associated piping and pumps appear to be in fair to good condition. The hot water system serves various air handlers, finned tube, and cabinet heaters.

Most of the cooling on the Ground and First floors is supplied by a variety of split system condensing units. A couple of ductless split systems are also used. The Second floor which is currently occupied by a church is cooled with window air conditioners and ductless split systems. There are packaged rooftop units that served the Second floor, which are not currently utilized or functioning according to church personnel.

The Ground and First floors receive ventilation air from an energy recovery unit located on the Ground floor. There appears to be no mechanical ventilation system currently serving the Second floor. Systems serving the Ground and First floors seemed to be functioning adequately.

The hot water heating plant is in overall good condition and has 5-10 years of expected life remaining with regular maintenance. No upgrades of this system are recommended at this time, but equipment replacement costs should be planned for in a 10-year timeframe.

The condensing units are in various conditions and stages of life expectancies. Units installed in the last 5 or 6 years are in good condition. However, the majority of the units date back to 2001. These units are 16 years old and are at or near the end of their expected lifespan. Replacement of most of the split system condensing units will likely be necessary in the next couple of years.

The second floor cooling equipment is a combination of undersized, inefficient and/or ill-suited for their installed use. Although not required, an air-cooled chilled water plant and associated chilled water pumps and piping should be considered to replace all the split system condensing units, window air conditioners, and ductless split systems throughout the building and to provide an overall more efficient and more flexible HVAC system. Additional or replacement air moving equipment may be required to accommodate chilled water coils. Air handling equipment installed on the second floor with hot and chilled water coils could replace much of the finned tube heating currently used.

The ventilation system serving the Ground and First floors is presumed to be sufficient to meet the code requirements for the use of these spaces. To meet present minimum ventilation building code requirements, a ventilation system for the Second floor, or incorporating ventilation air into a heating and cooling solution for the second floor, is required.

Plumbing Considerations

It is believed most of the plumbing system was installed in 2001. Fixtures appear to be in generally good condition. Plumbing fixtures appear to conform with present codes for water conservation. Lavatories did not appear to be provided with tempering valves on hot water supplies as required by code. Observed water and sanitary systems appear to be in good condition.

Deficiencies indicated in system description do not need to be addressed at this time. Upon significant renovation those items will need to be addressed. There are no other apparent deficiencies or recommendations that need to be addressed at this time.

Fire Protection Considerations

The occupied portion of the building is fully sprinklered. Portions of the Ground Level Floor are unoccupied and not sprinklered. The second floor data center room is protected by a dry chemical fire suppression system.

No new work is necessary in the occupied portions of the building. Renovations of unoccupied spaces will require the sprinkler system be upgraded to make the spaces fully sprinklered.

Electrical Considerations

The building is supplied with a 208/120 volt, three phase, four wire overhead secondary electrical service from a utility pole line along South 3rd Street in the rear of the building. The service was installed in approximately 2002 and supplies four outdoor mounted, separately metered electrical services for this building (PP&L Meters 300159513, 300159353, 300159355 and 300159354, no specific order). The electric service distribution systems appear to be inter-mixed throughout the building and floors.

The ground floor panelboards and electrical distribution system consists of Square D Type NF and NQOD panelboards installed around 2002, Square D Type NQOB panelboards likely installed in the 1980's or 1990's, as well as, 400 and 600 amperes ITE Vacu-break service disconnect switches. The 2002 vintage panelboards appear in good condition while the remaining distribution equipment appears in fair condition.

The first floor panelboards consist mostly of Square D Type E2 panelboards which were installed during the renovation of this floor around 2002 and a Cutler Hammer Type PRL1 panel installed around 1996. The panelboards appear in good condition.

The second floor panelboards consist of Square D Type NQOB panelboards installed prior to 2002, an ITE Type CDP panelboard installed around 1983 and an older Federal Pacific Type Stab-lock panel. The Square D and ITE panelboards are in fair condition while the Federal Pacific panelboard is in poor condition.

Various conditions factor into the useful life expectancy of panelboard and circuit breakers, such as the environment where installed, usage, stress due to fault clearing and maintenance. Replacement of panelboards, being mostly a mechanical construction, are usually predicated by the availability of overcurrent protective devices installed within. A reasonable assumption is that panelboards and circuit breakers should be considered for replacement after 30-40 years. Unless required for renovations, no work is recommended for the electrical panelboards installed since 2002 except for annual maintenance and cleaning. Panelboards installed prior to 2002 should be considered for replacement with any planned renovations in these portions of the building. The Federal Pacific panelboard on the second floor is in poor condition and the operation of these overcurrent devices are questionable and no longer manufactured. This panelboard should be replaced when possible.

Replacement HVAC equipment will be rewired as required by the replacement HVAC equipment requirements.

Unless required for specific planned renovations and/or tenant agreements, combining and/or consolidating the building's electrical services is recommended to simplify the building's electrical distribution.

Emergency Power System: The first floor data center room is supported with emergency power from an exterior 50KW/62.5KVA Detroit Diesel diesel-fuel generator with sub-base tank. The generator's automatic transfer switch and distribution panel are installed in a ground floor room and supply a Square D panelboard located in the first floor data center room. All of these panels appear to have been installed about the same time as the generator, sometime after 2002, and appear in good condition.

The remainder of the building where emergency power is required (i.e, fire alarm system, emergency lighting) is supplied with batteries.

Batteries should be replaced in existing emergency lighting fixtures and fire alarms as recommended by manufacturer's installation instructions, usually every five to seven years.

Lighting System: The building is supplied mostly with T8 fluorescent lamps and compact fluorescent lamp fixtures, however some T12 fluorescent lamps are still installed. Limited portions of the ground floor, all of the second and third floors that have been renovated in the last 20 years appear in good condition. The remaining portion of the ground floor lighting is in poor condition.

Various manual and some automatic lighting controls and dimming are installed in the building, but most areas are not provided with occupancy sensors.

The building emergency lighting and exit signs are provided with battery back-up power. The fixtures in renovated spaces within the last 20 years appear in good condition. Lights in non-renovated spaces are in poor condition.

Existing T12 fluorescent light fixtures, due to their inefficient operation, should be replaced with LED lit light fixtures. Existing T8 lighting can remain in non-renovated spaces. However, due to the reduced operating and maintenance costs associated with LED light

fixtures, renovation projects should include replacement of fluorescent and compact fluorescent light fixtures with LED fixtures. Additionally, in areas where light fixtures are replaced, dimming switches and vacancy/occupancy lighting controls should be installed.

Renovated existing unfinished ground floor area should be provided with LED light fixtures with dimming and vacancy/occupancy sensor controls.

Existing batteries in battery powered emergency lights and exit signs should be checked for prospering functioning. Batteries not replaced within the last 6-7 years should be replaced.

Fire Alarm System: The building is protected by a Cerberus-Pyrotronics MXL-ID system. The main fire alarm panel is located in the central main first floor entrance. The panel appears in fair condition and properly maintained. Limited smoke detectors are provided in the sprinklered portions of the building. Manual fire alarm stations are provided at the exits.

The second floor data center room contains a dry-chemical fire suppression system which is controlled by a Simplex 4004 panel. The system was installed within the last 10 years and appears in good condition.

No modifications or replacement of the system are recommended at this time, but the fire alarm system should be upgraded or replaced as required for future renovations and/or fire protection system upgrades. Audible and visual notification devices should be added and/or relocated with any planned renovations. Additionally, depending on planned renovations to Center and East buildings, a single manufactured fire alarm system capable of communications with the other buildings should be considered.

A rescue assistance system should be installed at each of the elevator landings on floor without an accessible means of exterior building egress.

FACILITY OPTIONS

This section of the study details the options for consideration for each specific building section use. Final project descriptions and more precise costs can be produced as the Derry Township School District defines and determines scope further.

Building Section “A” – Penn State Health, Milton S. Hershey Medical Center

Option #1

Under this option, considering the square footage and level of renovations, the functions and spaces of the medical center would be maintained. The existing auditorium/stage would be completely renovated, its original function maintained, and could be used for community and school performances. Additional parking, as well as proper access, would be required. Due to the potential occupancy of this space and site restrictions, a parking garage would be proposed to be constructed at the existing lower east parking lot, along with level access from the garage to the building.

- Proposed Improvements:
 - a. Hazardous material remediation in auditorium/stage
 - b. Exterior improvements (repainting, cleaning, window/door replacement, etc.)
 - c. Roof replacement
 - d. Terra-cotta restoration/replacement
 - e. Interior improvements in auditorium/stage (finishes, doors, seating, equipment, etc.)
 - f. New HVAC system in auditorium/stage
 - g. New plumbing system in auditorium/stage
 - h. New fire protection system in auditorium/stage
 - i. New normal & emergency lighting, lighting controls, wiring devices, limited power distribution modifications and addition of fire alarm devices and rescue assistance stations to the existing building fire alarm and rescue assistance systems in auditorium/stage
 - j. Replace control system in medical center
 - k. Parking/Site work modifications

Option #2

Under this option, considering the square footage and level of renovations, the functions and spaces of the medical center would be maintained. The existing auditorium/stage would be completely renovated for the development of potential additional office/lease space. Additional parking, as well as proper access, would be required. To accommodate this, the existing parking lot accessed from the rear alley would be expanded over the wooded slope (adjacent to building section “A”), with level access to the building.

- Proposed Improvements:
 - a. Hazardous material remediation in auditorium/stage
 - b. Exterior improvements (repainting, cleaning, window/door replacement, etc.)
 - c. Roof replacement

- d. Terra-cotta restoration/replacement
- e. Interior improvements in auditorium/stage (finishes, floor slab, etc.)
- f. New HVAC system in auditorium/stage conversion
- g. New plumbing system in auditorium/stage conversion
- h. New fire protection system in auditorium/stage conversion
- i. New normal & emergency lighting, lighting controls, wiring devices, limited power distribution modifications and addition of fire alarm devices and rescue assistance stations to the existing building fire alarm and rescue assistance systems in auditorium/stage conversion
- j. Replace control system in medical center
- k. Parking/Site work modifications

Option #3

Under this option, considering the square footage and level of renovations, the functions and spaces of the medical center would be maintained. The existing auditorium/stage would be completely renovated, and become the new location for the district administration offices. Additional parking, as well as proper access, would be required. To accommodate this, the existing parking lot accessed from the rear alley would be expanded over the wooded slope (adjacent to building section "A"), with level access to the building. It is recommended that the additional parking be provided at this location due to its close proximity to this building section and its floor elevation.

- **Proposed Improvements:**

- a. Hazardous material remediation in auditorium/stage
- b. Exterior improvements (repainting, cleaning, window/door replacement, etc.)
- c. Roof replacement
- d. Terra-cotta restoration/replacement
- e. Interior improvements in auditorium/stage (finishes, floor slab, walls, equipment, etc.)
- f. New HVAC system in auditorium/stage conversion
- g. New plumbing system in auditorium/stage conversion
- h. New fire protection system in auditorium/stage conversion
- i. New normal & emergency lighting, lighting controls, wiring devices, limited power distribution modifications and addition of fire alarm devices and rescue assistance stations to the existing building fire alarm and rescue assistance systems in auditorium/stage conversion
- j. Replace control system in medical center
- k. Parking/Site work modifications

Building Section “B” – Vacant

Option #1

Under this option, this building section would receive renovations to bring existing conditions up to the recommended standards and codes for current and potential future use. The current/original functions would be maintained. If this building section was to be used upon completion of renovation work, existing parking could potentially be utilized, with those spaces directly in front of the building designated for handicapped. However, handicapped access into and through the building would need to be accommodated for.

- Proposed Improvements:
 - a. Hazardous material remediation
 - b. Exterior improvements (repainting, cleaning, window/door replacement, etc.)
 - c. Roof replacement
 - d. Terra-cotta restoration/replacement
 - e. Interior improvements (finishes, doors, etc.)
 - f. New HVAC system
 - g. New plumbing system
 - h. New fire protection system
 - i. New building electrical distribution system, normal and emergency lighting, lighting controls, wiring devices, and addition of a manual fire alarm system with audible and visual devices
 - j. ADA accessibility

Option #2

Under this option, this building section would be demolished, allowing spaces for additional parking and/or green space.

- Proposed Improvements:
 - a. Hazardous material remediation
 - b. Building demolition
 - c. Construction of new parking / green space.

Option #3

Under this option, the building section would be completely renovated, and become the new location for the district administration offices. Based on current square footages, it is calculated that the district administration offices would occupy the ground and first floors, with the basement and second floors finished for future use. Additional parking would be required, with the existing spaces in front of the building designated for handicapped. This additional parking could be achieved through the demolition of building section “C”, where the functions of the life church would be removed from that building section and a new parking lot constructed. In addition, handicapped access into and through the building would need to be accommodated for.

- Proposed Improvements:
 - a. Hazardous material remediation
 - b. Exterior improvements (repointing, cleaning, window/door replacement, etc.)
 - c. Roof replacement
 - d. Terra-cotta restoration/replacement
 - e. Interior improvements (finishes, doors, etc.)
 - f. New HVAC system
 - g. New plumbing system
 - h. New fire protection system
 - i. New building electrical distribution system, normal and emergency lighting, lighting controls, wiring devices, and addition of a manual fire alarm system with audible and visual devices
 - j. ADA accessibility
 - k. Demolition of building section "C"
 - l. Parking/Site work modifications

Building Section “C” – Derry Township School District Administration

Option #1

Under this option, considering the square footage and level of renovations, the functions and spaces of the district administration and church would be maintained. The vacant portion of the building would receive renovations to bring existing conditions up to the recommended standards and code for current and potential future use.

- Proposed Improvements:
 - a. Hazardous material remediation in vacant portion of building
 - b. Exterior improvements (repainting, cleaning, window/door replacement, etc.)
 - c. Interior improvements (finishes, doors, etc.) in vacant portion.
 - d. Replace condensing units, new 2nd floor cooling, new HVAC system in vacant portion of building
 - e. New plumbing system in vacant portion of building
 - f. New fire protection in vacant portion of building
 - g. New normal and emergency lighting, lighting controls, wiring devices, limited power distribution modifications and addition of fire alarm devices and rescue assistance stations in the vacant portion of the building. Re-wire replacement HVAC equipment as well.
 - h. Replace front end portion of controls in DAO.

Option #2

Under this option, in conjunction with Option #3 for building section “B”, the functions of the district administration offices would be relocated, and the functions of the life church would be removed from this building section. As a result, this building section would be demolished, allowing for additional parking and/or green space. This option could also be utilized should the district choose to move the district administration offices to a different location entirely.

- Proposed Improvements:
 - a. Hazardous material remediation in vacant portion of building
 - b. Building demolition
 - c. Construction of new parking / green space.

FACILITY OPTIONS COST ESTIMATES

The following estimates are described within a possible low-high range of cost. This will give the Derry Township School District an idea of what improvements may cost as related to facility, educational program, district and community needs.

The low-high range of cost is also developed at this stage of the process in order to give a better idea of what potential project construction costs could be during stable bid climates vs. volatile bid climates. In addition, the following factors may also contribute to the overall cost:

- LEED certification.
- Any unique/special municipality requirements.
- Portions of the project are bid under state contract.
- Results from geotechnical investigation.
- Any district-requested proprietary items (HVAC controls/equip., door hardware, roof system, etc.).
- Project consists of areas to be occupied during construction.

Probable construction costs are not an actual indicator of actual project costs. They are estimates based on several investigations: 2016 Means Building Construction Cost Data (2017 version not released) and Historical and Recent Bid Tabulation results. Estimates do not include recommendations made for roof repair/replacement of each building section.

Building Section "A" – Penn State Health, Milton S. Hershey Medical Center

Option #1: Renovate Existing Auditorium, Maintaining Original Function

○ Hazardous material remediation.....	\$180,000 to \$200,000
○ Exterior Improvements.....	\$320,000 to \$440,000
○ Roof Replacement.....	\$365,000 to \$380,000
○ Terra-cotta restoration/replacement.....	\$560,000 to 645,000
○ Interior Improvements.....	\$1,050,000 to \$1,150,000
○ HVAC system.....	\$54,000 to \$72,000
○ Plumbing system.....	\$18,000 to \$24,000
○ Fire Protection system.....	\$9,000 to \$12,000
○ Electrical system.....	\$54,600 to \$66,600
○ Replace control system.....	\$162,000
○ Parking (500 spaces)/Site work modifications.....	<u>\$13,000,000 to \$15,000,000</u>
TOTAL:	\$15,772,600 to \$18,151,600

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Option #2: Renovate Existing Auditorium for Potential Future Office/Lease Space

○ Hazardous material remediation.....	\$180,000 to \$200,000
○ Exterior Improvements.....	\$320,000 to \$440,000
○ Roof Replacement.....	\$365,000 to \$380,000
○ Terra-cotta restoration/replacement.....	\$560,000 to \$645,000
○ Interior Improvements.....	\$720,000 to \$820,000
○ HVAC system.....	\$54,000 to \$72,000
○ Plumbing system.....	\$18,000 to \$24,000
○ Fire Protection system.....	\$9,000 to \$12,000
○ Electrical system.....	\$54,600 to \$66,600
○ Replace control system.....	\$162,000
○ Parking (40 spaces)/Site work modifications.....	<u>\$750,000 to \$950,000</u>
TOTAL:	\$3,192,600 to \$3,771,600

Option #3: Relocate DAO to Existing Auditorium Space

○ Hazardous material remediation.....	\$180,000 to \$200,000
○ Exterior Improvements.....	\$320,000 to \$440,000
○ Roof Replacement.....	\$365,000 to \$380,000
○ Terra-cotta restoration/replacement.....	\$560,000 to \$645,000
○ Interior Improvements.....	\$1,680,000 to \$1,880,000
○ HVAC system.....	\$54,000 to \$72,000
○ Plumbing system.....	\$18,000 to \$24,000
○ Fire Protection system.....	\$9,000 to \$12,000
○ Electrical system.....	\$54,600 to \$66,600
○ Replace control system.....	\$162,000
○ Parking (40 spaces)/Site work modifications.....	<u>\$750,000 to \$950,000</u>
TOTAL:	\$4,170,600 to \$4,831,600

Building Section “B” – Vacant

Option #1: Renovate to Recommended Standards for Potential Future Use

○ Hazardous material remediation.....	\$538,650 to \$600,650
○ Exterior Improvements.....	\$204,500 to \$254,500
○ Roof replacement.....	\$310,000 to \$320,000
○ Terra-cotta restoration/replacement.....	\$275,000 to \$335,000
○ Interior Improvements.....	\$1,975,050 to \$2,275,050
○ HVAC system.....	\$897,750 to \$1,256,850
○ Plumbing system.....	\$287,280 to \$430,920
○ Fire Protection system.....	\$161,595 to \$197,505
○ Electrical system.....	\$897,750 to \$1,077,300
○ ADA Accessibility.....	<u>\$120,000 to \$150,000</u>
TOTAL:	\$5,667,575 to \$6,897,775

Option #2: Demolition of Existing Building

○ Hazardous material remediation.....	\$538,650 to \$600,650
○ Building Demolition.....	\$1,335,400 to 1,535,400
○ Parking/Site work modifications.....	<u>\$160,000 to \$200,000</u>
TOTAL:	\$2,034,050 to \$2,336,050

Option #3: Relocate DAO, Renovate Remaining Floors for Future Use, Demo Building Section “C”

○ Hazardous material remediation.....	\$538,650 to \$600,650
○ Exterior Improvements.....	\$204,500 to \$254,500
○ Roof replacement.....	\$310,000 to \$320,000
○ Terra-cotta restoration/replacement.....	\$275,000 to \$335,000
○ Interior Improvements.....	\$2,426,650 to \$2,726,650
○ HVAC system.....	\$897,750 to \$1,256,850
○ Plumbing system.....	\$287,280 to \$430,920
○ Fire Protection system.....	\$161,595 to \$197,505
○ Electrical system.....	\$897,750 to \$1,077,300
○ ADA Accessibility.....	\$120,000 to \$150,000
○ Hazardous material remediation in bldg. “C”.....	\$152,700 to \$175,000

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○ Demolition of bldg. "C"	\$1,737,150 to 1,937,150
○ Parking (40 spaces)/Site work modifications.....	<u>\$450,000 to \$550,000</u>
TOTAL:	\$8,459,025 to \$10,011,525

Building Section "C" – Derry Township School District Administration

Option #1: Renovate Vacant Portion of Building to Recommended Standards

○ Hazardous material remediation.....	\$152,700 to \$175,000
○ Exterior Improvements.....	\$270,000 to \$300,000
○ Roof replacement.....	\$256,000 to \$268,000
○ Brick repointing above wood cornice.....	\$80,000 to \$90,000
○ Interior Improvements.....	\$561,825 to \$686,825
○ HVAC system.....	\$101,800 to \$142,520
○ Plumbing system.....	\$15,270 to \$20,360
○ Fire Protection system.....	\$7,635 to \$10,180
○ Replace front end portion of controls.....	\$20,000 to \$25,000
○ Electrical system.....	<u>\$78,895 to \$103,835</u>
TOTAL:	\$1,544,125 to \$1,821,720

Option #2: Relocate DAO, Remove Life Church Functions, Demo Building Section

○ Hazardous material remediation.....	\$152,700 to \$175,000
○ Building Demolition.....	\$1,737,150 to 1,937,150
○ New Parking / Green Space.....	<u>\$450,000 to \$550,000</u>
TOTAL:	\$2,339,850 to \$2,662,150

STUDY SUMMARY

The goal of this building study is to provide the Derry Township School District with a general understanding of the building's condition as a guide for assessing potential future use. The options were created to assist the district in this goal.

The options presented are not meant to represent the only options available to the school district. Rather, they are to be used as a guide when measuring the various components associated with a potential building project. These options were created with the following factors in mind:

- The current ages/conditions/warranties of the building systems and components.
- The buildings' capacities versus actual occupancy.
- Current use of spaces relative to their original functions.
- Any non-compliant construction relative to municipality's adopted code.
- Overall quality of finishes and appearance.
- Efficiency and design of building layout.
- Operating costs relative to building usage.

Some key points identified through this study:

- The location and functions associated with the medical center are recommended to remain as currently designed, regardless of any options selected.
- The medical center, district administration and life church areas that have been renovated are in good condition.
- Though in good condition, the district administration could be relocated to either the auditorium/stage portion of building section "A," or the ground and first floors of building section "B". This, in conjunction with life church relocating, would give the district flexibility to potentially demolish one or two of the three building sections. It would also allow the district administration to be closer to the maintenance facility, with the potential for a commons area / entrance to be developed.
- One option considered was the complete demolition of the auditorium/stage portion of building section "A." However, the basement in this building section houses the systems for the entire building section.
- The vacant portions of building sections "B" and "C" are utilized for district storage, while the vacant portion of building section "A" is not utilized at all. The total square footage of these spaces is 53,070 s.f.
- With the functions of building sections "A" and "C" being completely separate from one another, building section "B" does not currently serve as a connector between the two building sections.
- In several options, costs are estimated for each building section to bring the existing interior construction up to acceptable/recommended standards. The intent of this proposed work was to have each space receive new finishes throughout as a minimum standard, or baseline, not specific to a particular potential function. For example, the requirements associated with building section "B" being occupied for business use are not the same as those associated with occupancy for mercantile, residential or educational use.

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• Options Summary:

	BUILDING SECTION "A"		BUILDING SECTION "B"		BUILDING SECTION "C"	
OPTIONS	ESTIMATED CONSTRUCTION COSTS		ESTIMATED CONSTRUCTION COSTS		ESTIMATED CONSTRUCTION COSTS	
1 RENOVATE EXISTING AUDITORIUM	\$ 15,772,600	\$ 18,151,600				
2 RENOVATE AUDIT. FOR FUTURE GEN. USE	\$ 3,192,600	\$ 3,771,600				
3 RELOCATE DAO TO AUDIT. SPACE	\$ 4,170,600	\$ 4,831,600				
1 RENOVATE FOR FUTURE GEN. USE			\$ 5,667,575	\$ 6,897,775		
2 DEMO EXISTING BLDG. SECTION			\$ 2,034,050	\$ 2,336,050		
3 RELOCATE DAO, RENOVATE REMAINING FLOORS, DEMO BLDG. SECTION "C"			\$ 8,459,025	\$ 10,011,525		
1 RENOVATE VACANT PORTION					\$ 1,544,125	\$ 1,821,720
2 RELOCATE DAO, REMOVE LIFE CHURCH FUNCTIONS, DEMO BLDG. SECTION					\$ 2,339,850	\$ 2,662,150

- If the decision was made to move forward with work associated with renovations to the exterior of each building only, the estimated construction costs would be as indicated below. This work would include brick repointing/cleaning, masonry restoration, and roof, window and door replacement.

- a. Building Section "A": \$1,245,000 to \$1,465,000
- b. Building Section "B": \$789,000 to \$909,500
- c. Building Section "C": \$606,000 to \$658,000

TOTAL: \$2,640,000 to \$3,032,500

• Zoning Analysis Summary:

a. Pro's:

1. Structure has multiple frontages and is highly accessible and visible.
2. Property is zoned Hershey Mixed-Use with a Downtown Core Overlay. Proposed uses of the buildings are permitted in the Mixed-Use and Downtown Core Overlay.
3. Property is not encumbered by Environmental Resources, Floodplain, or Airport Hazard Overlay districts.
4. Renovation of the exterior of the building or expansion thereof will need to be in accordance with the Downtown Core Design Ordinance.

b. Restrictions:

1. Expansion is restricted because the configuration of the lot generally follows the buildings' footprint.
2. Parking use change/expansion is limited due to the configuration of the lot and lack of undeveloped lot area to expand onto.

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3. In the Downtown Core, parking spaces shall not be permitted between the front building façade and the right-of-way. The property has multiple road/alley frontages.
4. Buildings and existing off-street parking are located on 2.5 acres of land with no real opportunity for expansion of off-street parking unless additional ground is secured, or shared parking is approved.
5. Demolition of building sections may not be permitted as it would be potentially contrary to the purpose of the Hershey Mixed Use district and Central Master Plan Development Area to preserve historic buildings.