



NORTHERN YORK COUNTY SCHOOL DISTRICT

NORTHERN YORK COUNTY SCHOOL DISTRICT

School Board Meeting Building Project Update

20 December 2022

SCHRADERGROUP

DISCUSSION

- 01 MONTHLY PROGRESS REPORT
- 02 DESIGN UPDATE
- 03 OTHER CONSIDERATIONS
- 04 NEXT STEPS

01

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01 PROGRESS REPORT

MONTHLY UPDATES ON THE PROJECTS

PAST MONTH PROGRESS REVIEW

01 PROGRESS REPORT

- **Data Collection**
 - Received original building drawings and environmental/AHERA report; more found!
 - Site survey: Request for Proposal received for a boundary and topographic survey of the campus including subsurface utility investigation and wetland investigation services. Separate costs provided for each side of road bisecting the campus.
- **3-D Building Models**
 - Modeled Northern Elementary School
 - Currently modeling Northern Middle School

02 DESIGN UPDATE

KEY STAKEHOLDER INPUT

STEERING COMMITTEE MEETING

02 STEERING COMMITTEE MEETINGS

- **Steering Committee Meeting #1 – December 15, 2022**
 - Board members, Administration, Staff and Parents (15 +/- members)
 - Break-out Session #1: Building Considerations
 - Break-out Session #2: Site Considerations
- **Steering Committee Meeting #2 – January 19, 2023**
 - Design Workshop: Break-out Groups
- **Steering Committee Meeting #3 – February 9, 2023**
 - Option review and comment



STEERING COMMITTEE MEETING #1

6:00 - 6:05pm

Welcome and Introductions

6:05 – 6:15pm

District-wide Planning Process and Outcomes

6:15 - 6:45pm

Building Design Feedback

6:45 – 7:20pm

Site Design Feedback

7:20 – 7:25pm

Design Process and Schedule

7:25 – 7:30pm

Comments/Closing Thoughts



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 **(CONFIRMED)**

SPACE DESCRIPTION	MODEL PROGRAM		STUDENTS		NET SQUARE FEET		NOTES	
	SPACES		each	total	each	total		
	teaching	total						
3	PERFORMING ARTS							
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	
3.10.5	Music Practice/ Recording Booth	-	4	-	-	80	320	TBD - verify count and size
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	
3.20	Theater/ Drama							
3.20.1	Large Group Instruction (LGI)	-	1	-	-	3,350	3,350	LGI/Performance space with stage
3.20.2	Stage	-	1	-	-	1,200	1,200	
3.20.3	Storage	-	-	-	-	-	-	
	Subtotal	-	2		-		4,550	



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 FITNESS AND WELLNESS									
4.10 Gymsnasiums									
4.10.1	Main Competition Gymnasium	-	1	66	66	10,500	10,500	Full competition 2 TS (seating for 800 - HMS))	
4.10.2	Second Gym	-	1	66	66	6,700	6,700	Community space to replace SLC Gym (1 court)	
Design gym outboard with separate entrance - possible bid as an alternate									
4.10.2	Aux Gym - Fitness/Wellness	-	1	33	33	2,640	2,640	Fitness with equipment/Weight room	
4.10.5	Lobby	-	1	-	-	200	200		
4.10.6	Concessions	-	1	-	-	200	200	yes	
4.10.7	Public Toilets	-	2	-	-	335	670		
Subtotal		-	7		165		20,910		
4.20 Health Classroom									
4.20.1	Health Classroom	1	1	25	25	850	850		
Subtotal		1	1		25		850		
4.30 Locker Facilities									
4.30.1	Boys Locker Room	-	1	-	-	1,200	1,200	with office; lockers for 50 students & individual showers	
4.30.2	Girls Locker Room	-	1	-	-	1,200	1,200	with office; lockers for 50 students & individual showers	
4.30.3	PE Equipment Storage	-	2	-	-	460	920	verify with athletics	
Subtotal		-	4				3,320		

Northern Middle School

BUILDING CONSIDERATIONS

NORTHERN YORK COUNTY SCHOOL DISTRICT



02 BREAK-OUT SESSION #1: BUILDING FEEDBACK

■ EDUCATIONAL PROGRAM

- All spaces required need to be located in the Middle School, not having to go to the High School
- Need an auditorium, not overusing high school space
- Be flexible, but not trendy – not all spaces should be flexible
- Large group instruction that can be divided/flexible
- Need additional large gym space, with multiple courts
- Move the dish room
- Open collaboration spaces (as seen in other buildings)
- Life Skills kitchen/apartment/lab
- Keeping the grades separated as they are currently

02 BREAK-OUT SESSION #1: BUILDING FEEDBACK

- **EDUCATIONAL PROGRAM (continued)**
 - Emphasize arts program and other tech classes so there are more opportunity for students in the future
 - The school district has the largest FFA program - consider agriculture and the trades
 - Provide vocational programs at the middle school grades to feed into the high school programs
 - Tech room needs to be centralized
- **INFRASTRUCTURE AND SYSTEMS**
 - Bathrooms to be upgraded
 - Custodial closets, more and larger
 - Need more power outlets and other electrical improvements

Northern Middle School

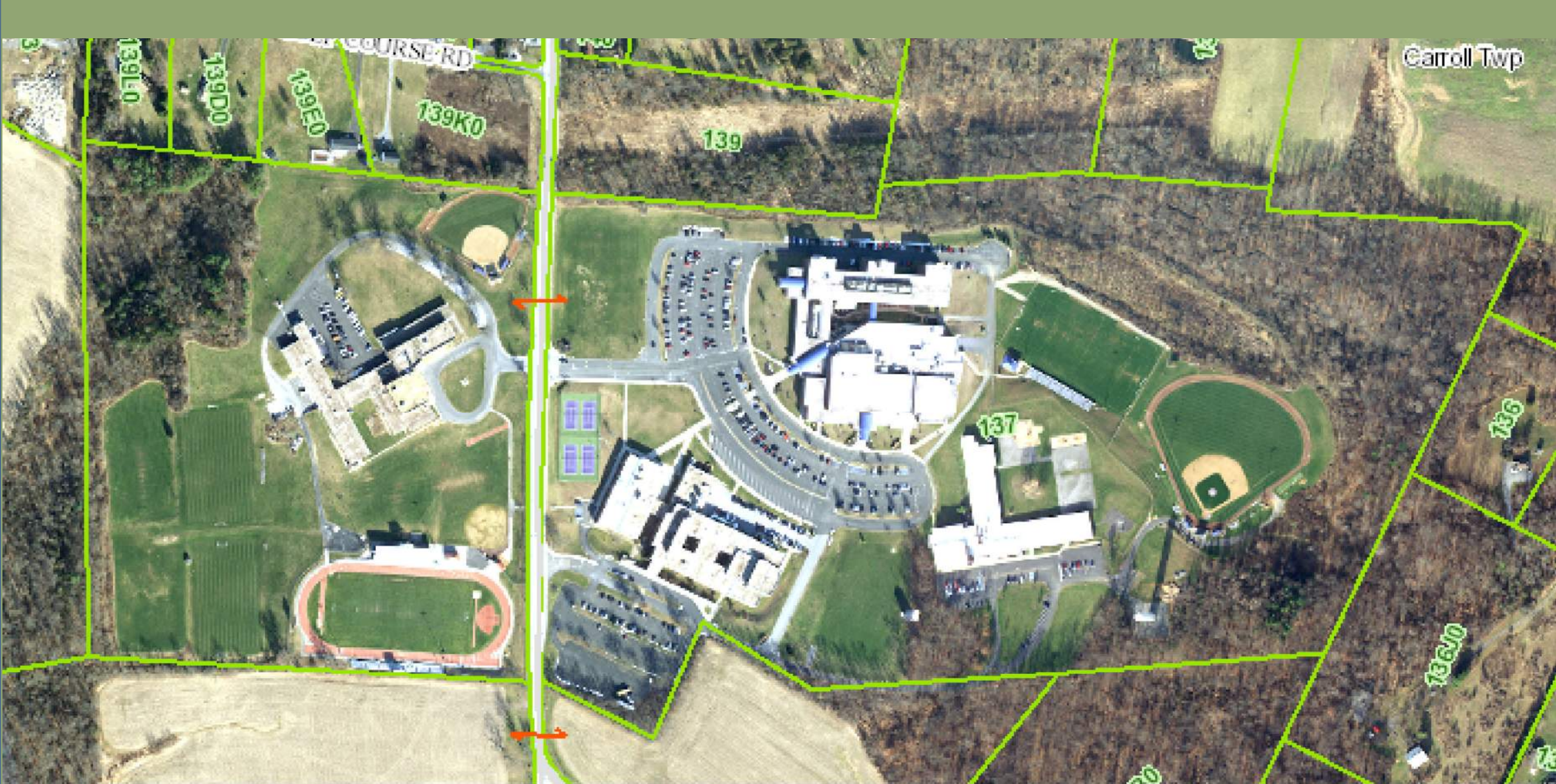
SITE CONSIDERATIONS

NORTHERN YORK COUNTY SCHOOL DISTRICT

02 BREAK-OUT SESSION #2: SITE FEEDBACK

■ Site Considerations

- Traffic flow is an issue, difficult in the morning with the amount of people/cars on site need a pickup/drop off space for night time events, separate from main entrance rework circulation to tie three building together
- Look at back parking lot for space for building expansion
- Possibly look at access across the road other than just the tunnel
- Handicap accessibility to building not good, do not like the steps down
- Main parking lot is underutilized
- Playgrounds not required unless they are needed for school programs
- Outdoor educational spaces are needed
- Would like more information on the actual property boundaries (boundary survey pending)



03 OTHER CONSIDERATIONS

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

GYMNASIUM COST COMPARISON

03 GYMNASIUM COST COMPARISON

CONCEPTUAL COST ESTIMATE

- 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

03 GYMNASIUM COST COMPARISON

PROPOSED OPTIONS:

- 1. DEMOLISH EXISTING SLC BUILDING AND BUILD A NEW GYM**
 - Costs previously presented to replace in-kind
 - Based on the existing SLC gym, storage and locker room square footage
- 2. DEMOLISH EXISTING SLC BUILDING AND BUILD A NEW FULL-SIZED GYM**
 - Building replacement with a full size gym and right-sized locker rooms
- 3. NEW FULL-SIZED GYM ADDITION TO MIDDLE SCHOOL**
 - Same size gym and locker rooms as Option 2
 - Addition to Middle School as part of main building project (potential Alternate)
 - Demolish SLC building (carry same costs for each option)

SPORTS + LEARNING CENTER GYM

Sports and Learning Center Gymnasium Replacement				demolition and new construction	
Northern York County School District				AREA	Demolition 42,500 s.f.
Dillsburg, PA					Renovations 0 s.f.
11/22/2022 Board Meeting Presentation (Revised 12.20.22)					New Construction 16,274 s.f.
DEMO SLC & NEW [SAME SIZE] GYMNASIUM				Total Building Area	16,274 s.f.
BUDGET COST ANALYSIS				Project Phase: Conceptual Estimate	
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.			\$ 6,643,698
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.		\$ 514,250
20	Total Building Cost Estimate				\$ 7,157,948
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				\$ 3,630,000
28	TOTAL				\$ 10,787,948

OPTION 1 – DEMOLISH EXISTING SLC BUILDING AND BUILDING NEW GYM (SAME SIZED SPACES AS EXISTING)

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 (based on K&W proposal + utility investigation)				\$ 16,060	
33	Inspection / Testing Services				\$ 250,000	
34	Land Development Approvals				\$ 50,000	
35	Asbestos Design Services				\$ -	
36	Total Design Services					\$ 1,159,397
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				\$ 14,013,353	
51	Project Contingency			7.50%		\$ 1,051,001
CONCEPTUAL ESTIMATE						\$ 15,064,354

**Total Project Cost:
+/- \$15,000,000**

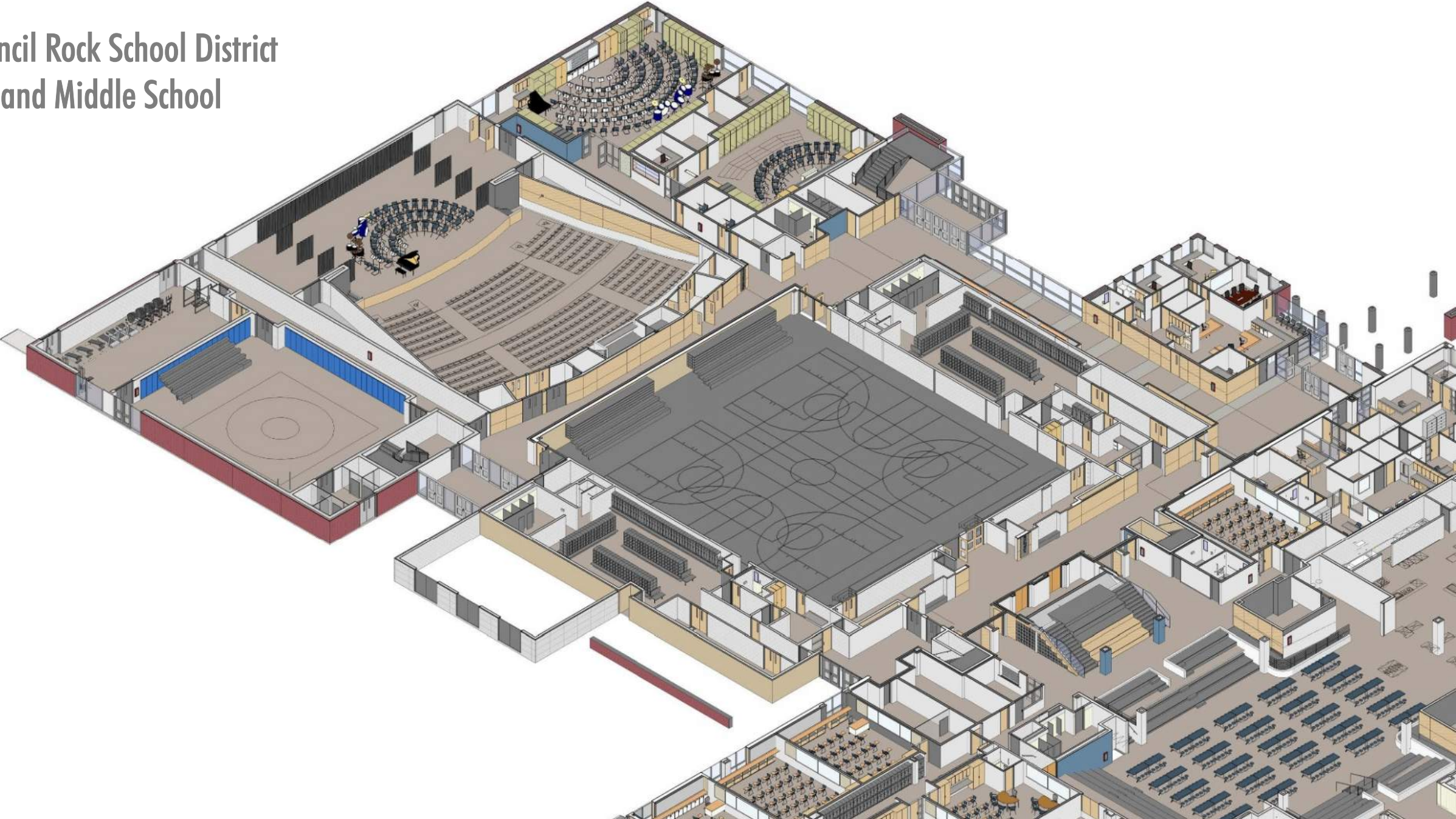


Council Rock School District
Holland Middle School

Council Rock School District
Holland Middle School

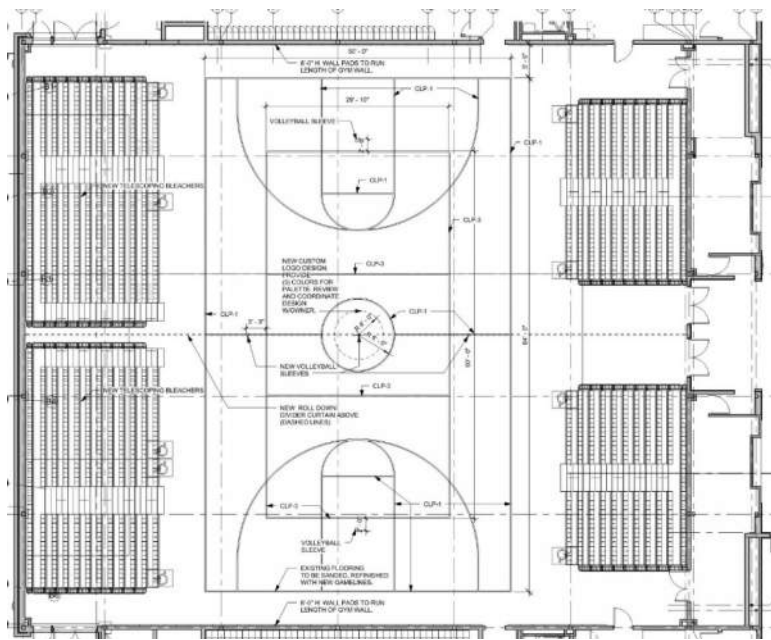
- Gym seating for 812
- 10,270 square feet

Council Rock School District Holland Middle School

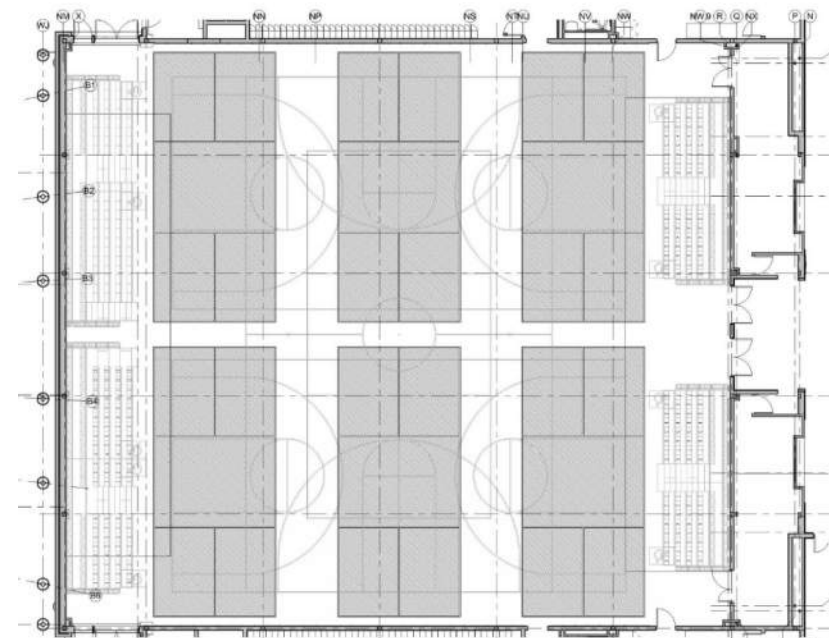
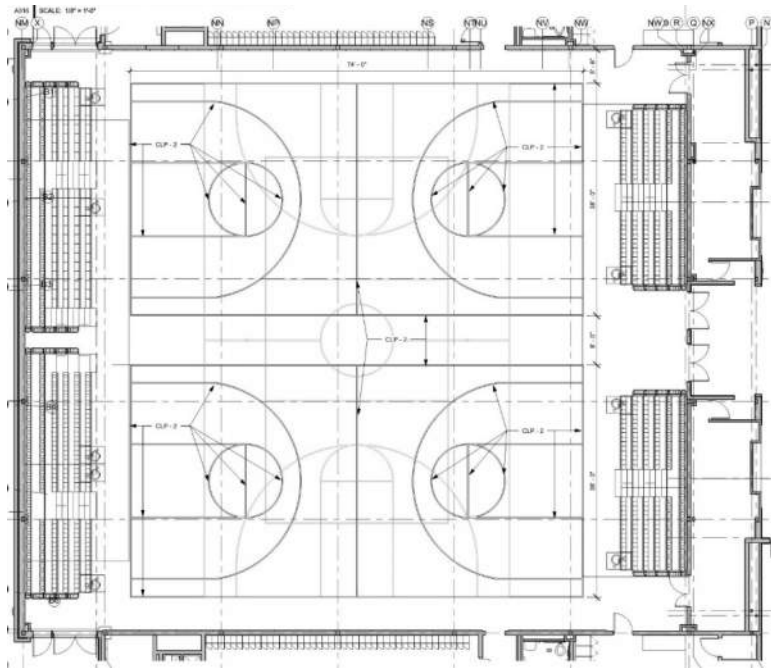


Holland Middle School Court Configurations

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



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



(6) Pickleball Courts

NEW FULL-SIZED GYM AT SLC

Sports and Learning Center Gymnasium Replacement				demolition and new construction		
Northern York County School District				AREA	Demolition	42,500 s.f.
Dillsburg, PA					Renovations	0 s.f.
12/20/2022					New Construction	43,755 s.f.
NEW FULL-SIZED GYMNASIUM AT SLC				Total Building Area	43,755 s.f.	
BUDGET COST ANALYSIS				Project Phase: Conceptual Estimate		
CONSTRUCTION						
BUILDING CONSTRUCTION						
		area	cost/s.f.	total		
New Gym and Support Spaces						
1	Full-sized Replacement Gym	10,270 s.f.				
2	Locker Rooms - Boys	3,380 s.f.				
3	Locker Rooms - Girls	3,380 s.f.				
4	Lobby, Corridors and Toilet Rooms	26,725 s.f.				
7	Subtotal	43,755 s.f.	\$350.00	\$ 15,314,250		
8	Design Contingency		8.0%	\$ 1,225,140		
9	Subtotal			\$ 16,539,390		
10	Escalation		8.0%	\$ 1,323,151		
11	Total Addition Cost Estimate	\$ 43,755 s.f.			\$ 17,862,541	
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.		\$ 514,250	
20	Total Building Cost Estimate				\$ 18,376,791	
SITE CONSTRUCTION						
		area	cost/s.f.	total		
21	Site Allowance (larger gym - more parking and SWM required)	1 LS	\$3,200,000	\$ 3,200,000		
22	Off-Site Allowance (roadway, intersection)	1 LS	\$0	\$ -		
23	Subtotal			\$ 3,200,000		
24	Design Contingency		10.0%	\$ 320,000		
25	Subtotal			\$ 3,520,000		
26	Escalation		10.0%	\$ 352,000		
27	Total Site Cost Estimate				\$ 3,872,000	
28	TOTAL				\$ 22,248,791	

OPTION 2 – DEMOLISH EXISTING SLC BUILDING AND REPLACE WITH NEW FULL-SIZED GYM FACILITY

Building Construction Costs:
\$ 18,376,791

Site Construction Costs:
\$ 3,872,000

Total Construction Cost:
\$ 22,248,791

DESIGN COSTS						
28	A/E Consultant Design Fee @	5.50%		\$	1,223,684	
29	Expenses			\$	10,000	
30	Civil Engineering Land Development Fees			\$	200,000	
31	Geotechnical Investigation			\$	40,000	
32	Land Survey Services (based on K&W proposal + utility investigation)			\$	16,060	
33	Inspection / Testing Services			\$	250,000	
34	Land Development Approvals			\$	50,000	
35	Asbestos Design Services			\$	-	
36	Total Design Services					\$ 1,789,744
MISCELLANEOUS COSTS						
37	County Conservation District			\$	10,000	
38	Demolition Permit @	1.50%	of cost	\$	-	
39	Building Permit @	1.50%	of cost	\$	275,652	
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	\$	667,464	
45	Legal			\$	40,000	
46	Commissioning			\$	100,000	
47	Insurance			\$	50,000	
48	Move Costs			\$	150,000	
49	Total Other Costs					\$ 2,578,116
PROJECT CONTINGENCY						
50	Subtotal all costs above			\$	26,616,650	
51	Project Contingency		7.50%			\$ 1,996,249
CONCEPTUAL ESTIMATE						\$ 28,612,899

**Total Project Cost:
+/- \$28,500,000**

NEW FULL-SIZED GYM AT MS

Middle School Addition		demolish SLC and new construction		
Northern York County School District		AREA	Demolition	42,500 s.f.
Dillsburg, PA			Renovations	0 s.f.
12/20/2022			New Construction	36,995 s.f.
NEW FULL-SIZED GYM AT MIDDLE SCHOOL			Total Building Area	36,995 s.f.
BUDGET COST ANALYSIS		Project Phase: Conceptual Estimate		
CONSTRUCTION				
BUILDING CONSTRUCTION				
		area	cost/s.f.	total
	New Gym and Support Spaces			
1	Full-sized Replacement Gym	10,270 s.f.		
2	Locker Rooms - Boys (part of main project)	s.f.		
3	Locker Rooms - Girls (part of main project)	s.f.		
4	Lobby and Corridors	26,725 s.f.		
5				
7		36,995 s.f.	\$350.00	\$ 12,948,250
8	Design Contingency		8.0%	\$ 1,035,860
9	Subtotal			\$ 13,984,110
10	Escalation		8.0%	\$ 1,118,729
11	Total Addition Cost Estimate	\$ 36,995 s.f.		\$ 15,102,839
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.	\$ 514,250
20	Total Building Cost Estimate			\$ 15,617,089
SITE CONSTRUCTION				
		area	cost/s.f.	total
21	Site Allowance (included in main bldg project + grade SLC site)	1 LS	\$250,000	\$ 250,000
22	Off-Site Allowance (roadway, intersection)	1 LS	\$0	\$ -
23	Subtotal			\$ 250,000
24	Design Contingency		10.0%	\$ 25,000
25	Subtotal			\$ 275,000
26	Escalation		10.0%	\$ 27,500
27	Total Site Cost Estimate			\$ 302,500
28	TOTAL			\$ 15,919,589

OPTION 3 – ADD NEW FULL-SIZED GYM AT THE MIDDLE SCHOOL AND DEMOLISH EXISTING SLC BUILDING

Building Construction Costs:
\$15,617,089

Site Construction Costs:
\$ 302,500

Total Construction Cost:
\$15,919,589

DESIGN COSTS						
28	A/E Consultant Design Fee @	5.50%			\$ 875,577	
29	Expenses				\$ 10,000	
30	Civil Engineering Land Development Fees (part of main project)				\$ -	
31	Geotechnical Investigation				\$ 40,000	
32	Land Survey Services (based on K&W proposal + utility investigation; east side part of base project)				\$ 16,060	
33	Inspection / Testing Services				\$ 250,000	
34	Land Development Approvals (included in base project)				\$ -	
35	Asbestos Design Services				\$ -	
36	Total Design Services					\$ 1,191,637
MISCELLANEOUS COSTS						
37	County Conservation District				\$ 10,000	
38	Demolition Permit @	1.50%	of cost		\$ -	
39	Building Permit @	1.50%	of cost		\$ 234,256	
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		\$ 477,588	
45	Legal				\$ 40,000	
46	Commissioning				\$ 100,000	
47	Insurance				\$ 50,000	
48	Move Costs				\$ 150,000	
49	Total Other Costs					\$ 2,346,844
PROJECT CONTINGENCY						
50	Subtotal all costs above				\$ 19,458,070	
51	Project Contingency			7.50%		\$ 1,459,355
CONCEPTUAL ESTIMATE						\$ 20,917,425

**Total Project Cost:
+/- \$ 21,000,000**

NEW FULL-SIZED GYM AT MS

GYM COST COMPARISON SUMMARY

GYMNASIUM COST COMPARISON	DESCRIPTION		BUILDING CONSTRUCTION		SITE COSTS	SUB-TOTAL	SOFT COSTS	TOTAL
	Gymnasium Options		New Gym and Support Spaces	SLC Demolition & Remaining Bldg. Renov.	Site Construction	Total Construction Costs	Soft Costs	Total Project Costs
All Options include the Demolition of the SLC Building	OPTION 1	Demo SLC & New [Same Size] Gym	\$6,643,698	\$514,250	\$3,630,000	\$10,787,948	\$4,276,406	\$15,064,354
	OPTION 2	New Full-Size Gym at SLC	\$17,862,541	\$514,250	\$3,872,000	\$22,248,791	\$6,364,108	\$28,612,899
	OPTION 3	New Full-Size Gym at Middle School	\$15,102,839	\$514,250	\$302,500	\$15,919,589	\$4,997,837	\$20,917,425

04 NEXT STEPS

TRANSPARENCY THROUGHOUT THE PROCESS

UPCOMING MONTH REVIEW

04 NEXT STEPS

SITE AND BUILDING DESIGNS – JANUARY 2023

- Campus master planning
- Northern Elementary School Design
- Northern Middle School: Steering Committee Design Charettes

2023-24 DESIGN SCHEDULE

- Building Design and Approvals – 2023
- Bid for Construction – Winter 2023-24
- Construction Start – Summer 2024
- Building Completion – TBD depending on Scope and Construction Phasing



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THANK YOU!

SCHRADERGROUP