



Crabtree, Rohrbaugh & Associates

DERRY TOWNSHIP SCHOOL DISTRICT

**HERSHEY ELEMENTARY SCHOOL
COMMUNITY MEETING**

October 26, 2023

DISTRICT'S MISSION

Our vision for the new elementary school building is to create a dynamic and inclusive learning environment that fosters creativity, curiosity, and a sense of community. This state-of-the-art facility will be designed to inspire a love for learning, promote innovation, and empower every student to reach their full potential. It will be a place where students, teachers, and families come together to nurture the leaders and innovators of tomorrow, ensuring that each child's educational journey is a path to lifelong success and fulfillment.

DISTRICT ADMINISTRATION

DR. STACY WINSLOW – SUPERINTENDENT OF SCHOOLS

DR. AARON SHUMAN – ASSISTANT TO THE SUPERINTENDENT

MRS. SHERYL PURSEL – BUSINESS MANAGER

MR. JOHN FREADY – DIRECTOR OF BUILDINGS AND GROUNDS

MRS. LISA SVIBEN MILLER – DIRECTOR OF SAFE AND SUPPORTIVE SCHOOLS

MRS. KIRSTEN SHUERICH – DIRECTOR OF SPECIAL EDUCATION

MR. PHIL AYALA – DIRECTOR OF TECHNOLOGY

MS. SARAH KARPEL – SUPERVISOR OF COMMUNITY RELATIONS AND ENGAGEMENT

BUILDING ADMINISTRATION

MRS. JENA FUNCK – K-5 PRINCIPAL

MS. HEIDI STINE – K-1 ASSISTANT PRINCIPAL

MS. ALEX DECICCO – 2-3 ASSISTANT PRINCIPAL

MRS. ANNA GAWEL – 4-5 ASSISTANT PRINCIPAL

AGENDA

① Building Overview

② Educational Program

③ Building Organization

④ Code Compliance

⑤ Building Systems

⑥ Site Analysis



BUILDING OVERVIEW

Feasibility Study Timeline

BUILDING INFORMATION



Elementary School (ES)

Constructed: 1954

Renovated: 1991, 2011

Area: 154,000 Square Feet

Grades: 2nd through 5th Grade

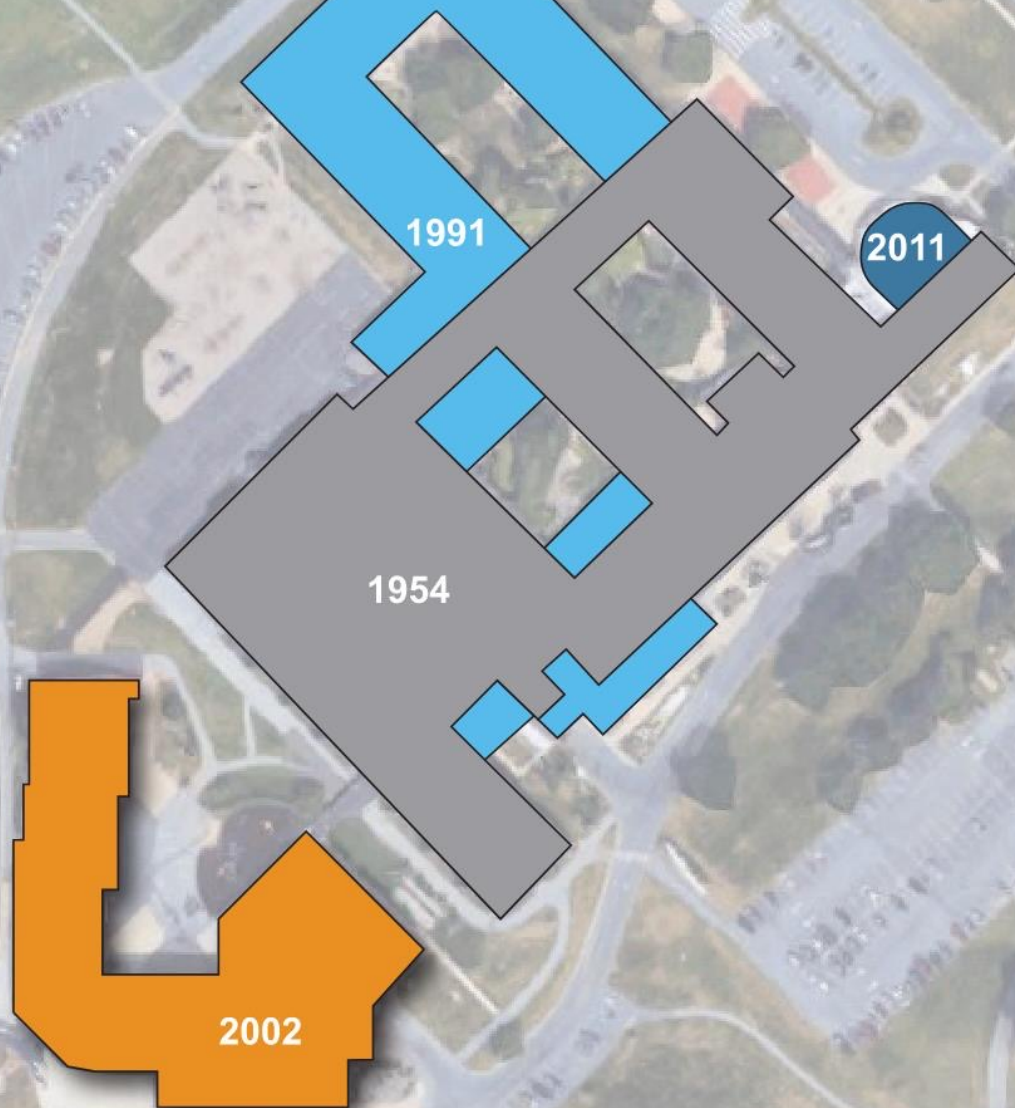
Early Childhood Center (ECC)

Constructed: 2002

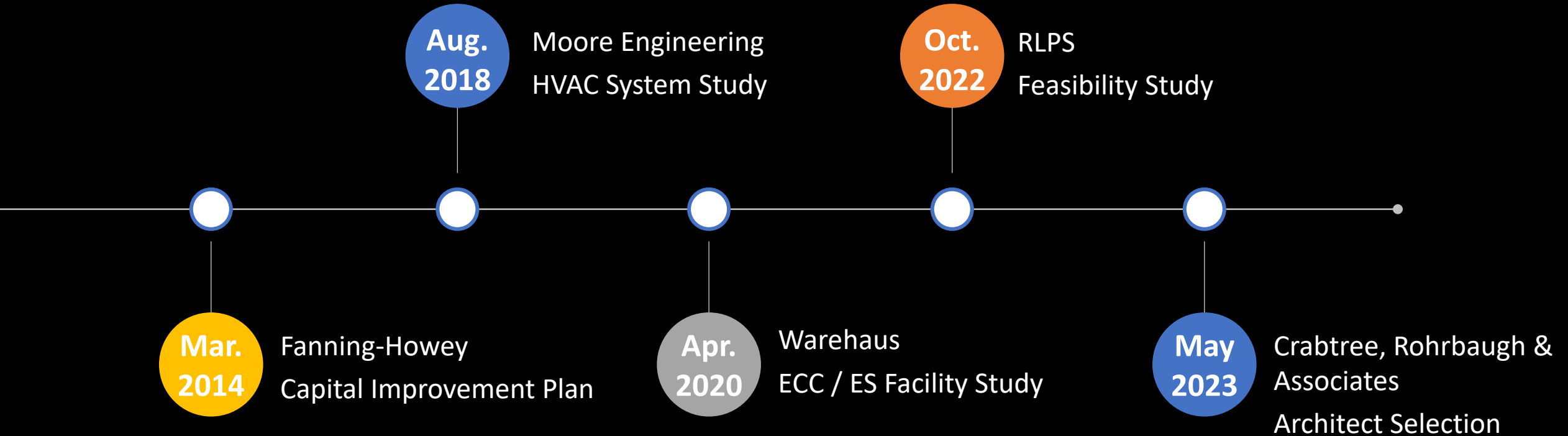
Area: 72,000 Square Feet

Grades: Kindergarten and First Grade

CONSTRUCTION TIMELINE



STUDY TIMELINE



BUILDING DEFICIENCIES

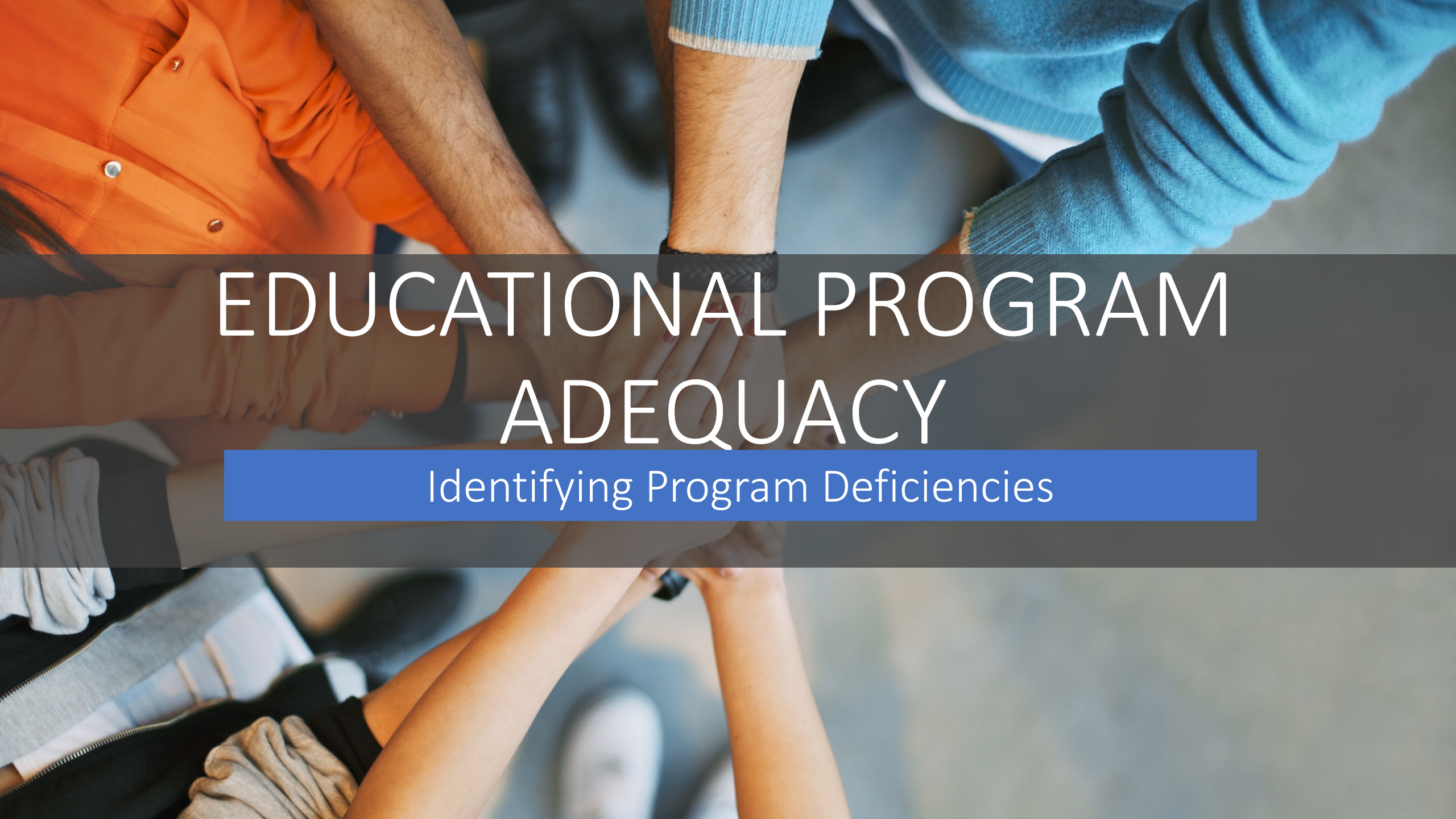
Elementary School Existing Building Deficiencies:

- ECC in separate building
- No separation between Assembly spaces and Academic spaces
- Assembly spaces not adjacent to Main Entrance
- Multiple entry points, instead of one main entrance
- Travel time from classrooms to Assembly spaces cut into instructional time
- Lack of wayfinding and clarity of circulation
- Undersized Assembly/Share Core Spaces- Gymnasium, Cafeteria, Music, Art, Library
- Insufficient space for Special Education
- Insufficient space for Student Collaboration and Breakout Spaces-SGI's, LGI's, Open Collabs
- Lack of Faculty planning and support
- Food Service inefficiencies with two cafeterias
- Limited Outdoor Play Areas
- Remote parking from Main Entrance
- Non-compliance of ADA and Building Code
- General Building Systems Condition and Required Maintenance









EDUCATIONAL PROGRAM ADEQUACY

Identifying Program Deficiencies

PLANNED EDUCATIONAL PROGRAM

Elementary School Deficiencies



Small Group Instruction rooms are in spaces not originally intended to be classrooms and therefore undersized



Breakout spaces for Small Group Instruction are moved to corridors

PLANNED EDUCATIONAL PROGRAM- FUTURE FOCUSED PROGRAM NEEDS

PROGRAM ANALYSIS NOTES:

PROCESS

The upcoming slides are a graphic analysis of current building rooms and areas as compared to the planned program.

PLANNED PROGRAM DEVELOPMENT

The planned program has been developed by DTSD leadership in accordance with the District's vision and projected enrollment

INTENT

This exercise identifies area deficiencies based on square footage requirements of the proposed planned program

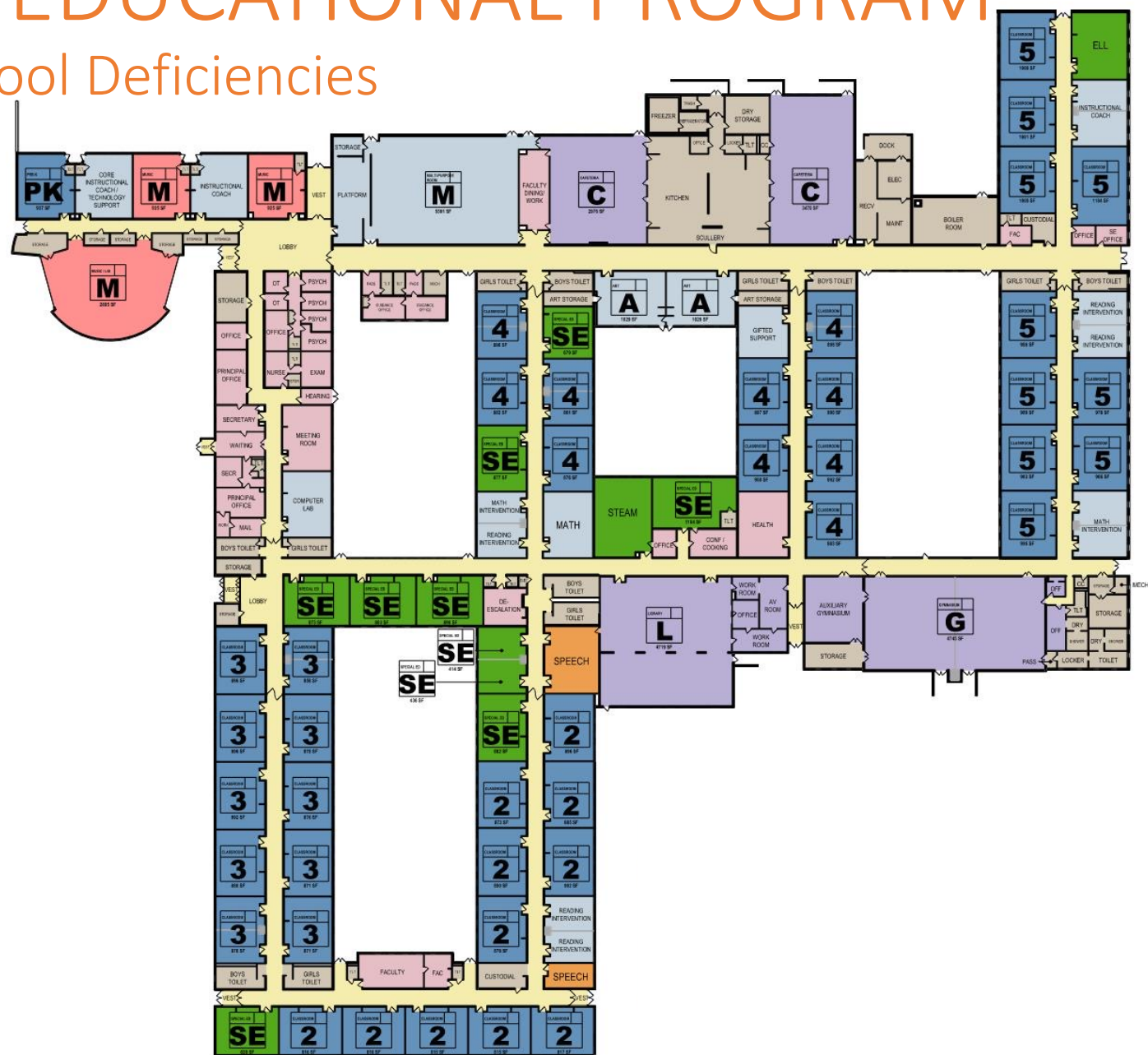
NOT A SOLUTION

Desired adjacencies and groupings were discussed but this is Not Intended To Be A Design Solution



PLANNED EDUCATIONAL PROGRAM

Elementary School Deficiencies



COST ESTIMATE ANALYSIS

Renovate or Replace?

Cost analysis compares existing square footage plus educational program deficiencies to construction of new school of similar square footage

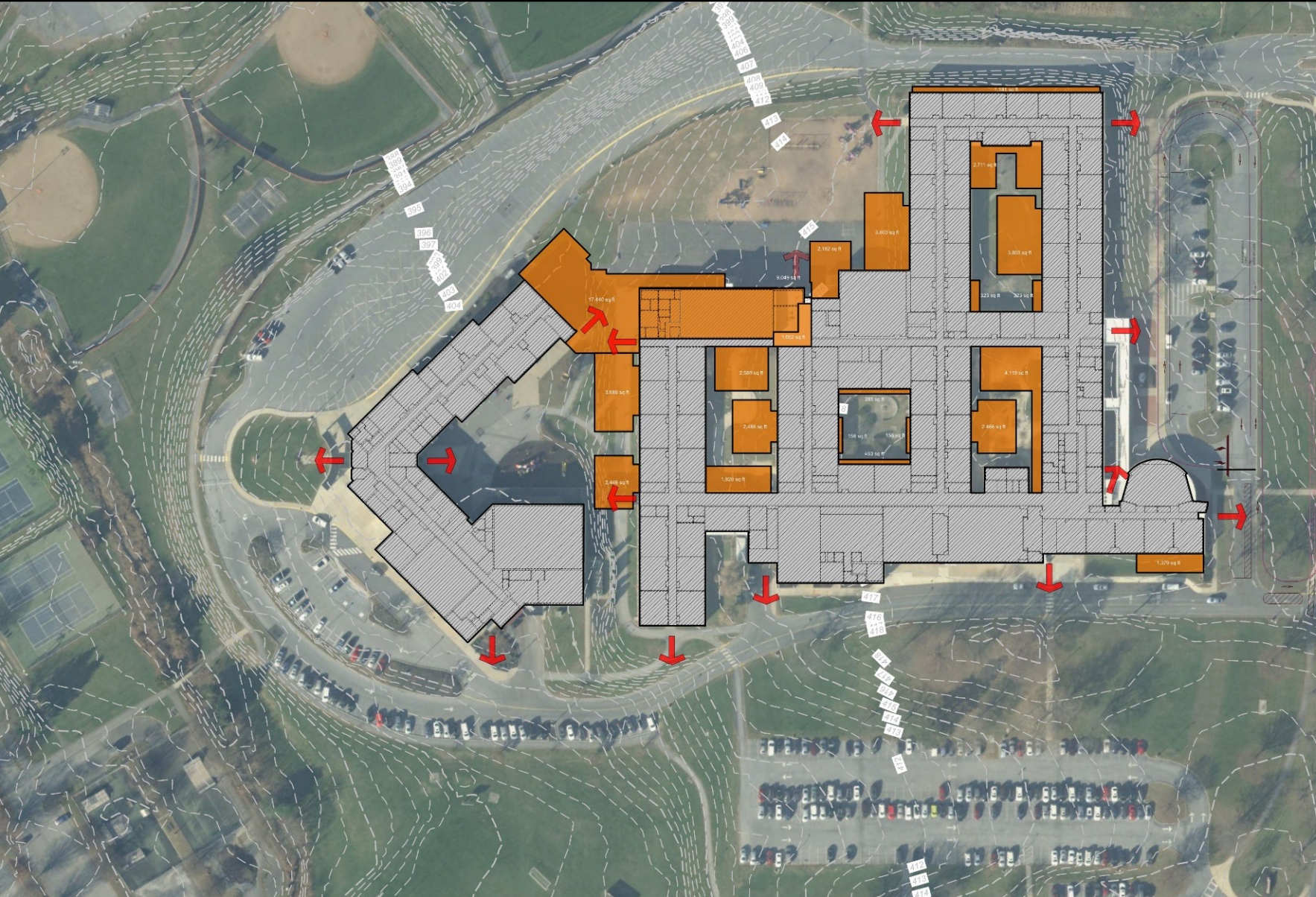
NOTE: Costs do not include site construction

Hershey Elementary School				
Scope of Work		Renovation & Additions		New Construction
Renovation Construction Costs	154,000 SF	\$ 30,030,000		\$ -
Additions Construction Costs	25,120 SF	\$ 9,420,000		\$ -
New Building Construction Costs	175,000 SF	\$ -		\$ 50,750,000
Building Demolition Costs				\$ 847,000
Escalation & Contingency		\$ 4,931,250		\$ 6,449,625
Subtotal Construction Costs		\$ 44,381,250		\$ 58,046,625
Construction Soft Costs	10.0%	\$ 4,438,125		\$ 5,804,663
Total Construction Costs		\$ 48,819,375		\$ 63,851,288
Project Soft Costs	16.0%	\$ 7,811,100		\$ 10,216,206
TOTAL PROJECT COSTS		\$ 56,630,475		\$ 74,067,494

Renovations and Additions approximately 76% of New Construction Costs

COST ESTIMATE ANALYSIS

Renovate or Replace?



2020/2022 Studies:

Proposed additions in courtyards:

- Premium costs for new additions on existing building
- Removes daylighting in existing classrooms
- Additions on perimeter of building would impact vehicular circulation

New construction solves building organization, educational program adjacencies, appropriately sized student collaboration spaces and efficiency of MEP systems



Proposed Additions

A top-down view of a group of people's hands and forearms stacked in a huddle. The hands are of various skin tones and are wearing different colored sleeves: orange, blue, and grey. One person is wearing a black braided wristband. The background is a blurred indoor setting.

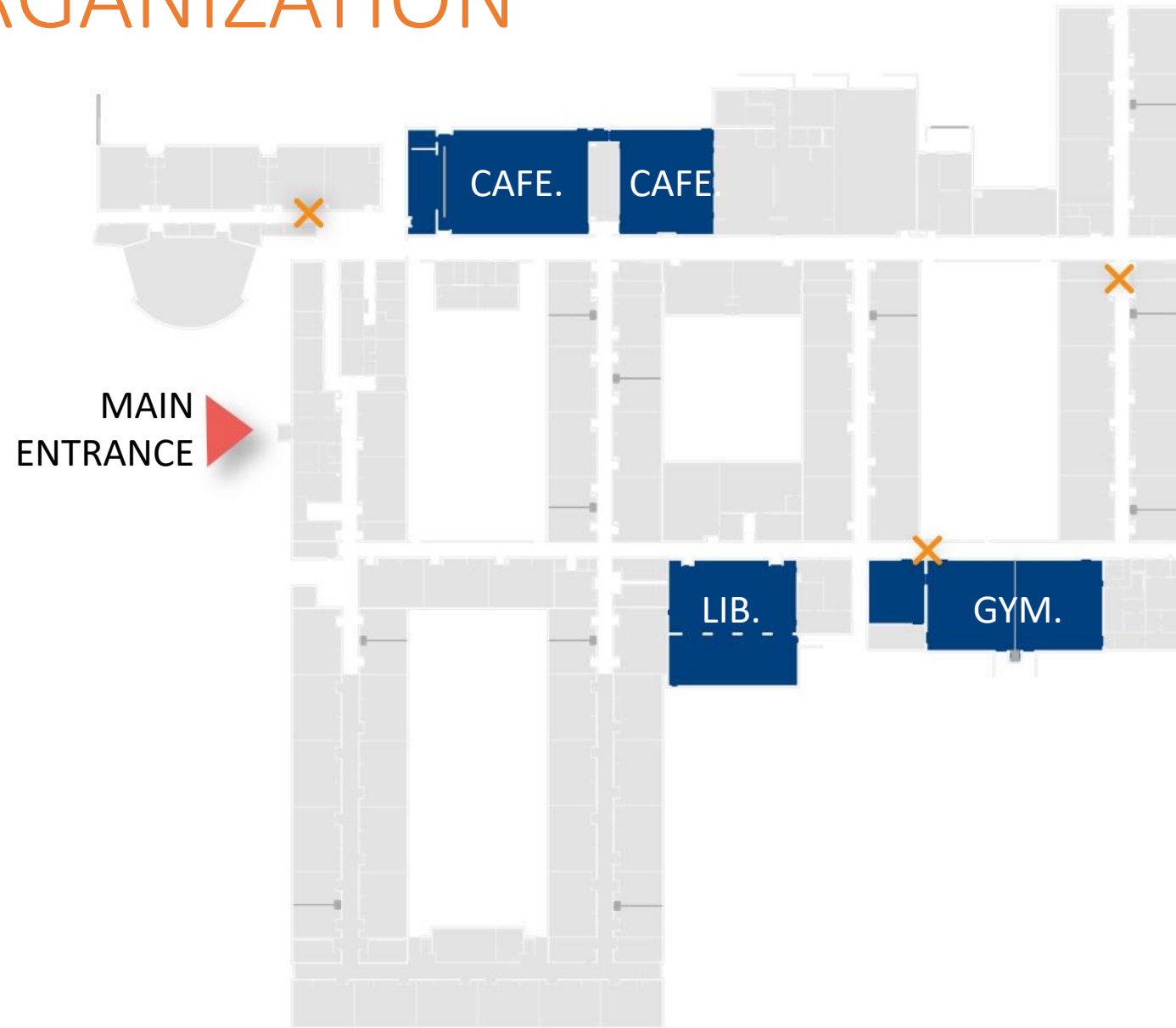
BUILDING ORGANIZATION

Distance and adjacencies of spaces

BUILDING ORGANIZATION

Planning Principles

1. Separate Assembly spaces (public) from Academic spaces (private)
2. Locate Assembly spaces (public) adjacent to Administration for supervision
3. Locate Assembly spaces (public) adjacent to Main Entrance for after-hours events
4. Lockdown Academic spaces for safety and supervision



BUILDING ORGANIZATION

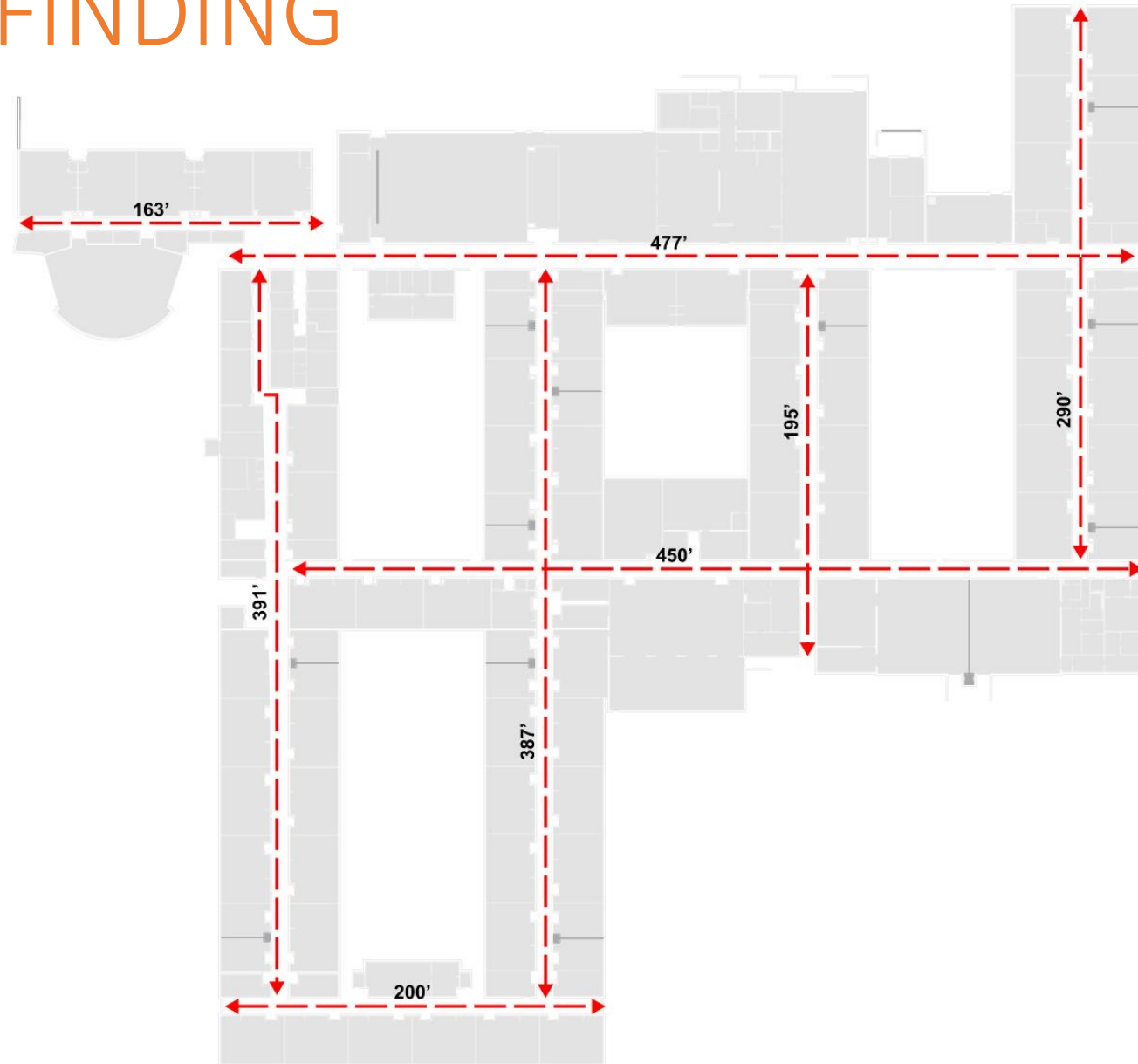
Planning Principles

1. Locate grade level classrooms in separate academic wings to promote collaboration, share resources and provide safety and supervision
2. Pair grade levels in their corresponding bands (K-1st, 2nd-3rd and 4th – 5th) to share resources and promote collaboration



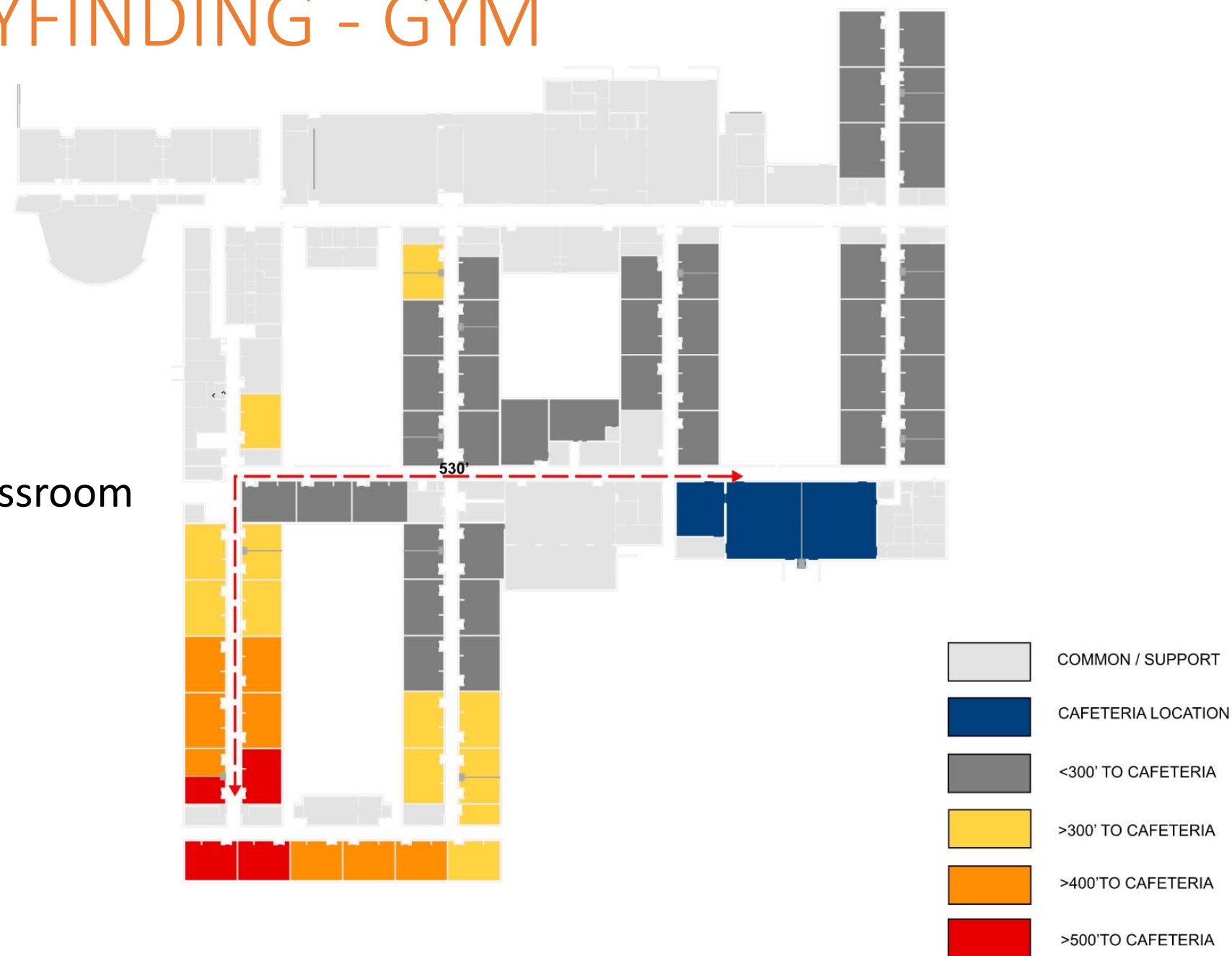
STUDENT WAYFINDING

Total length of
corridors = 2,541 feet



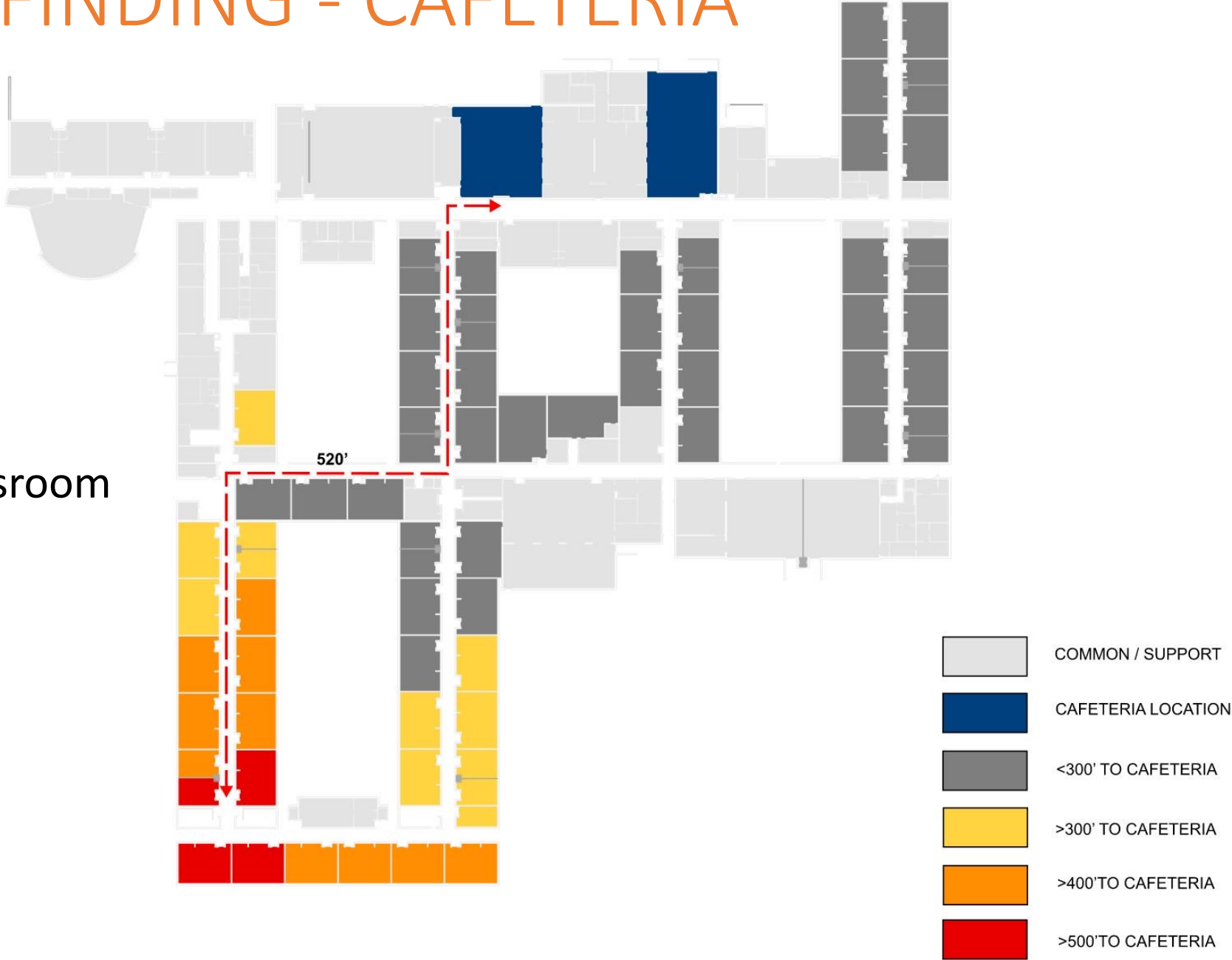
STUDENT WAYFINDING - GYM

Longest distance from classroom
to Gymnasium = 530 feet



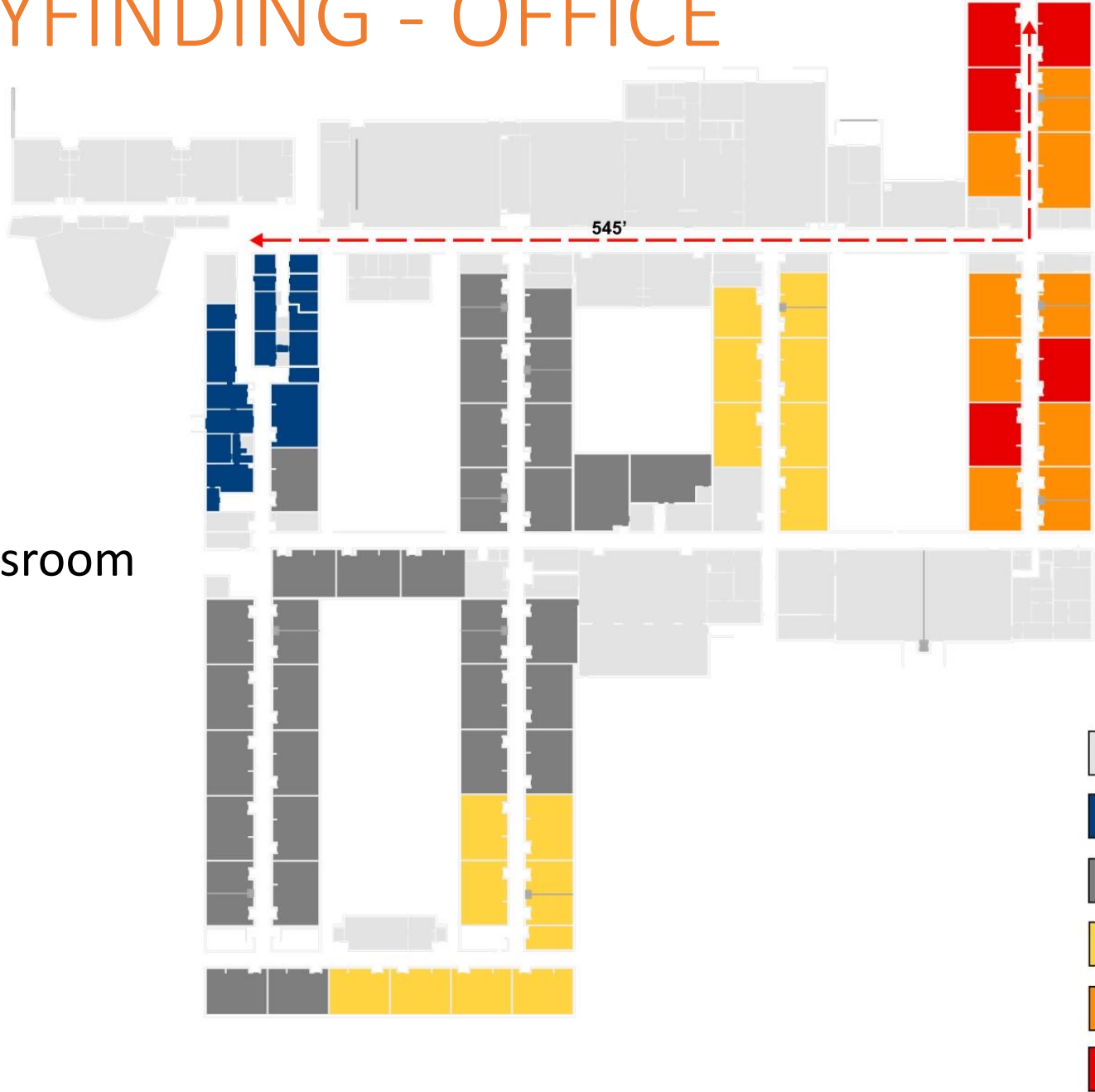
STUDENT WAYFINDING - CAFETERIA

Longest distance from classroom
to Cafeteria = 520 feet



STUDENT WAYFINDING - OFFICE

Longest distance from classroom
to the Office = 545 feet



STUDENT WAYFINDING







Long corridors without wayfinding and sense of place



CODE COMPLIANCE

ADA and Building Code Deficiencies

ADA/CODE COMPLIANCE

-  ADA ACCESSIBILITY REQUIREMENTS NOT MET IN REST ROOMS
-  ADA ACCESSIBILITY REQUIREMENTS NOT MET AT INTERIOR RAMP
-  SPACES DO NOT MEET EXIT CAPACITY REQUIREMENTS
-  DOOR CLEARANCES ARE DEFICIENT & DO NOT MEET CURRENT ADA REQUIREMENTS



ADA COMPLIANCE



Classroom doors do not have ADA latch-side clearances



Classroom sinks do not meet ADA accessibility

ADA COMPLIANCE



No accessible route to Gymnasium



Existing ramp does not meet ADA accessibility

A high-angle, top-down photograph of a group of people's hands and forearms stacked in a circle, symbolizing teamwork and collaboration. The individuals are wearing various casual clothing, including an orange button-down shirt, a blue sweater, and a grey hoodie. The background is a blurred indoor setting.

BUILDING SYSTEMS

Mechanical, Electrical and Plumbing

MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS

Mechanical & Plumbing

1. Existing 2-pipe system does not allow for simultaneous heating and cooling
2. End of expected service life and recommended replacement:
 - Chiller
 - Cooling tower
 - Primary and secondary pumps
 - Air handling units
3. Close to the end of expected service life and recommend replacement in 12 years
 - Boilers
4. Plumbing fixtures have reached expected service life and replacement is recommended
5. Domestic water and sanitary sewer piping in need of replacement

- ## Electrical
1. End of expected service life and recommended replacement:
 - Switchboards
 - Emergency generator
 - Electrical distribution system
 - branch panelboards
 2. Lighting controls do not comply with current codes and recommend replacement
 3. Existing lighting is fluorescent light sources and recommend LED for significant energy savings
 4. Any expansion would require new fire alarm system due to age and availability of parts
 5. Clocks and intercom are original to the building and would require replacement

PLUMBING SYSTEMS



PLUMBING SYSTEMS

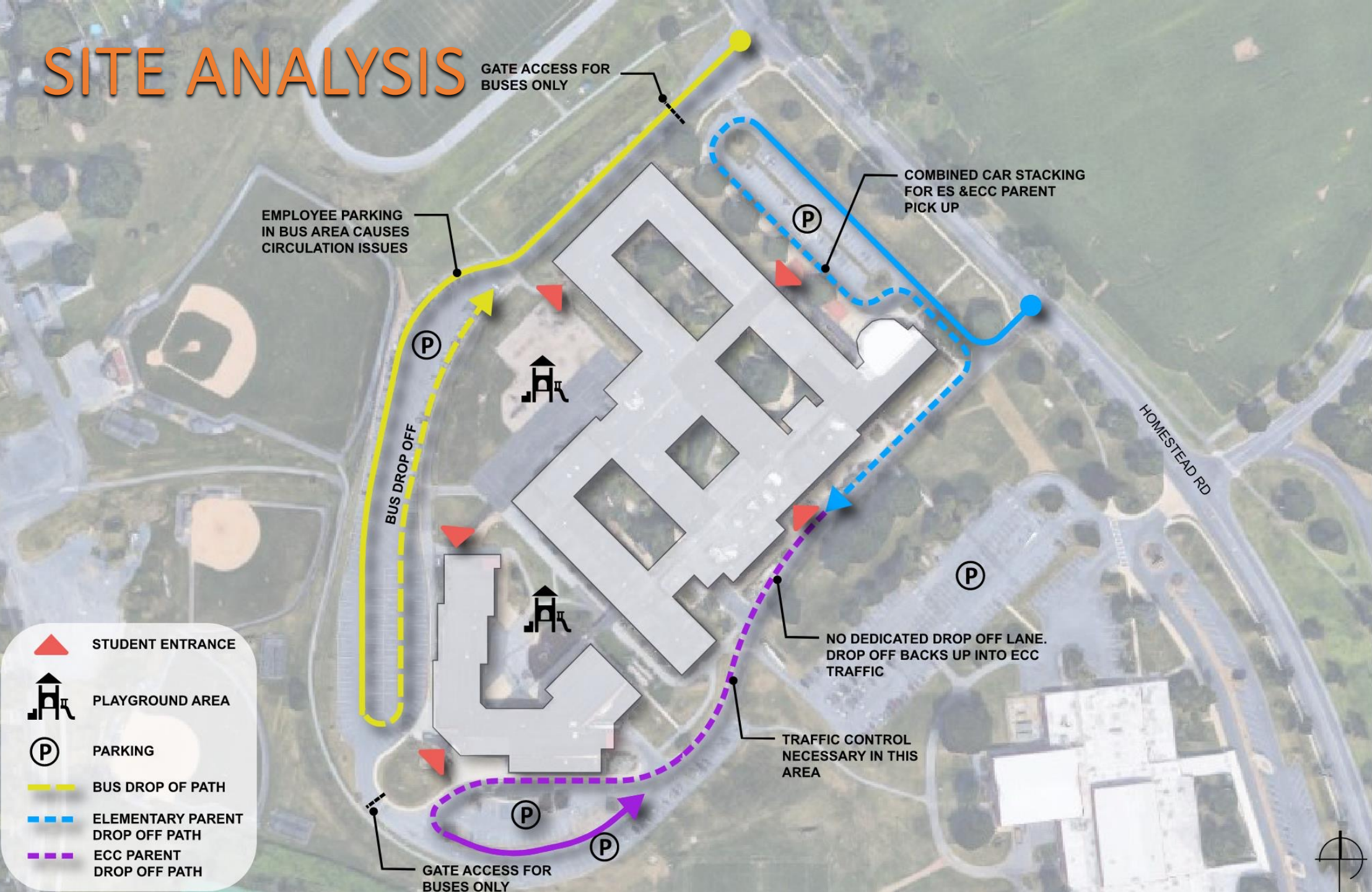


A top-down view of a group of people's hands and forearms stacked in a circle, symbolizing teamwork and collaboration. The hands are of various skin tones and are wearing different colored sleeves: orange, blue, and grey. A black braided wristband is visible on one of the wrists. The background is a blurred indoor setting.

SITE ANALYSIS

Vehicular and pedestrian circulation

SITE ANALYSIS



Questions?



Crabtree, Rohrbaugh & Associates
www.cra-architects.com

ABOUT OUR BUILDING TOUR



QUESTIONS OR FEEDBACK?

USE THE QR CODE BELOW TO SUBMIT COMMENTS, QUESTIONS AND FEEDBACK REGARDING OUR ELEMENTARY SCHOOL BUILDING PROJECT.

ALL QUESTIONS AND COMMENTS WILL BE COMPILED, AND RESPONSES WILL BE PROVIDED. PLEASE NOTE THAT ALL FEEDBACK AND INQUIRIES WILL BE PUBLICLY DISSEMINATED, WITH PERSONAL IDENTIFIERS OMITTED FOR PRIVACY.

