



NORTHERN YORK COUNTY SCHOOL DISTRICT

NORTHERN YORK COUNTY SCHOOL DISTRICT

School Board Meeting Building Project Update

27 June 2023

SCHRADERGROUP

DISCUSSION

- 01 MONTHLY PROGRESS REPORT
- 02 PROJECT APPROVALS – ZONING HEARING BOARD
- 03 DESIGN UPDATE
- 04 NEXT STEPS

01

02

03

04

01 PROGRESS REPORT

MONTHLY UPDATES ON THE PROJECTS

PAST MONTH PROGRESS REVIEW

01 GENERAL

- **UPPER MERION AREA HIGH SCHOOL VISIT**

School District Representatives:

Joe Rudy and Greg Hlatky, School Board

Matt Meakin and Troy Sauer, Administration

DINING COMMONS



CONNECTION TO LIBRARY COMMONS



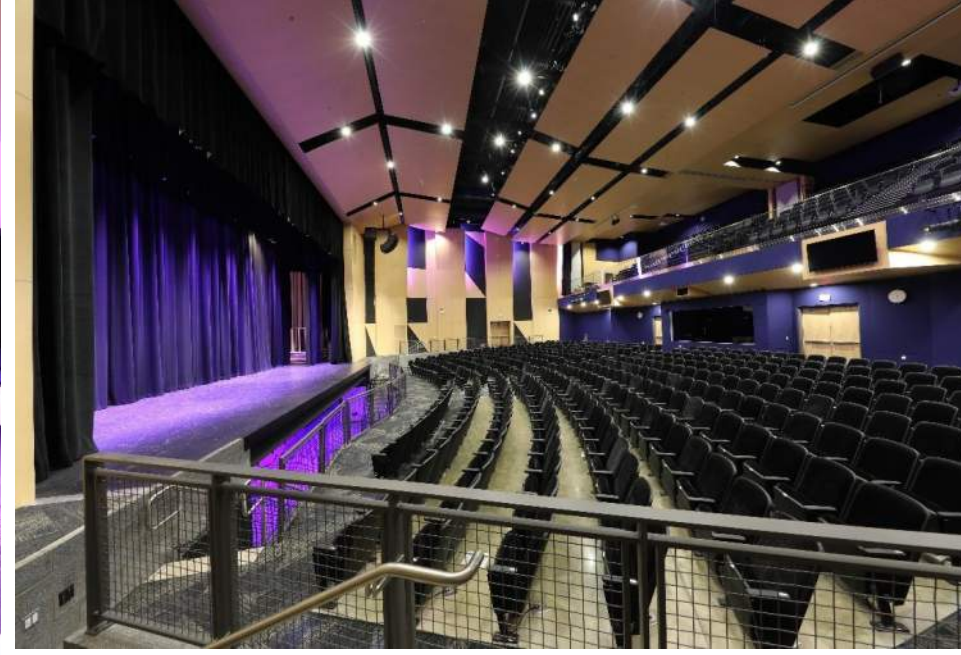
LEARNING STAIR



PHYS ED / ATHLETICS



PERFORMING ARTS



STEM / ELECTIVES



01 GENERAL

- **END USER MEETINGS WITH STAFF**
 - **NES: Second round of meeting with staff pending this summer**
 - **NMS: First round of meetings held week of June 19; Art, STEM/TV Studio and Nurse pending**
- **SCHEMATIC DESIGN COST ESTIMATES COMPARED TO BUDGET**
 - **Northern Elementary School**
 - **Northern Middle School**

02 ZONING

LAND DEVELOPMENT SUBMISSIONS AND APPROVALS

CAMPUS DESIGN

EXISTING GRASS PLAYING FIELD

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ZONING HEARING BOARD - VARIANCE REQUESTS

MAXIMUM IMPERVIOUS COVERAGE

- Allowable – 25%
 - Existing – approximately 25%
 - Variance request to exceed the allowable coverage by 3% to 28%
- * Variance Granted 06/26/2023

INTERIOR LANDSCAPING

- Requirement that at least 10% of the parking lot be devoted to landscaping
 - Variance request to reduce the required landscaping requirement for safety/security concerns – maintain clear sight lines, avoid hiding places, etc.
- * Variance Granted 06/26/2023

03 DESIGN UPDATE

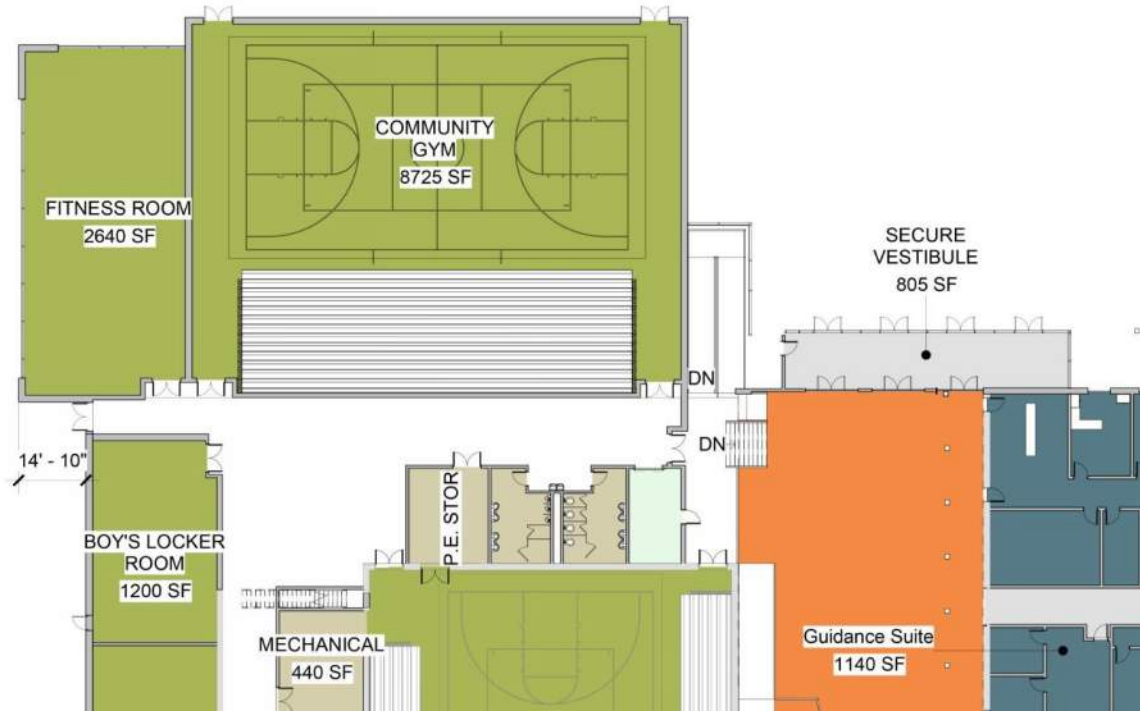
NORTHERN ELEMENTARY SCHOOL AND NORTHERN MIDDLE SCHOOL

SCHEMATIC DESIGN ESTIMATE

RENOVATIONS AND ADDITIONS

OPTION 1		DESCRIPTION			TOTAL PROJECT COSTS			
		Building/ Site	Current Grade Structure	Disposition	Baseline/ Maintenance Program	Renovations/ Additions or New Construction	Total Project Costs	
PROJECTED ENROLLMENTS	Maintain Current Grade Config.: Renovations/Ad ditions to Northern ES & Middle School	Dillsburg ES	K-5	redistrict	\$6,471,186		\$6,471,186	
		Northern ES	K-5	renov/add'n		\$24,957,802	\$24,957,802	
		South Mountain ES	K-5	maintain	\$10,946,948		\$10,946,948	
		Wellsville ES	K-5	maintain	\$2,774,677		\$2,774,677	
			Sub-total	K-5				
		Northern MS	6-8	renov/add'n		\$73,827,240	\$73,827,240	
		Northern HS	9-12	maintain	\$21,743,019		\$21,743,019	
		Admin/Learning Center/Maint.		partial demo		\$8,127,740	\$8,127,740	
		DISTRICT-WIDE TOTALS				\$41,935,829	\$106,912,782	\$148,848,611

RENOVATIONS AND ADDITIONS	STUDY – OPTION 1 July 2022	SCHEMATIC DESIGN June 2023	BUDGET
NORTHERN ELEMENTARY SCHOOL	\$24,957,802	\$21,276,921	\$20,000,000
NORTHERN MIDDLE SCHOOL	\$73,827,240	\$72,086,365	\$55,000,000
SLC (Partial Demo/Renovations)	\$ 8,127,740	In Process	\$10,000,000
* Costs represent Total Project Costs			\$85,000,000

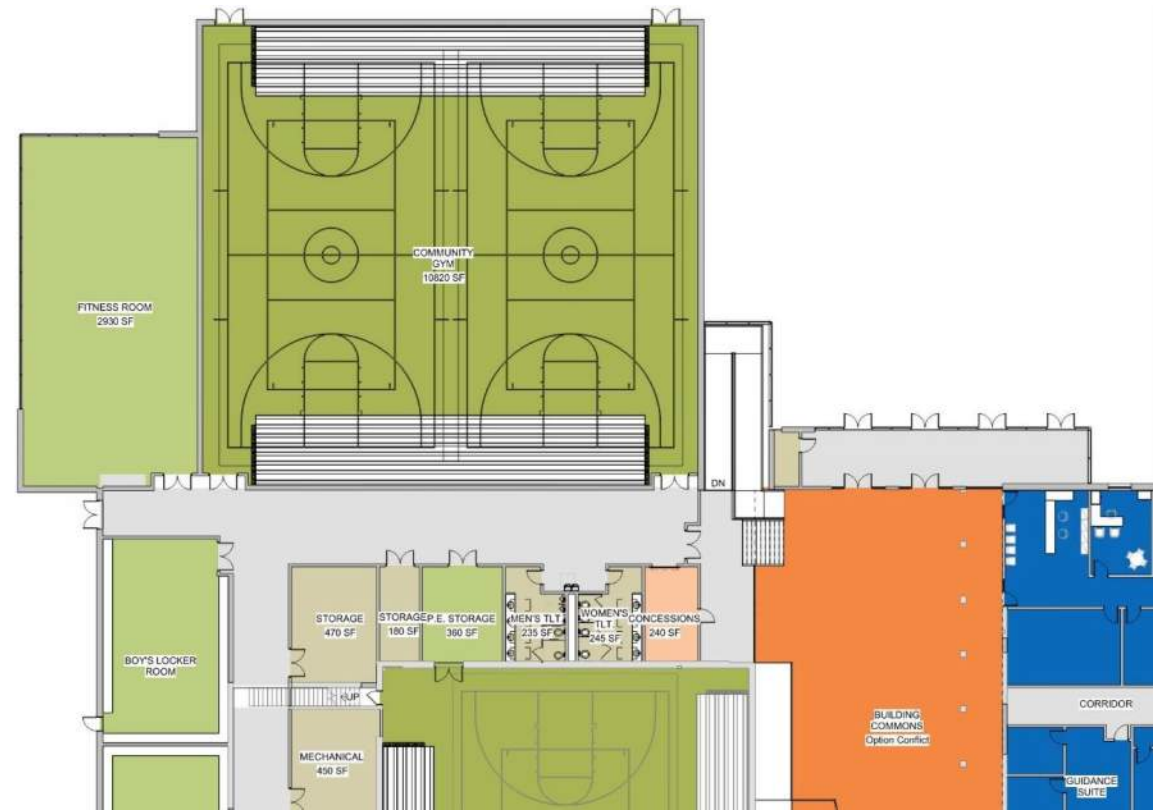


ALTERNATE 1 – GYM TO REPLACE SLC

SCHEMATIC DESIGN ESTIMATE:

\$4,947,029 + Soft Costs = Approx. \$6,000,000*

* Costs represent Total Project Costs



ALTERNATE 2 – LARGER COMPETITION GYM

SCHEMATIC DESIGN ESTIMATE:

\$6,260,264 + Soft Costs = Approx. \$7,500,000*

GYM ALTERNATES

PROJECT UPDATE

SCHEMATIC DESIGN

NORTHERN ELEMENTARY SCHOOL

NORTHERN ELEMENTARY SCHOOL

Project Development from Concept to Schematic Design

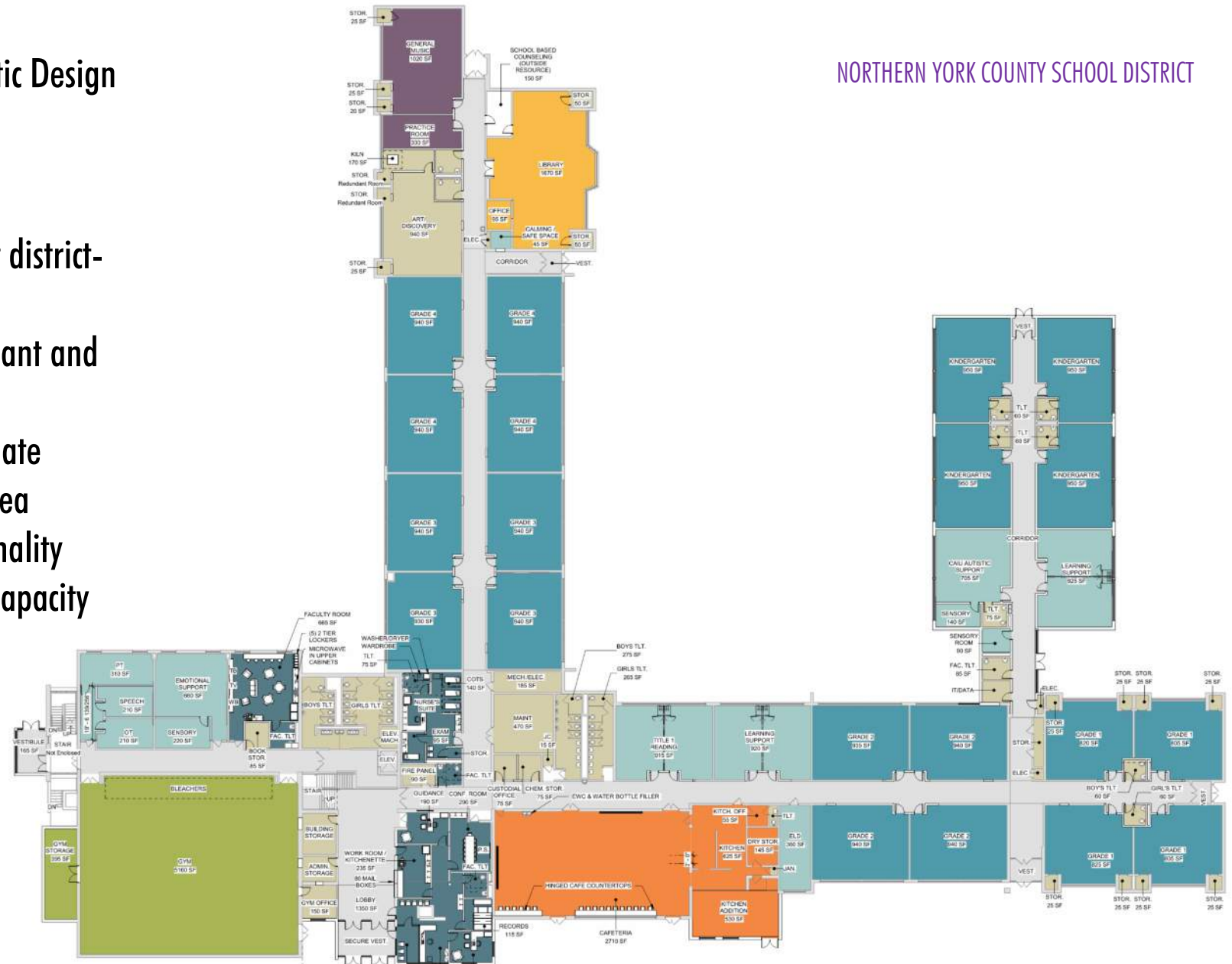
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Building Design

- (3) classrooms/grade level to (4) deep
 - To accommodate elementary enrollment district-wide; NES centrally located
- Toilet room modifications to be ADA compliant and strategically located
- Addition / secure main entrance to consolidate admin/guidance and provide a welcome area
- Renovated nurse's suite to improve functionality
- Remove stage to expand cafeteria seating capacity
- Kitchen addition
- Gym storage addition
- West (bus entrance) addition

Site

- Improved circulation
- Separation of parent and bus drop-off
- Parking lot expansion



PROPOSED FIRST FLOOR

PROPOSED

NORTHERN YORK COUNTY SCHOOL DISTRICT



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PROPOSED

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CLASSROOM ADDITION

PROPOSED

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NORTHERN ELEMENTARY SCHOOL ICI SCHEMATIC DESIGN COST ESTIMATE

ADDITIONS	\$ 7,247,866
RENOVATIONS	\$ 8,308,233
<u>SITE (30% of overall site cost)</u>	<u>\$ 1,439,097</u>
TOTAL CONSTRUCTION COSTS	\$ 16,995,196
<u>SOFT COSTS</u>	<u>\$ 4,281,725</u>
TOTAL PROJECT COSTS	\$ 21,276,921

NORTHERN YORK COUNTY SCHOOL DISTRICT

PROJECT UPDATE

SCHEMATIC DESIGN

NORTHERN MIDDLE SCHOOL

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MTN. VIEW (CVSD) AND BERMUDIAN SPRINGS SCHOOL SITE VISITS

BUILDING PROGRAM CONFIRMATION WORKSHOP

STEERING COMMITTEE MEETING #1: DISTRICT-WIDE PLANNING AND VISIONING

STEERING COMMITTEE #2: VIRTUAL TOURS AND DESIGN WORKSHOP

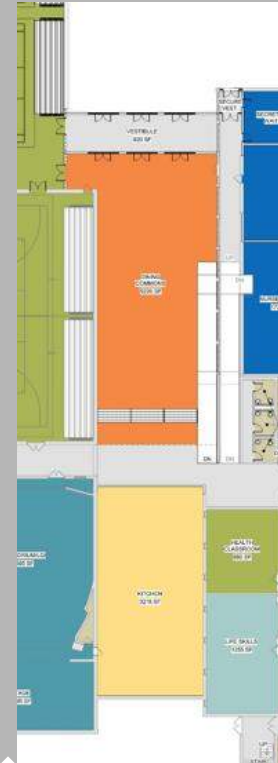
STEERING COMMITTEE #3: SCHEMATIC DESIGN CONCEPT

SCHEMATIC DESIGN ESTIMATING

BOARD PRESENTATION



Northern Middle School Program	
November 2022	
SPACE DESCRIPTION	
1,200	planned students grades 6-8
1,438	core capacity
1	CORE STUDENT LEARNING SPACES
1.10	Core Academics (3 teams of 4 classes)
1.10.1	6th Grade Team English, Math, Social Studies, Reading Science Lab Classroom/Collaboration Space
1.10.2	7th Grade Team English, Math, Social Studies, Reading Science Lab Classroom/Collaboration Space
1.10.3	8th Grade Team English, Math, Social Studies, Reading Science Lab Classroom/Collaboration Space
	Subtotal
1.20	Academic Support
1.20.1	Instructional Storage
1.20.2	Science Storage - Prep Room
1.20.3	Student Toilets
	Subtotal
1.30	Learning Support/Special Education
1.30.1	Learning Support
1.30.2	Learning Support - Primary Math
1.30.3	Learning Support - Primary Reading
1.30.4	Autistic Support
1.30.5	Emotional Support
1.30.6	Sensory Room
1.30.7	Life Skills Instruction Space
1.30.8	Intensive Learning Support
1.30.9	Gifted
1.30.10	Speech and OT/PT



Director	\$ 10,000
	\$ 9,500
	\$ 4,350
	\$ 650
	\$ 77,000
	\$
	\$
	\$ 6
	\$ 8
	\$
	\$ 12
	\$ 3,430
	\$ 5
Electromagnetic Utility	\$ 2
	\$ 26
Equipment	\$ 25
	\$ 1,700
	\$
	\$ 20
	\$ 50
	\$ 17
	\$ 6
	\$ 1
	\$ 2
Information Technology	\$ 65
	\$ 10
	\$ 19
	\$ 22
	\$ 5
	\$ 1,920
	\$ 4,230
	\$ 1,400
	\$ 15,740
	\$ 92,740



SCHEMATIC DESIGN PROCESS

Aug. 2 & 4, 2022

November 11

December 15

Jan. 19, 2023

February 9

February 13-24

March 28

NORTHERN MIDDLE SCHOOL

Project Development from Concept to Schematic Design

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Building Design

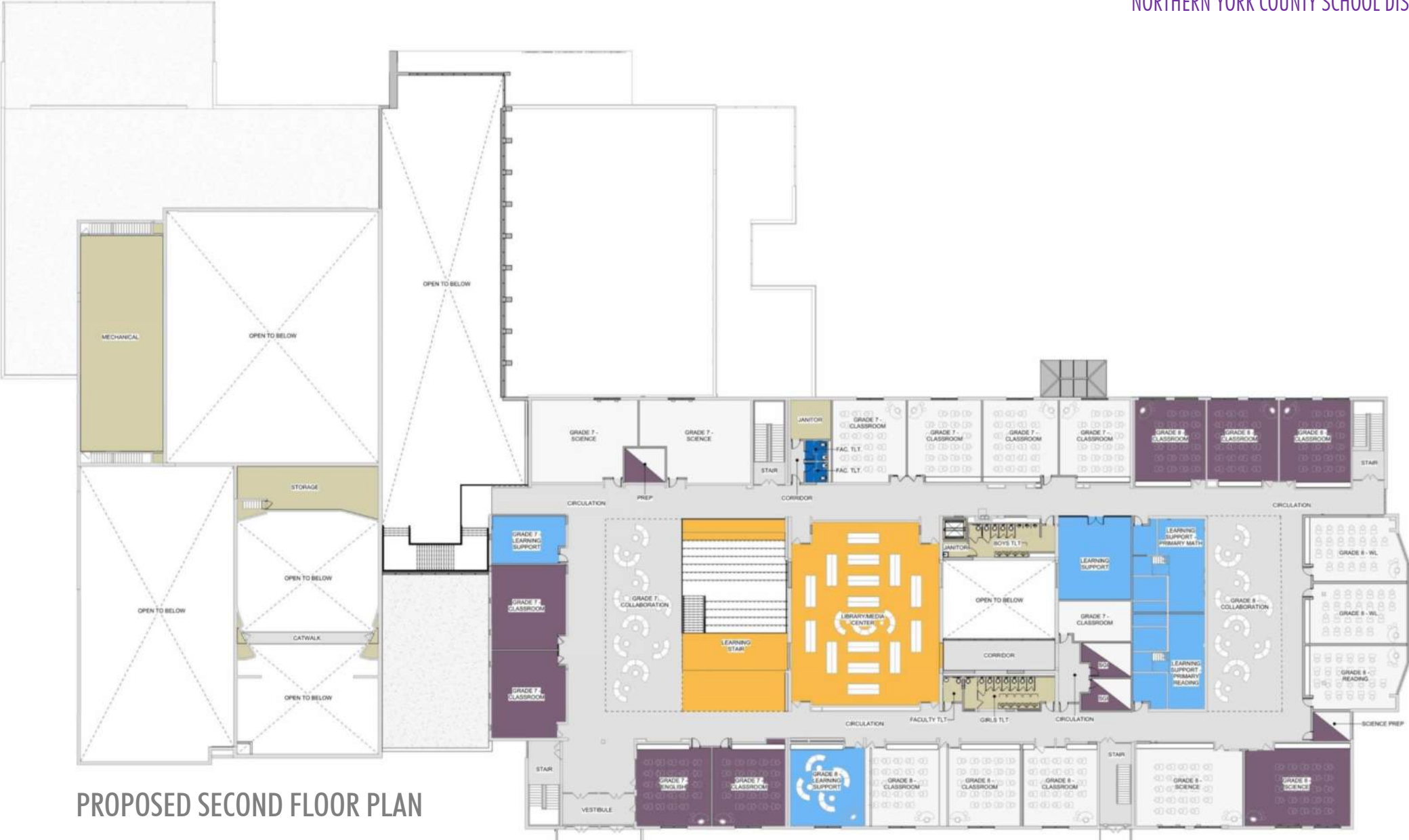
- Consolidated administration/guidance and nurse at main entrance to provide improved services and address safety concerns
- Dining Commons strategically located outside of learning areas that will also serve as a pre and post event area for athletics & auditorium
- Improved building circulation
- Repurposed courtyards
- Core STEM programs
- Perimeter classrooms with enlarged windows to bring more natural light into the instructional areas
- Improved music and phys ed programs

Site

- Improved circulation
- Separation of parent and bus drop-off
- Parking modifications



PROPOSED FIRST FLOOR PLAN - BASE BID



PROPOSED SECOND FLOOR PLAN

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BASE BID WITH NO GYM ADDITION

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NORTHERN MIDDLE SCHOOL

MAIN ENTRANCE WITH NO GYM ADDITION



ALTERNATE WITH GYM ADDITION

NORTHERN YORK COUNTY SCHOOL DISTRICT



NORTHERN MIDDLE SCHOOL

MAIN ENTRANCE WITH GYM ADDITION

NORTHERN YORK COUNTY SCHOOL DISTRICT



PROPOSED

NORTHERN YORK COUNTY SCHOOL DISTRICT



NORTHERN MIDDLE SCHOOL ICI SCHEMATIC DESIGN COST ESTIMATE

ADDITIONS	\$ 15,810,390
RENOVATIONS	\$ 39,518,125
<u>SITE (70% of overall site cost)</u>	<u>\$ 3,357,893</u>
TOTAL CONSTRUCTION COSTS	\$ 60,125,505
<u>SOFT COSTS</u>	<u>\$ 11,960,860</u>
TOTAL PROJECT COSTS	\$ 72,086,365

SPORTS AND LEARNING CENTER (SLC) REPLACEMENT OPTIONS

OPTION A — Replace SLC In-kind

- New Construction — Gym to replace SLC in kind, Aux Gym, Wellness/Fitness, team rooms, locker facilities, lobby and public toilet rooms
- Renovations in Existing Building — locker facilities, storage, offices, custodial, etc.
- Abatement and Demolition of Existing SLC
- Site Improvements — site restoration, parking, circulation and athletic field(s)

OPTION B — Sports Facility with Shared Uses

- New Construction — Gym to replace SLC in kind, Aux Gym, Wellness/Fitness, small and large team rooms, locker facilities, lobby and public toilet rooms
- Renovations in Existing Building — storage, offices, custodial, etc.
- Abatement and Demolition of Existing SLC
- Site Improvements — site restoration, parking, circulation and athletic field(s)

04 NEXT STEPS

TRANSPARENCY THROUGHOUT THE PROCESS

UPCOMING MONTH [JULY] REVIEW

04 COST REDUCTIONS

- To bring the projects within budget, we need to consider more than just materials and finishes
 - Review program wants and needs
 - Review soft costs
 - Consider scope at SLC
 - Add / Deduct Alternates

04 LAND DEVELOPMENT SUBMISSIONS

CARROLL TOWNSHIP

- Planning Commission (PC) – Preliminary/Final submission July 25 for August 24 PC Meeting

YORK COUNTY

- York County Planning Commission – submission concurrent with PC
- York County Conservation District (YCCC) – Erosion and Sediment control/NPDES General Permit submission mid-July; targeting mid-Jan 2024 for final approval



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THANK YOU!

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