



NORTHERN YORK COUNTY SCHOOL DISTRICT

NORTHERN YORK COUNTY SCHOOL DISTRICT

Facility Committee Meeting Project Update

22 November 2022

SCHRADERGROUP

DISCUSSION

- 01 PROJECT LAUNCH
- 02 DESIGN UPDATE
- 03 OTHER CONSIDERATIONS
- 04 NEXT STEPS

01

02

03

04

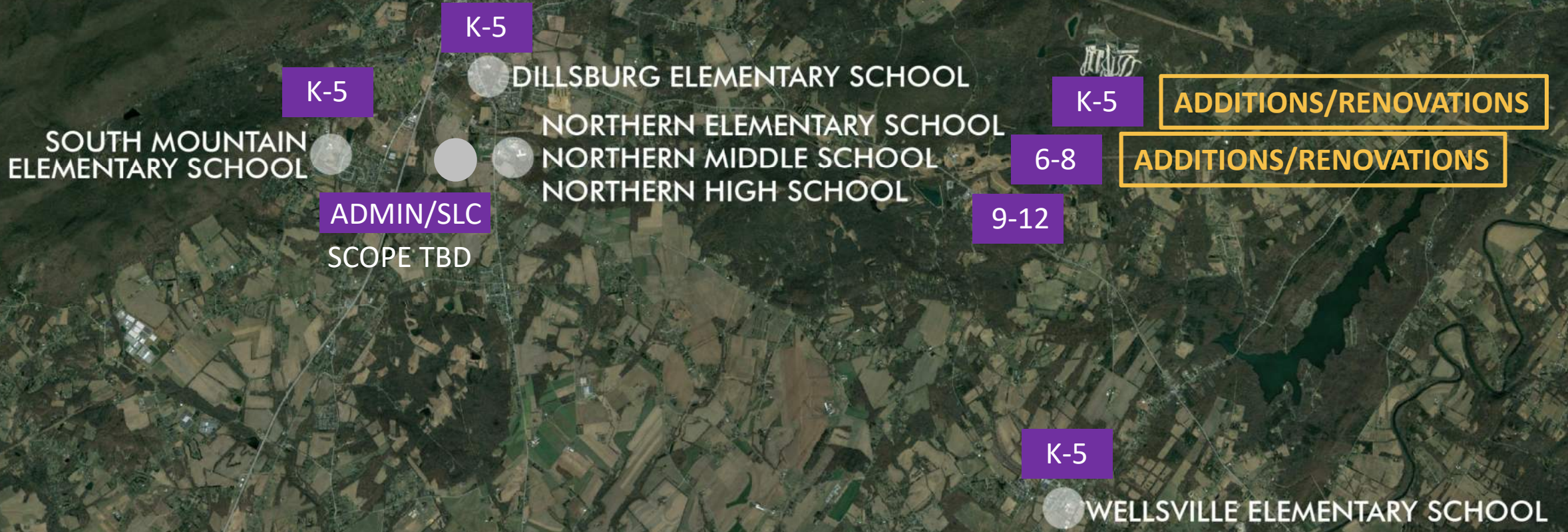
01 PROJECT LAUNCH

NORTHERN MIDDLE SCHOOL AND NORTHERN ELEMENTARY SCHOOL PLANNING

DATA COLLECTION

OPTION 1: MAINTAIN GRADE CONFIGURATION

NORTHERN YORK COUNTY SCHOOL DISTRICT



 PROPOSED BUILDING CONSTRUCTION ON CAMPUS

01 PROJECT LAUNCH

- **Data Collection**
 - Obtain any existing building drawings, building reports such as environmental (AHERA report), roof warranties, etc.
 - Site survey: RFP to solicit proposals for a boundary and topographic survey of the campus. Consider survey to include both sides of the campus.

02 DESIGN UPDATE

MONTHLY UPDATES ON THE PROGRESS OF THE DESIGN PROJECTS

PAST MONTH PROGRESS REVIEW

02 DESIGN UPDATE

- **Monthly reports on the progress of the design**
 - **DESIGN:** Review work effort over the past month and what is anticipated for the upcoming month
 - **SCHEDULE:** Land Development approvals and Design Schedule
 - **BUDGET:** Cost estimates prepared at each phase of the project – Schematic Design, Design Development and Construction Documents to help ensure the project is tracking on budget
- **Meetings/Design Workshops**
 - Schedule design team meetings with administration and key stakeholders
 - Schedule design meetings with staff

Northern Middle School

NORTHERN YORK COUNTY SCHOOL DISTRICT

SITE PROGRAMMING

- Grade considerations
- Site circulation/parking
- Site elements that are not-negotiable
 - Tennis courts just resurfaced

Northern Middle School

- Building Programming
 - Programming meeting held November 14th with administration and Northern Middle School Assistant Principal to review the program requirements for each school

Programming November 14, 2022

Northern Middle School Program		NORTHERN YORK COUNTY SCHOOL DISTRICT				
November 2022		SCHRADERGROUP				
ARCHITECTURAL SPACE PROGRAM						
	CAPACITY	NET SQUARE FEET	GROSSING	GROSS SQUARE FEET		
	students	total	factor	total		
A. AREA SUMMARY						
1	Target Program Area	108,940	nsf	1.45 *	157,963	gsf
2	Existing Area in Plan				-	gsf
	Addition Area in Plan				-	gsf
	Total Area in Plan	-	nsf	TBD *	-	gsf
	Difference	108,940	nsf		157,963	gsf
	<i>* Note that the PDE allowable grossing factor is 1.58 however some of those spaces are provided in Area 7</i>					
B. CAPACITY SUMMARY						
1	Goal Student Capacity	900	students	0.9	810	
2	Teaching Stations	56	1,442	students		
3	Utilization Factor	85%				
4	Effective Student Capacity	1,226	students			
C. AREA ANALYSIS						
1	Square Feet per Student: Planned	-				
2	Square Feet per Student: Goal	176				
3	Square Feet per student: Actual	TBD				
D. AREA COMPARISON (Program)						
1	CORE STUDENT LEARNING SPACES	41,820			60,639	gsf
2	MEDIA RESOURCE/ RELATED ARTS	17,550			25,448	gsf
3	PERFORMING ARTS	6,890			9,991	gsf
4	FITNESS AND WELLNESS	21,460			31,117	gsf
5	COMMUNITY SPACES	8,980			13,021	gsf
6	ADMINISTRATION AND STUDENT SERVICES	4,740			6,873	gsf
7	FACILITY SUPPORT SPACES	7,500			10,875	gsf
	TOTAL GSF	108,940	nsf		157,963	gsf

BUILDING PROGRAMMING

- **Current building s.f. 131,156 s.f.**
 - Square footage to be verified
 - Survey building to confirm room sizes

- **Preliminary proposed building s.f. 157,963 s.f. TBV**
 - Confirm program spaces and quantity
 - Confirm room sizes
 - Verify if an additional music classroom is needed for program
 - Confirm size and quantity of gymnasiums and physical education spaces

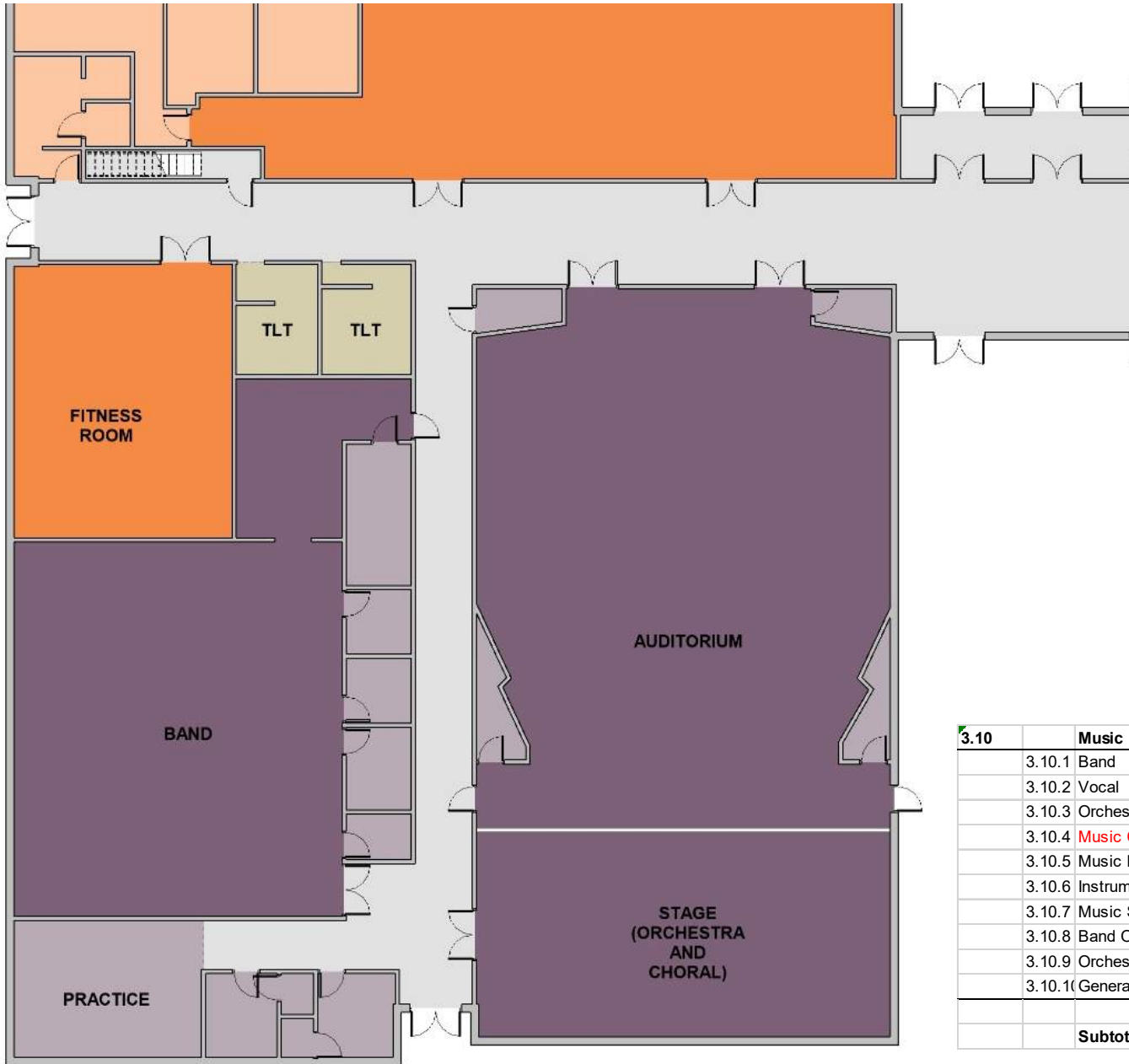
Programming November 14, 2022

1.10		Core Academics (3 teams of 4 or 2 teams of 6 per Grade Structure)								
	1.10.1	6th Grade Team	9	9	25	225	850	7,650	12 general instruction spaces	
		English, Math, Social Studies							Included in 6th grade team count above	
		Science Lab	1	1	25	25	1,000	1,000	No lab work	
		Reading							Included in 6th grade team count above	
		Classroom/Collaboration Space	2	2	25	50	850	1,700	Dividing partition - LGI or classroom space as needed	
	1.10.2	7th Grade Team	9	9	25	225	850	7,650	12 general instruction spaces	
		English, Math, Social Studies							Included in 7th grade team count above	
		Science Lab	1	1	25	25	1,200	1,200	Verify number of labs	
		Reading							Included in 7th grade team count above	
		Classroom/Collaboration Space	2	2	25	50	850	1,700	Dividing partition - LGI or classroom space as needed	
	1.10.3	8th Grade Team	10	10	25	250	850	8,500	13 general instruction spaces	
		English, Math, Social Studies							Included in 8th grade team count above	
		Science Lab	1	1	25	25	1,200	1,200	Verify number of labs	
		Reading							Included in 8th grade team count above	
		Classroom/Collaboration Space	2	2	25	50	850	1,700	Dividing partition - LGI or classroom space as needed	
		Subtotal	37	37		925		32,300		

CORE ACADEMICS:
Team structure for all grade levels

1.30		Learning Support/Special Education - <i>Integrate into teams to deliver supplemental learning</i>								
	1.30.1	Learning Support	-	3	-	-	660	1,980	6th, 7th and 8th Grades - SGI for Pull-in instruction	
	1.30.2	Learning Support - Primary Math	-	1	-	-	850	850	6-8 Grade Math - Full-sized classroom	
	1.30.3	Learning Support - Primary Reading	-	1	-	-	850	850	7-8 Grade English - Full-sized classroom	
	1.30.4	Autistic Support	1	1	12	12	1,000	1,000	12 students; larger room (adjacent calming/sensory space)	
	1.30.5	Emotional Support	-	1	20	20	1,000	1,000	15-20 students; larger room (adjacent calming/sensory space)	
	1.30.6	Sensory Room	-	1	-	-	100	-	shared space	
	1.30.7	Life Skills Instruction Space	1	1	15	15	1,200	1,200	8-12, 15 max; with toilet room; kitchette; w/d, sensory room	
	1.30.8	Intensive Learning Support	-	1	-	-	850	850	Locate close to Autistic and Emotional Support	
	1.30.9	Gifted	-	1	-	-	660	660		
	1.30.10	Speech and OT/PT	-	1	-	-	850	850	Shared space; 5 people with conference space	
	1.30.11	Special Education Storage	-	1	-	-	80	80		
	1.30.12	Special Education Toilet	-	1	-	-	200	200		
		Subtotal	2	14		47		9,520		

LEARNING SUPPORT:
Special Education programs



PERFORMING ARTS

- Repurpose the function of the Auditorium
 - Use as a large group instruction for flexibility
 - Maintain stage for small performances, lectures, etc.
- Music Department
 - Provide dedicated rooms for Orchestra and Choral
 - Size rooms appropriately for band, choral and orchestra
 - Verify if an additional music classroom is needed for program

3.10	Music							
3.10.1	Band	1	1	25	25	1,600	1,600	54 max
3.10.2	Vocal	1	1	25	25	1,200	1,200	practice by grade level, 59 max
3.10.3	Orchestra	1	1	25	25	1,200	1,200	31 max
3.10.4	Music Classroom	1	1	25	25	850	850	TBD
3.10.5	Music Practice/ Recording Booth		4	-	-	80	320	
3.10.6	Instrument Storage	-	2	-	-	340	680	
3.10.7	Music Storage Rooms	-	1	-	-	250	250	
3.10.8	Band Office	-	1	-	-	80	80	
3.10.9	Orchestra Office	-	1	-	-	80	80	
3.10.10	General Music Office	-	1	-	-	80	80	
	Subtotal	4	14		100		2,340	

FITNESS / WELLNESS

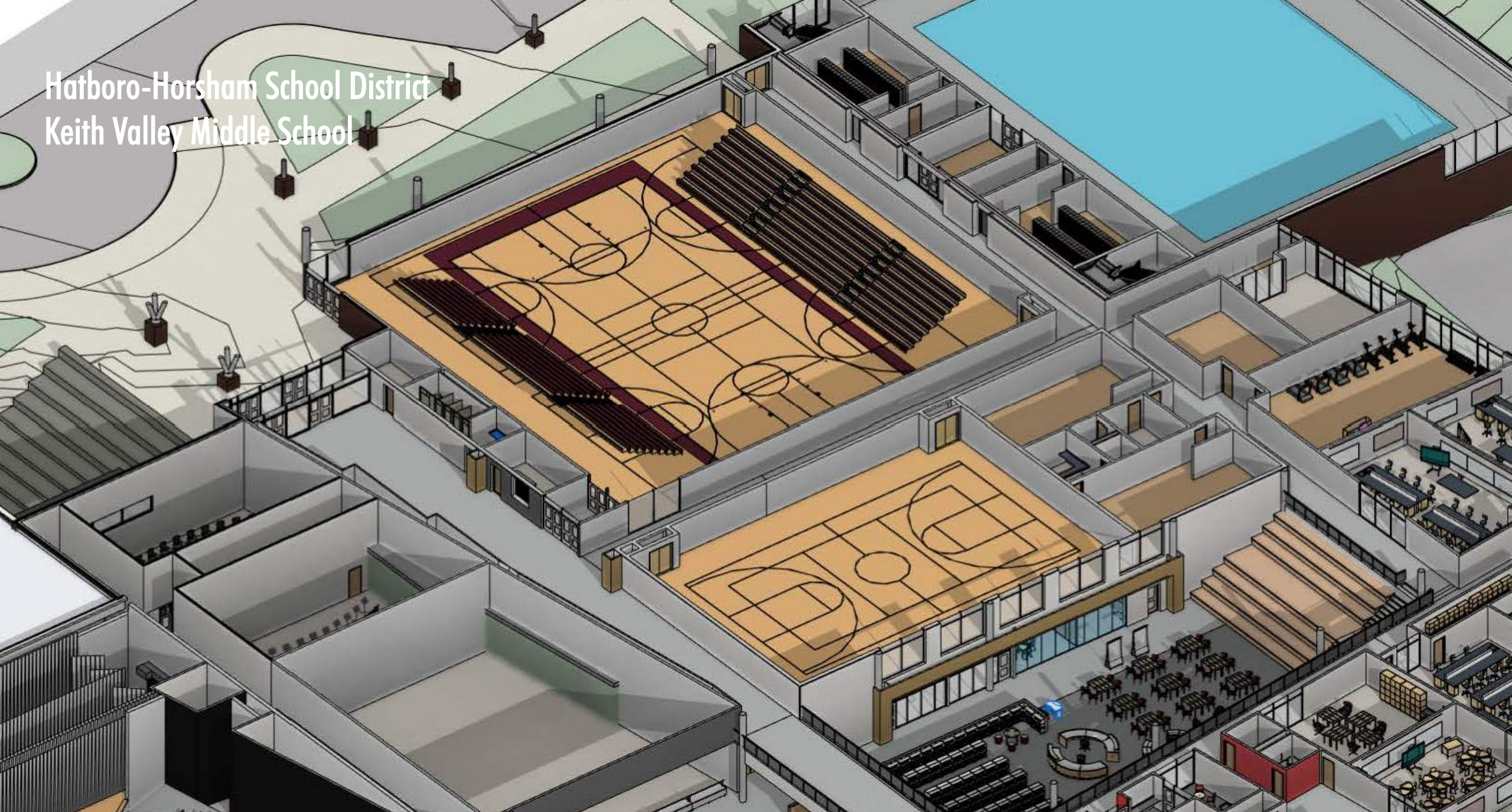
Physical Education

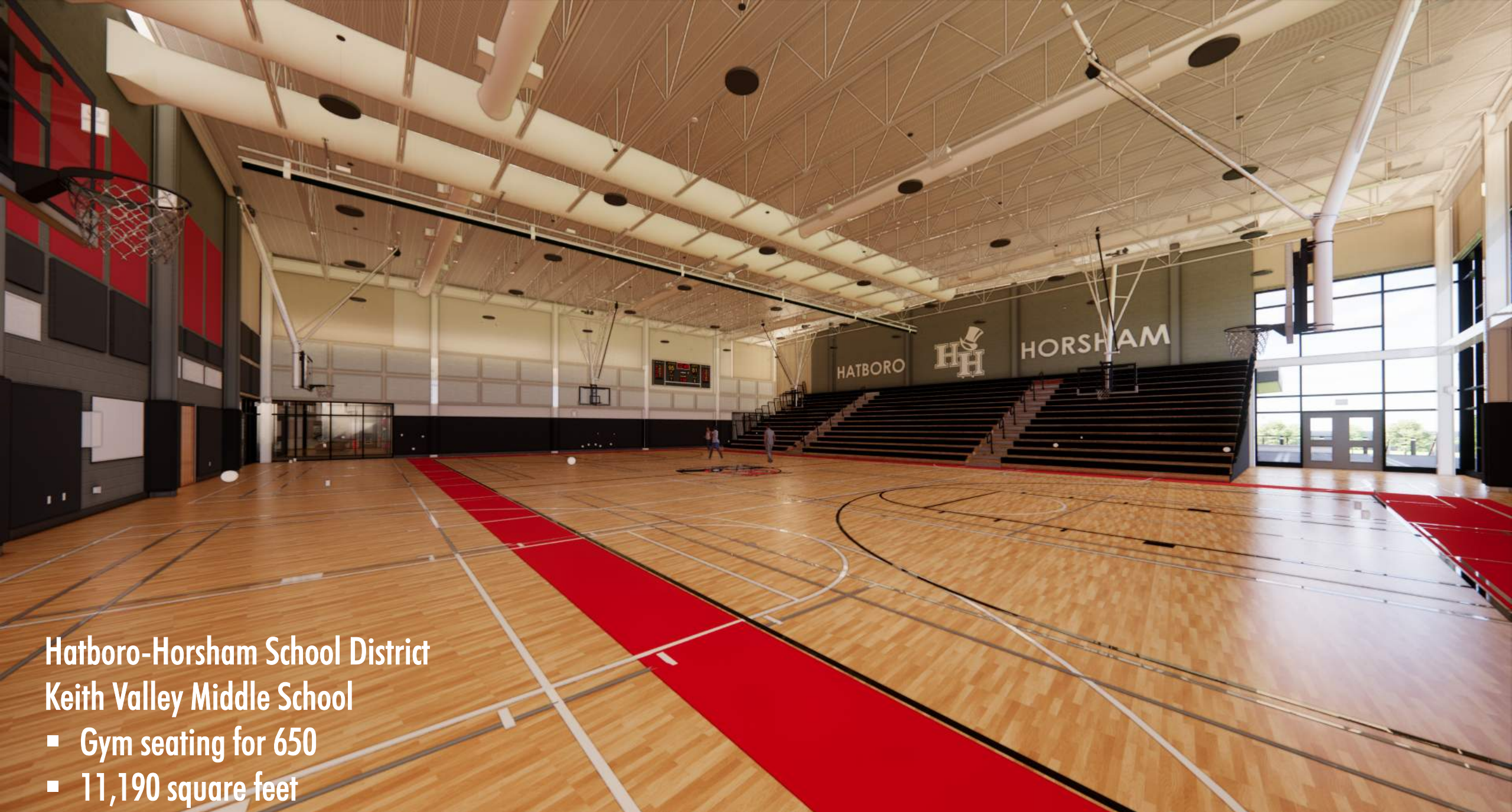
- (2) full courts/(1) competition cross-court
- Add additional gym to replace SLC: Verify size and number of seats needed
- Provide new locker rooms so all locker rooms are on the same floor level as the gym



4.10	Gymnasiums							
4.10.1	Main Competition Gymnasium	-	1.5	66	99	11,600	11,600	Full competition 2 teaching stations
4.10.2	Second gym	-	1	66	66	6,700	6,700	Verify size and number of spectators
4.10.2	Aux Gym - Fitness/Wellness	-	1	33	33	2,640	2,640	Fitness
4.10.5	Lobby	-	1	-	-	200	200	
4.10.6	Concessions	-	1	-	-	200	200	yes
4.10.7	Public Toilets	-	2	-	-	335	670	
	Subtotal	-	8		198		22,010	

Hatboro-Horsham School District
Keith Valley Middle School

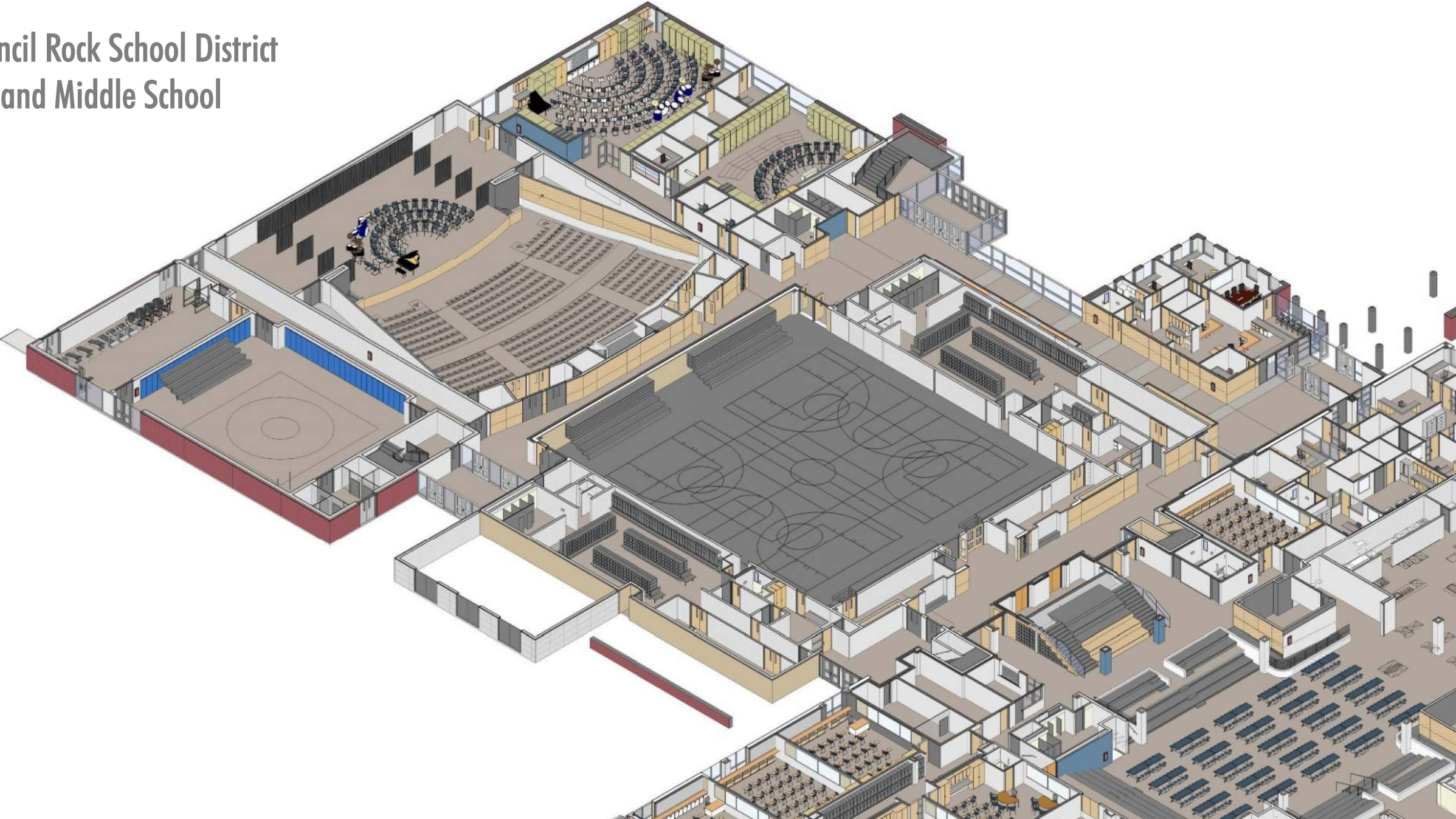




**Hatboro-Horsham School District
Keith Valley Middle School**

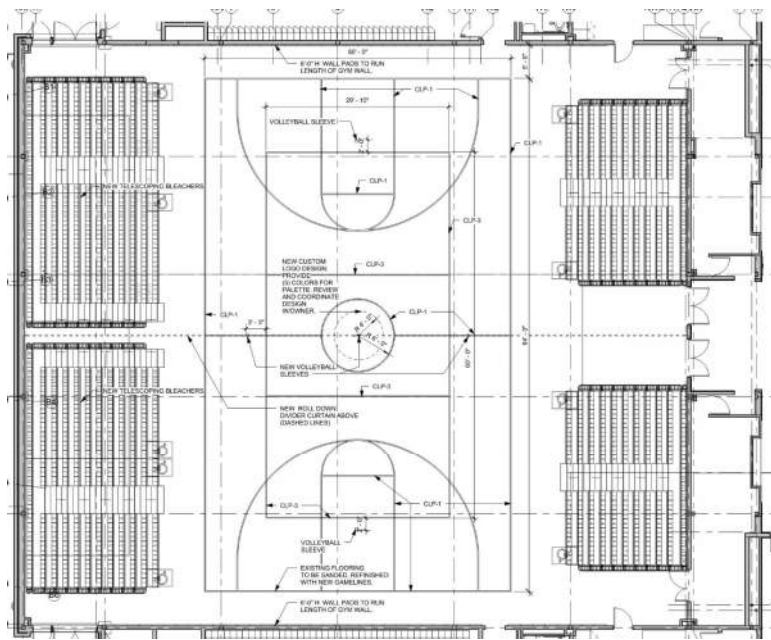
- Gym seating for 650
- 11,190 square feet

Council Rock School District Holland Middle School

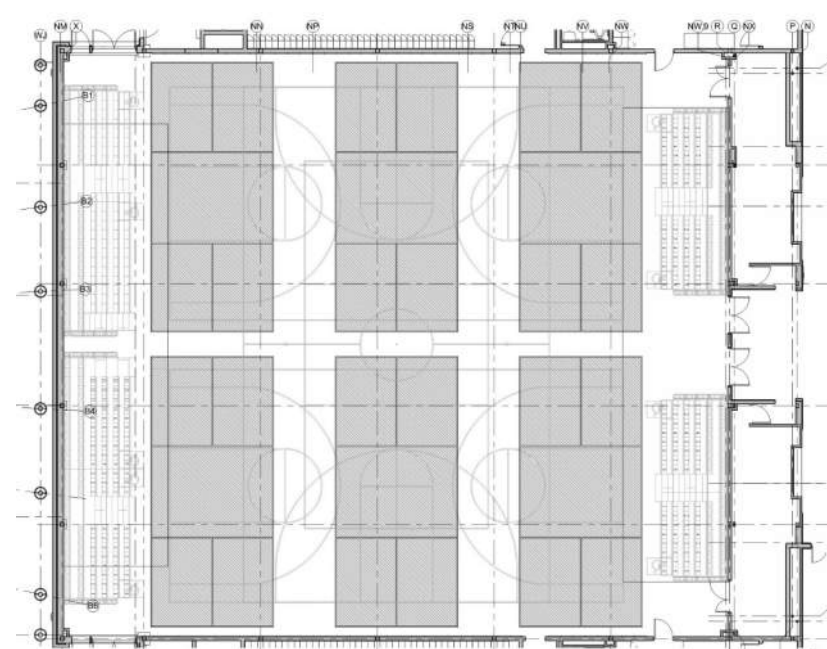
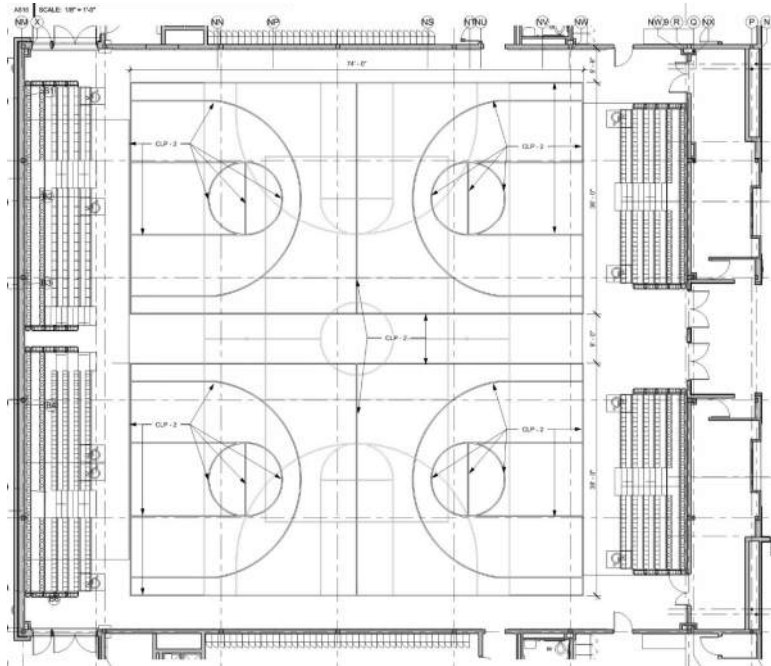


Holland Middle School Court Configurations

**Main Basketball
Court / Volleyball
with full seating
capacity**



**(2) Secondary full
courts with some
seating**



(8) Pickleball Courts



**Council Rock School District
Holland Middle School**

- Gym seating for 812
- 10,270 square feet

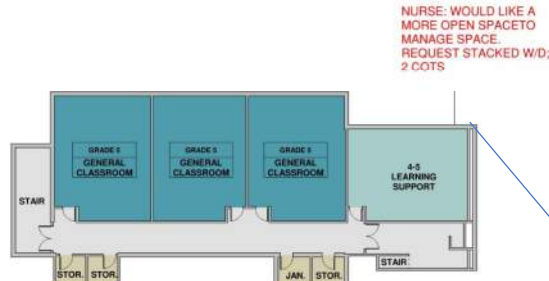
Northern Elementary School

DESIGN CONSIDERATIONS

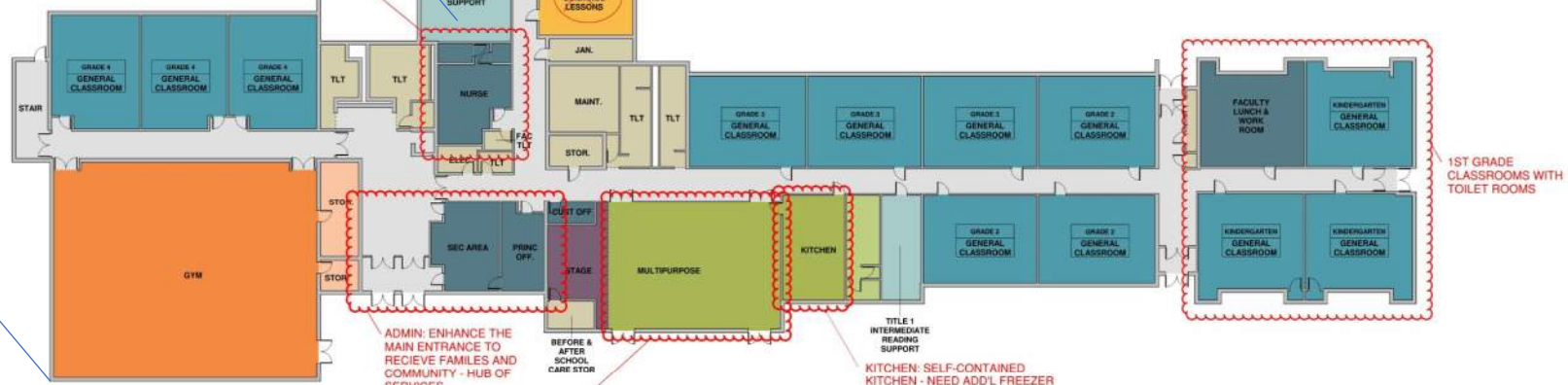
- Space needed to accommodate programs in shared or inadequately sized rooms
- Currently three (3) classrooms per grade level. One (1) additional classroom used for fluctuations in enrollment. Kindergarten may need an additional section given the ELD population
- Size and functionality of the core spaces — library, multi-purpose room/kitchen
- Expansion to accommodate the proper number of classrooms and improve entrance/administration area

NORTHERN ELEMENTARY: K-5

- CORE CLASSROOMS
- STUDENT SERVICES
- STEAM/ MEDIA CENTER
- ADMIN AND STAFF SPACES
- COMMUNITY SPACES
- COMMUNITY SPACES SUPPORT
- FITNESS, WELLNESS AND PERFORMANCE
- FITNESS WELLNESS AND PERFORMANCE SUPPORT SPACES
- FACILITY SUPPORT SPACES
- CIRCULATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

- TEAM CORE
- STUDENT SERVICES
- STEAM/ MEDIA CENTER
- STEAM/ MEDIA SUPPORT SPACES
- ADMIN AND STAFF SPACES
- COMMUNITY SPACES
- COMMUNITY SPACES SUPPORT
- FITNESS, WELLNESS AND PERFORMANCE
- FITNESS/ WELLNESS SUPPORT SPACES
- FACILITY SUPPORT SPACES

CHORUS, BAND, ORCHESTRA

SHARED WITH GIFTED

SHARED SPACE WITH GUIDANCE AND SCHOOL BASED COUNSELOR (OUTSIDE SERVICE)

SCHOOL COUNSELOR OFFICE

LIBRARY

SHARED OFFICE SPACE: SPEECH & LANGUAGE AND GUIDANCE. REQUEST OFFICE SPACE WITH CONFERENCE TABLE FOR 4

SPEECH AND LANGUAGE CALMING / SAFE SPACE

ART & GUIDANCE GROUPS

ED AS & OCCUPATIONAL THERAPY

SHARED DISCOVERY AND ART PROGRAMS

(8) EXISTING CLASSROOMS HAVE TOILET ROOMS

NURSE: WOULD LIKE A MORE OPEN SPACETO MANAGE SPACE. REQUEST STACKED W/D; 2 COTS

NURSE: WOULD LIKE A MORE OPEN SPACETO MANAGE SPACE. REQUEST STACKED W/D; 2 COTS

TITLE 1 / ELD (ENGLISH LANGUAGE DEVELOPMENT)

Program Confirmation

- Learning Support - Autistic Support, Emotional Support, Life Skills & shared sensory room, Itinerant and Learning Support and Title 1 Reading
- Specials – Music, Art; Add Kindertown classroom (not currently at this school)
- Support
 - Enhance administration office area to accommodate visitors and to house related support offices
 - Expand cafeteria to accommodate population

03 OTHER CONSIDERATIONS

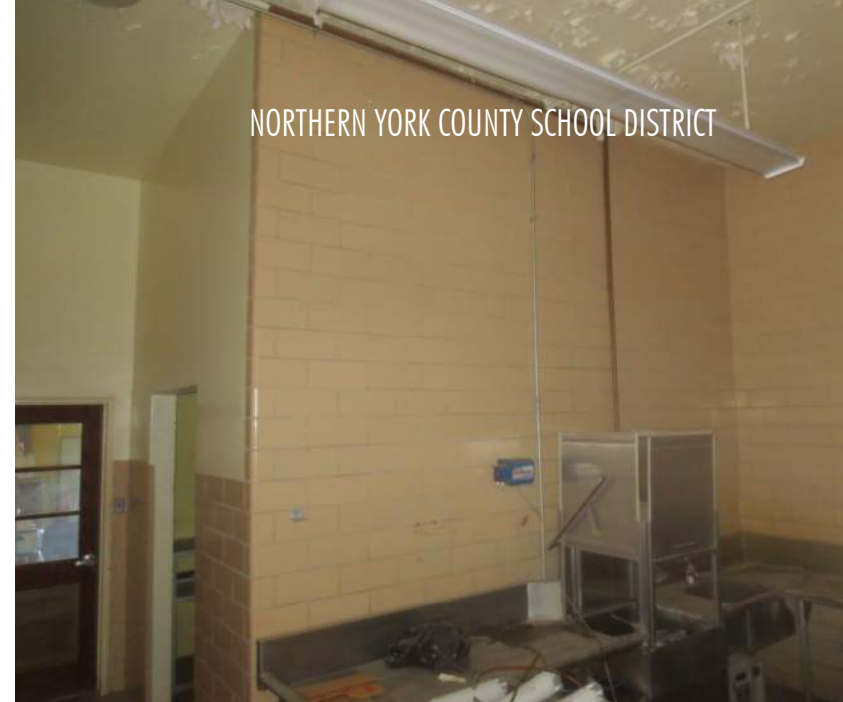
ESTIMATE OF PROBABLE CONSTRUCTION COSTS

SLC GYMNASIUM

Sports & Learning Center (SLC)

NORTHERN YORK COUNTY SCHOOL DISTRICT



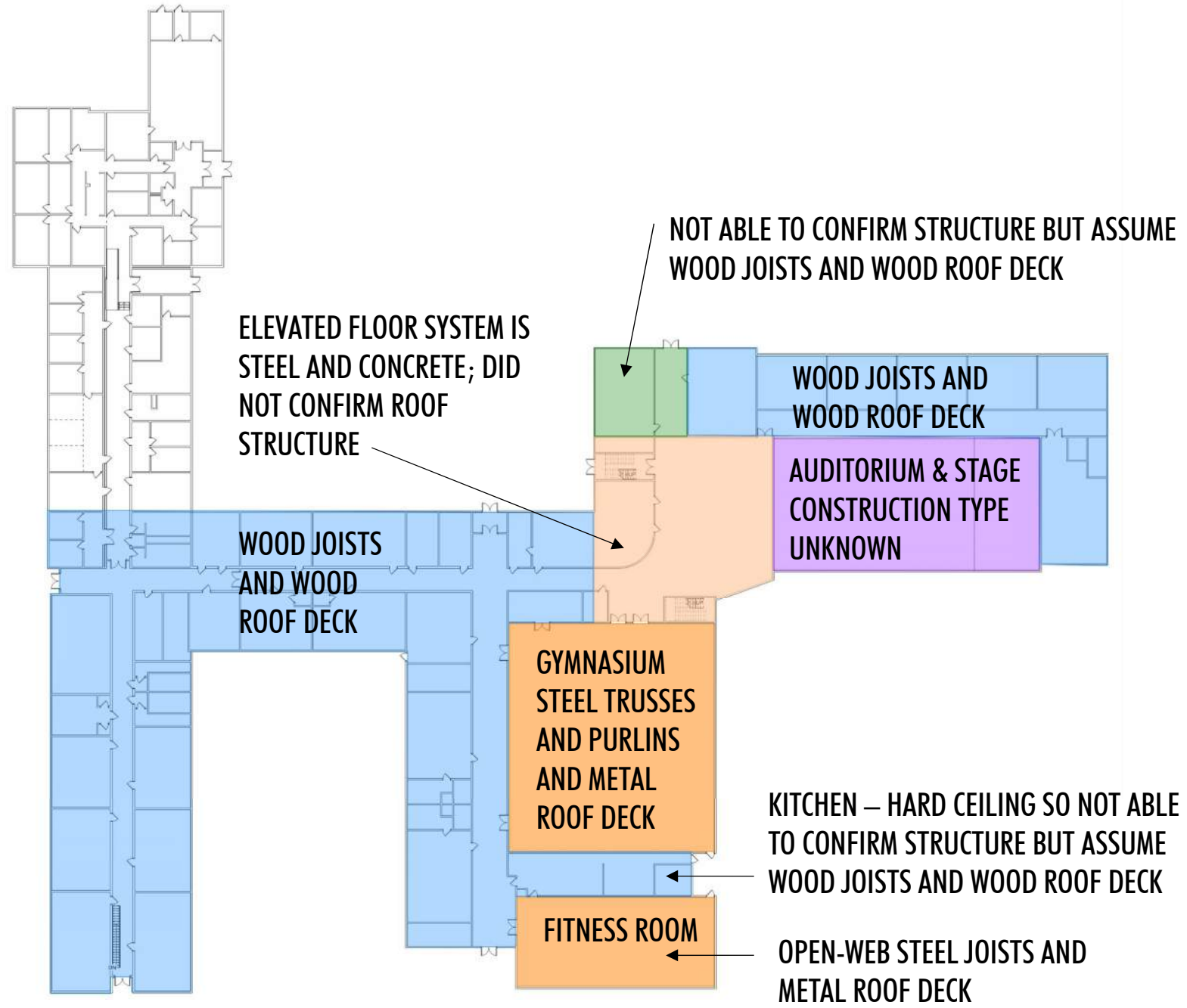


Sports and Learning Center (SLC)

NORTHERN YORK COUNTY SCHOOL DISTRICT

- No existing drawings
 - Biggest structural challenge - everything will have to be field-surveyed along with material testing and destructive removals for investigation
 - Difficult task to verify if structure meets all current code requirements when renovated
- Most one-story roof areas are wood framed (timber joists and wood deck)
 - Would need to confirm if these areas meet current code requirements for snow loads including drifted conditions
 - Unlikely a good choice to remain from an architectural/fire area/fire rating/construction type code standpoint
 - Some signs of stains and damage from long-term water leaks.

STRUCTURAL OBSERVATIONS



Sports and Learning Center — Conditions Assessment

NORTHERN YORK COUNTY SCHOOL DISTRICT

- Wood is typically bearing on masonry walls
 - Space reconfiguration is challenging if you remove bearing walls (have to replace with beams, columns, and new foundations)
- Extent of mechanical tunnels under the building is unknown which adds to complexity of structural detailing related to any renovation work
- Lot of mixed masonry wall systems and deterioration, both inside and out, from long-term movement, lack of wall insulation (presumed) and water intrusion
- Whatever is kept in a renovation program, the brick veneer should be declad and rebuilt; the entire gym veneer should be removed as previous repointing work has failed again
- Windows are in poor condition and contributing to water intrusion and subsequent wall deterioration

Sports and Learning Center — Maintaining the Gymnasium

NORTHERN YORK COUNTY SCHOOL DISTRICT

- Removal of one-story areas around gym could destabilize the tall gym walls since it would eliminate the out-of-plane bracing at the wall mid-height and would expose the walls to full wind force. Therefore, the gym cannot remain as a stand-alone box if everything is taken down around it.
- We were not able to confirm how the two-story classroom area ties into the gym wall. It appears that the structural elements are integrated/coplanar (the steel framing is built in the plane of the masonry wall).
- The existing gym cannot remain accessible/operational if the structures around the gym, including the one and two-story structures, are demolished

03 CONCEPTUAL COST ESTIMATE

DEMOLISH EXISTING BUILDING AND BUILD A NEW GYM

- No true design has been developed. Final budget to be prepared once a scope has been determined as part of the project
- Estimates based on concept to be taken as an order of magnitude at this very preliminary stage of the process
- Costs based on recent bids received regionally with lump sum amounts per line item
- Assumes a 8% inflation factor to the mid-point of construction based on current market conditions
- Soft costs and contingencies are included in the conceptual project costs

Sports and Learning Center		demolition and new construction			
Northern York County School District Dillsburg, PA 11/22/2022		AREA	Demolition	42,500	s.f.
			Renovations	0	s.f.
			New Construction	16,274	s.f.
			Total Building Area	16,274	s.f.
		Project Phase: Conceptual Estimate			
DEMO SLC & NEW CONSTRUCTION BUDGET COST ANALYSIS					
CONSTRUCTION					
BUILDING CONSTRUCTION					
	area	cost/s.f.	total		
New Gym and Support Spaces					
1	Replacement Gym (based on existing gym and storage s.f.)	7,800 s.f.			
2	Locker Rooms - Boys (based on s.f.)	1,400 s.f.			
3	Locker Rooms - Girls (based on s.f.)	1,400 s.f.			
4	Lobby	200 s.f.			
5	Subtotal	10,300 s.f.			
6	Grossing Factor	1.58			
7		16,274 s.f.	\$350.00	\$	5,695,900
8	Design Contingency		8.0%	\$	455,672
9	Subtotal			\$	6,151,572
10	Escalation		8.0%	\$	492,126
11	Total Addition Cost Estimate	\$ 16,274 s.f.		\$	<u>6,643,698</u>
Renovation Cost Estimate					
12	Asbestos Abatement & Partial demolition of ext'g bld'g	42,500 s.f.	\$10.00	\$	425,000
13	Renovation Costs of First Floor classrooms	0 s.f.	\$180.00	\$	-
14	Renovation costs for Ground Floor spaces (allowance)	15,530 s.f.	\$0.00	\$	-
15	Subtotal		\$10.00	\$	425,000
16	Design Contingency		10.0%	\$	42,500
17	Subtotal			\$	467,500
18	Escalation		10.0%	\$	46,750
19	Total Renovation Cost Estimate		\$12.10 s.f.	\$	<u>514,250</u>
20	Total Building Cost Estimate			\$	<u>7,157,948</u>
SITE CONSTRUCTION					
	area	cost/s.f.	total		
21	Site Allowance	1 LS	\$3,000,000	\$	3,000,000
22	Off-Site Allowance (roadway, intersection)	1 LS	\$0	\$	-
23	Subtotal			\$	3,000,000
24	Design Contingency		10.0%	\$	300,000
25	Subtotal			\$	3,300,000
26	Escalation		10.0%	\$	330,000
27	Total Site Cost Estimate			\$	<u>3,630,000</u>
28	TOTAL			\$	<u>10,787,948</u>

Building Construction Costs:
\$ 7,157,948

Site Construction Costs:
\$ 3,630,000

Total Construction Cost:
\$ 10,787,948

DESIGN COSTS				
28	A/E Consultant Design Fee @	5.50%		\$ 593,337
29	Expenses			\$ 10,000
30	Civil Engineering Land Development Fees			\$ 200,000
31	Geotechnical Investigation			\$ 40,000
32	Land Survey Services			\$ 40,000
33	Inspection / Testing Services			\$ 250,000
34	Land Development Approvals			\$ 50,000
35	Asbestos Design Services			\$ -
36	Total Design Services			\$ 1,183,337
MISCELLANEOUS COSTS				
37	County Conservation District			\$ 10,000
38	Demolition Permit @	1.50%	of cost	\$ -
39	Building Permit @	1.50%	of cost	\$ 107,369
40	Other Approvals			\$ 15,000
41	FFE			\$ 150,000
42	Technology Equipment for building			\$ 150,000
43	Financing Costs	1.00%	of cost	\$ 970,000
44	Construction Management	3.00%	of cost	\$ 323,638
45	Legal			\$ 40,000
46	Commissioning			\$ 100,000
47	Insurance			\$ 50,000
48	Move Costs			\$ 150,000
49	Total Other Costs			\$ 2,066,008
PROJECT CONTINGENCY				
50	Subtotal all costs above			\$ 14,037,293
51	Project Contingency	7.50%		\$ 1,052,797
CONCEPTUAL ESTIMATE				
				\$ 15,090,089

**Total Project Cost:
\$ 15,000,000**

04 NEXT STEPS

TRANSPARENCY THROUGHOUT THE PROCESS

UPCOMING MONTH REVIEW

04 NEXT STEPS

- Review existing drawings
- Survey existing conditions
- Solicit RFPs as noted
- Review/confirm program with Principals
- Follow-up regarding design for athletic programs at Middle School
- Schedule regular planning meetings



NORTHERN YORK COUNTY SCHOOL DISTRICT

NORTHERN YORK COUNTY SCHOOL DISTRICT THANK YOU!

SCHRADERGROUP