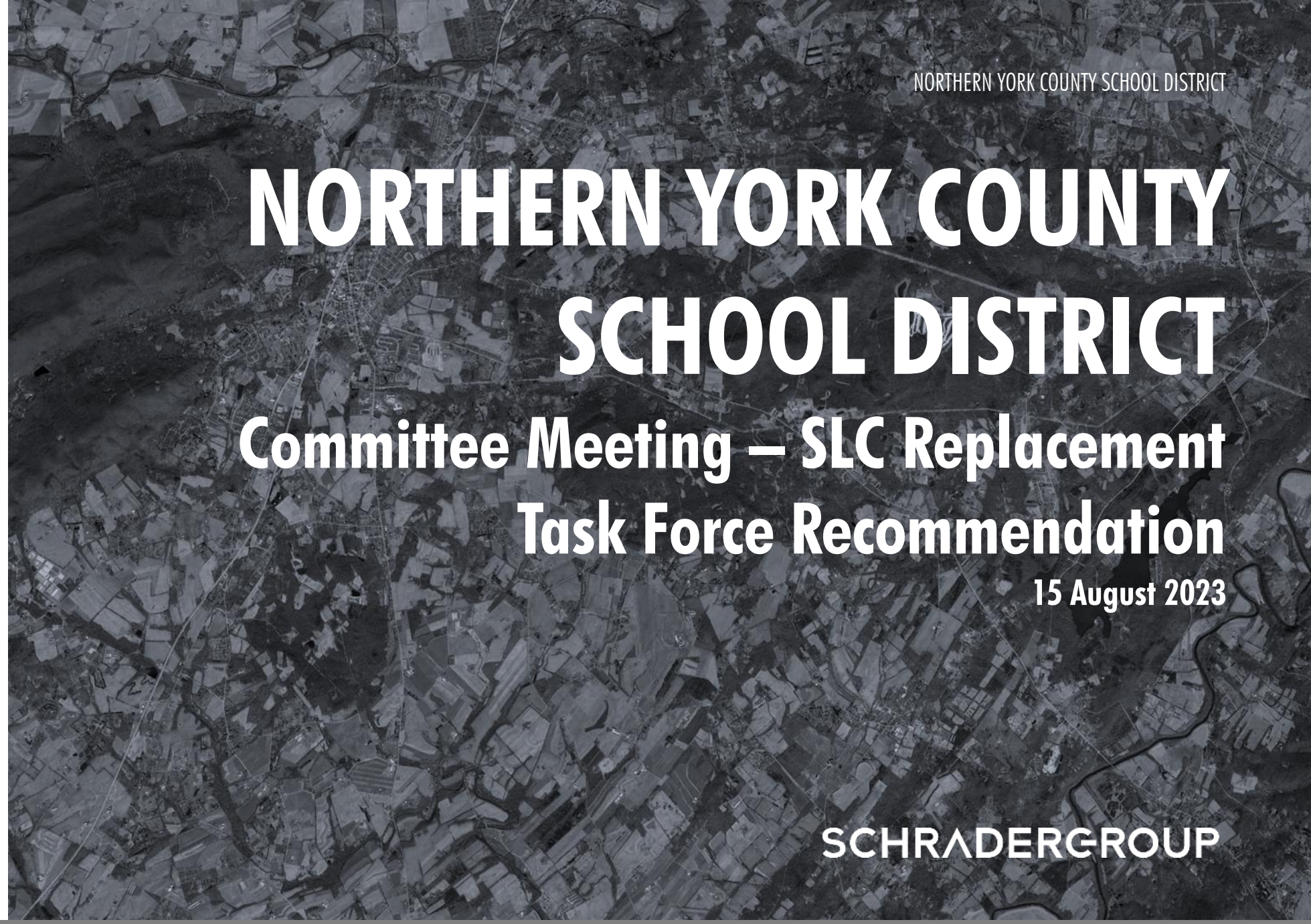


NORTHERN YORK COUNTY SCHOOL DISTRICT

Committee Meeting – SLC Replacement Task Force Recommendation

15 August 2023

SCHRADERGROUP

DISCUSSION

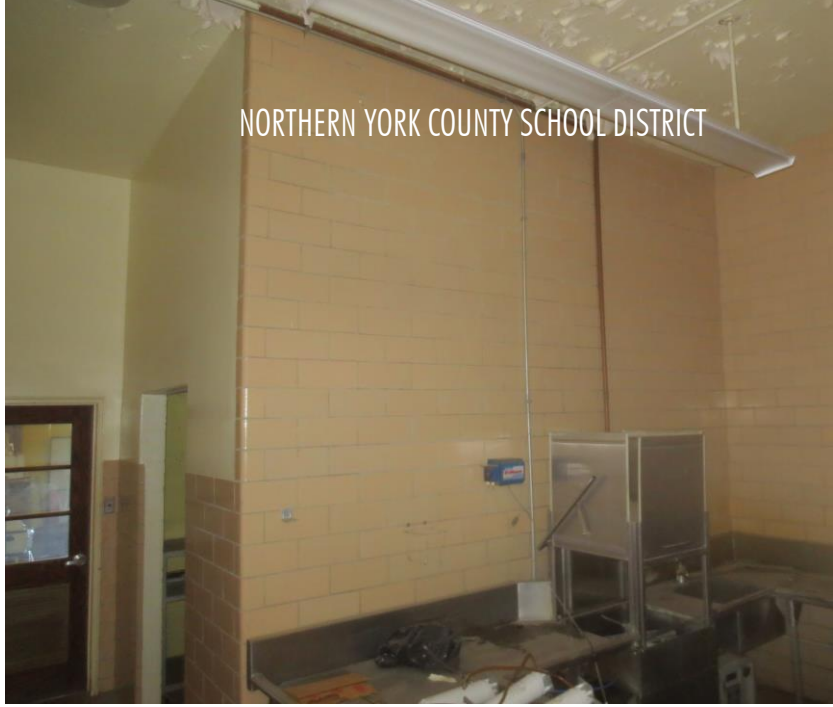
01 SPORTS AND LEARNING CENTER (SLC)
02 SLC REPLACEMENT OPTIONS
03 TASK FORCE RECOMMENDATION

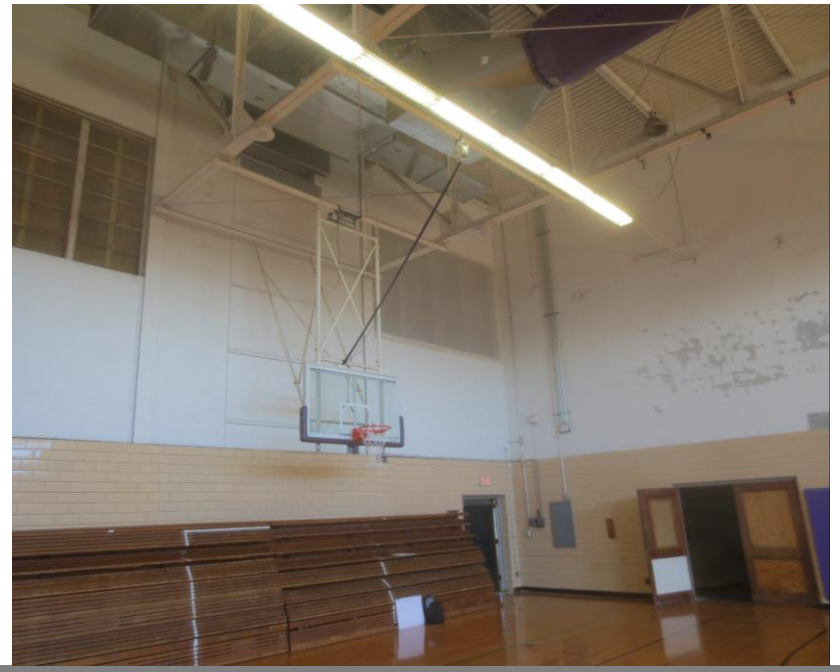
01 SLC

CONDITIONS ASSESSMENT AND EXISTING USE

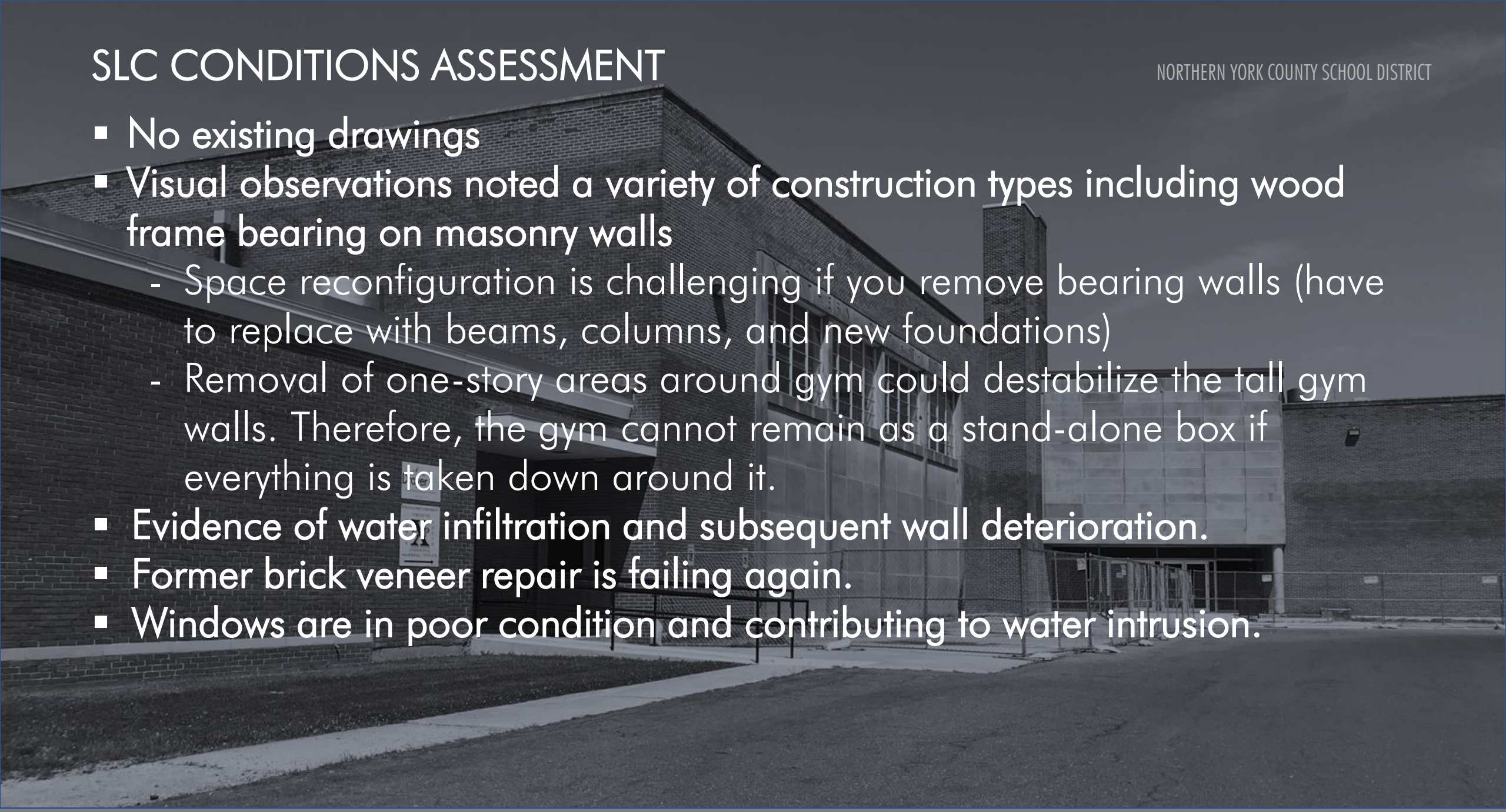
ESTABLISHING THE NEED FOR REPLACEMENT

CONDITIONS ASSESSMENT



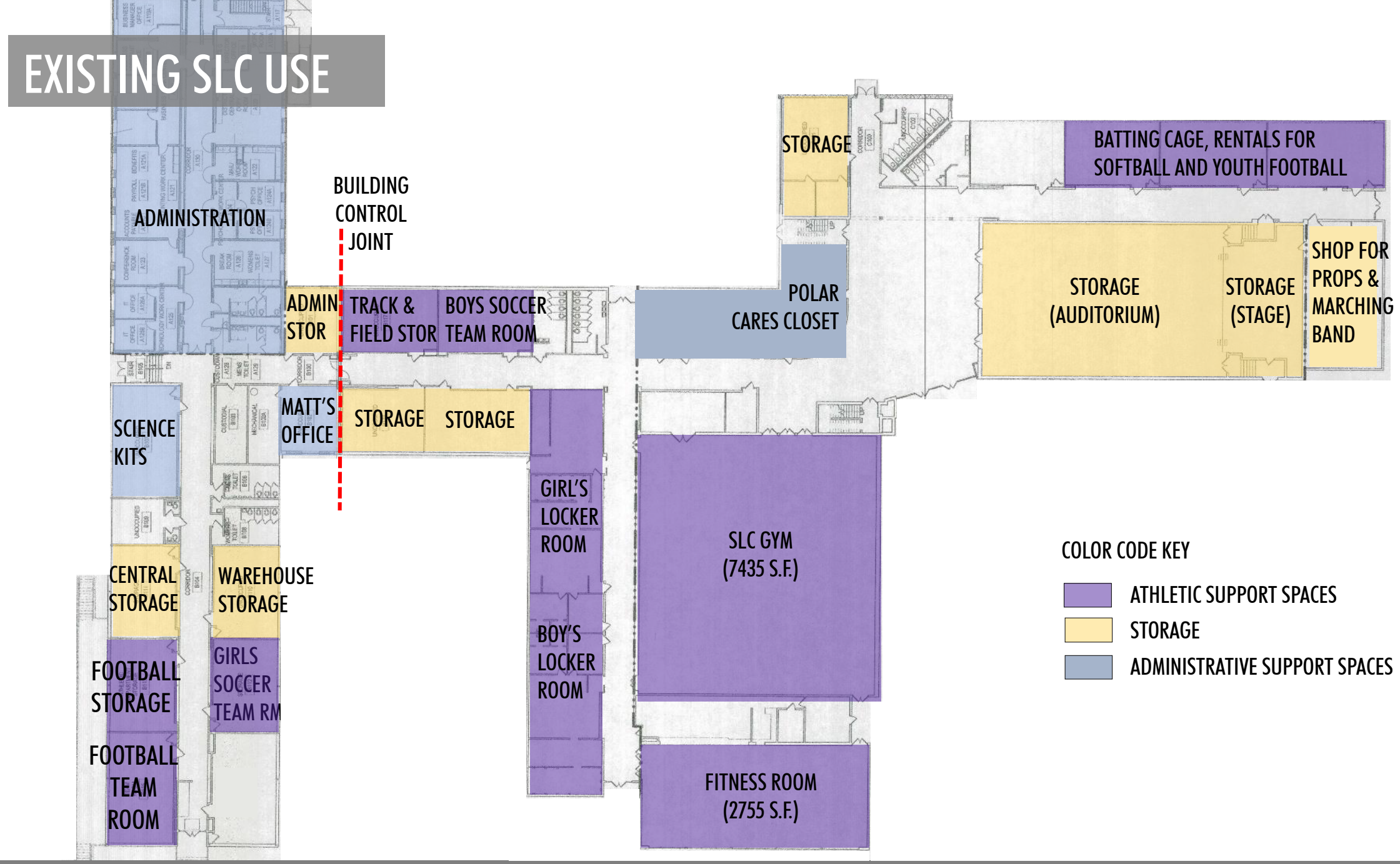


SLC CONDITIONS ASSESSMENT



- No existing drawings
- Visual observations noted a variety of construction types including wood frame bearing on masonry walls
  - Space reconfiguration is challenging if you remove bearing walls (have to replace with beams, columns, and new foundations)
  - Removal of one-story areas around gym could destabilize the tall gym walls. Therefore, the gym cannot remain as a stand-alone box if everything is taken down around it.
- Evidence of water infiltration and subsequent wall deterioration.
- Former brick veneer repair is failing again.
- Windows are in poor condition and contributing to water intrusion.

EXISTING SLC USE



SLC REPLACEMENT PROGRAM REQUIREMENTS

SLC Gymnasium Replacement Program - OPTION A

NORTHERN YORK COUNTY SCHOOL DISTRICT

SCHRADERGROUP

DRAFT

06/07/2023 **OPTION A - Replace Program In-kind**

Maintain current SLC during construction; demo 42,500 s.f. portion of the building upon completion

		SPACE DESCRIPTION	MODEL PROGRAM SPACES teaching	SPACES total	STUDENTS each	STUDENTS total	NET SQUARE FEET each	NET SQUARE FEET total	NOTES
5		**FITNESS AND WELLNESS**							
5.10		**Gymnasiums**							
	5.11	Gymnasium	-	1	-	-	7,500	7,500	
	5.12	Auxillary Gym	-	1	-	-	3,000	3,000	
	5.13	Wellness/Fitness Center	-	1	-	-	2,500	2,500	
	5.14	Lobby	-	1	-	-	400	400	
	5.15	Public Toilets	-	2	-	-	300	600	
		Subtotal	**-**	**6**		**-**		**14,000**	
5.20		**Team Meeting Room - NEW**							
	5.21	Team Meeting Room - Large		2			800	1,600	
	5.22	Team Meeting Room - Small		2			400	800	
		Subtotal	**-**	**4**		**-**		**2,400**	
5.30		**Locker Facilities - RENOVATED**							
	5.31	Football Team Locker Room	-	1	-	-	2,500	2,500	S.F. TBD; move upstairs into conditioned space
	5.32	Training Room	-	1	-	-	1,000	1,000	S.F. TBD; move upstairs as part of available 9000 s.f.
		Subtotal	**-**	**2**		**-**		**3,500**	
5.40		**Locker Facilities - NEW**							
	5.41	Football Team Locker Room	-	1	-	-	1,200	1,200	
	5.42	Officials Locker Rooms	-	1	-	-	350	350	
		Subtotal	**-**	**2**		**-**		**1,550**	
5.50		**Storage - RENOVATED**							
	5.51	Storage (replacing auditorium)	-	1	-	-	4,000	4,000	TBD
	5.52	Large Storage	-	6	-	-	800	4,800	Includes Polar Cares
	5.53	Small Storage	-	5	-	-	400	2,000	
		Subtotal	**-**	**12**		**-**		**10,800**	
5.60		**Other**							
	5.61	Offices	-	2	-	-	200	400	
	5.62	Custodial Closet	-	1	-	-	80	80	
	5.63	Mechanical	-	1	-	-	800	800	
	5.64	Toilets	-	2	-	-	80	160	
		Subtotal	**-**	**6**		**-**		**1,440**	
Total Fitness and Wellness Spaces			**-**	**30**		**-**		**33,690**	

02 MIDDLE SCHOOL/SLC

PHYSICAL EDUCATION AND ATHLETICS

LOCATION OPTIONS FOR THE SLC GYM REPLACEMENT

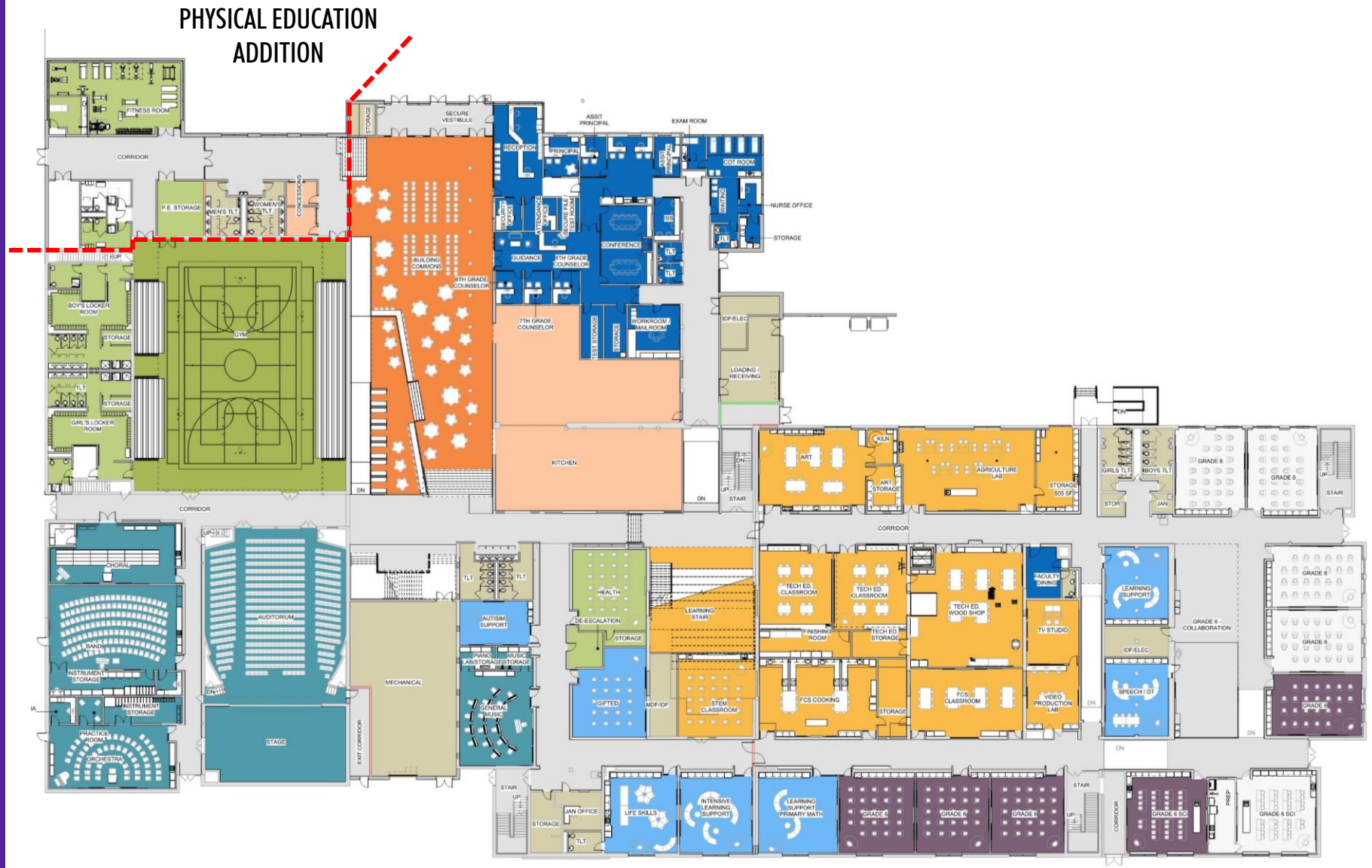
OPTION 1
REPLACE SLC GYM ON EXISTING SITE

MIDDLE SCHOOL

- Renovations and additions to accommodate the middle school program
- Renovate first floor for boys and girls locker rooms
- Convert second floor locker rooms to storage
- Addition to provide fitness room/support spaces north of existing gym (fitness room replaces existing space repurposed for music)

NOTE

- All district functions currently provided at the SLC cannot be accommodated at the Middle school site



MIDDLE SCHOOL PROGRAM

OPTION 1 (CONTINUED) REPLACE SLC FUNCTIONS ON EXISTING SITE

Very high level concept to replace in-kind the needs of the District

New Athletic/District Facilities

- SLC Replacement/District gym
- District Wellness/Fitness Center
- Auxiliary Gym
- Small and Large Boys and Girls Team rooms
- Football team/locker rooms
- Trainer's room
- District storage

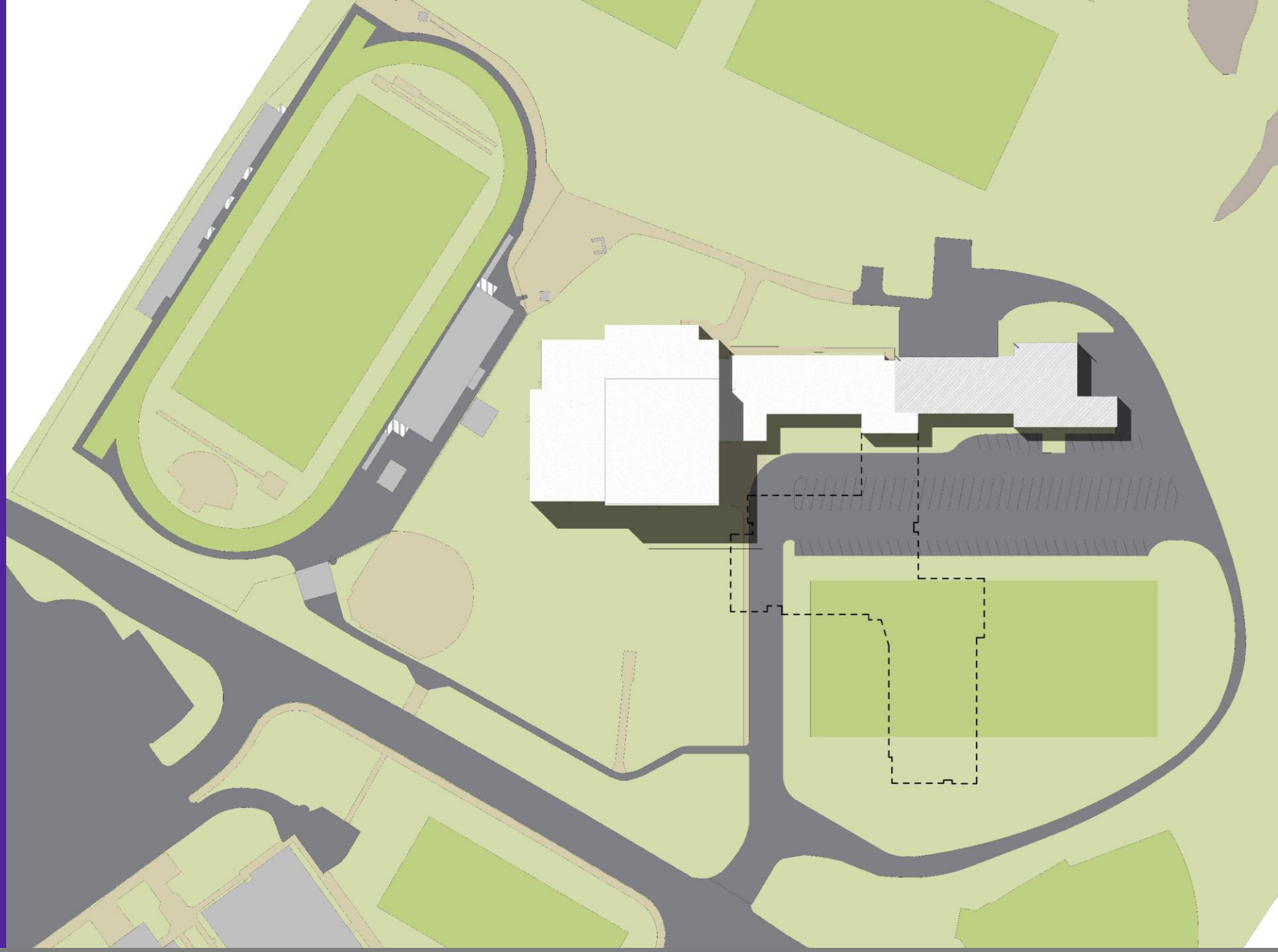
Renovations

- Small and large storage rooms

ADDITION TO REPLACE SLC FUNCTIONS

OPTION 1 (CONTINUED) - SITE PLAN REPLACE SLC FUNCTIONS ON EXISTING SITE

- Construct new addition to maintain operations at SLC; demo portion of SLC upon completion
- Provide additional parking on-site
- Additional athletic amenities could be considered



OPTION 2
INCLUDE SLC GYM AS PART OF THE MIDDLE SCHOOL PROJECT

MIDDLE SCHOOL

- Add SLC replacement gym
- Add District Wellness/Fitness Center
- Add new boys and girls locker rooms accessed by both the existing and new gym
- Convert former locker rooms to storage

NOTE

- All remaining district functions currently provided at the SLC cannot be accommodated on the Middle School site

MIDDLE SCHOOL WITH SLC REPLACEMENT GYM AND DISTRICT FITNESS/WELLNESS CENTER

OPTION 2 (CONTINUED) INCLUDE SLC GYM AS PART OF THE MIDDLE SCHOOL PROJECT

Very high level concept to replace in-kind the needs of the District

New Athletic/District Facilities
* Same as Option 1 with exception of the SLC gym and Fitness/Wellness Center

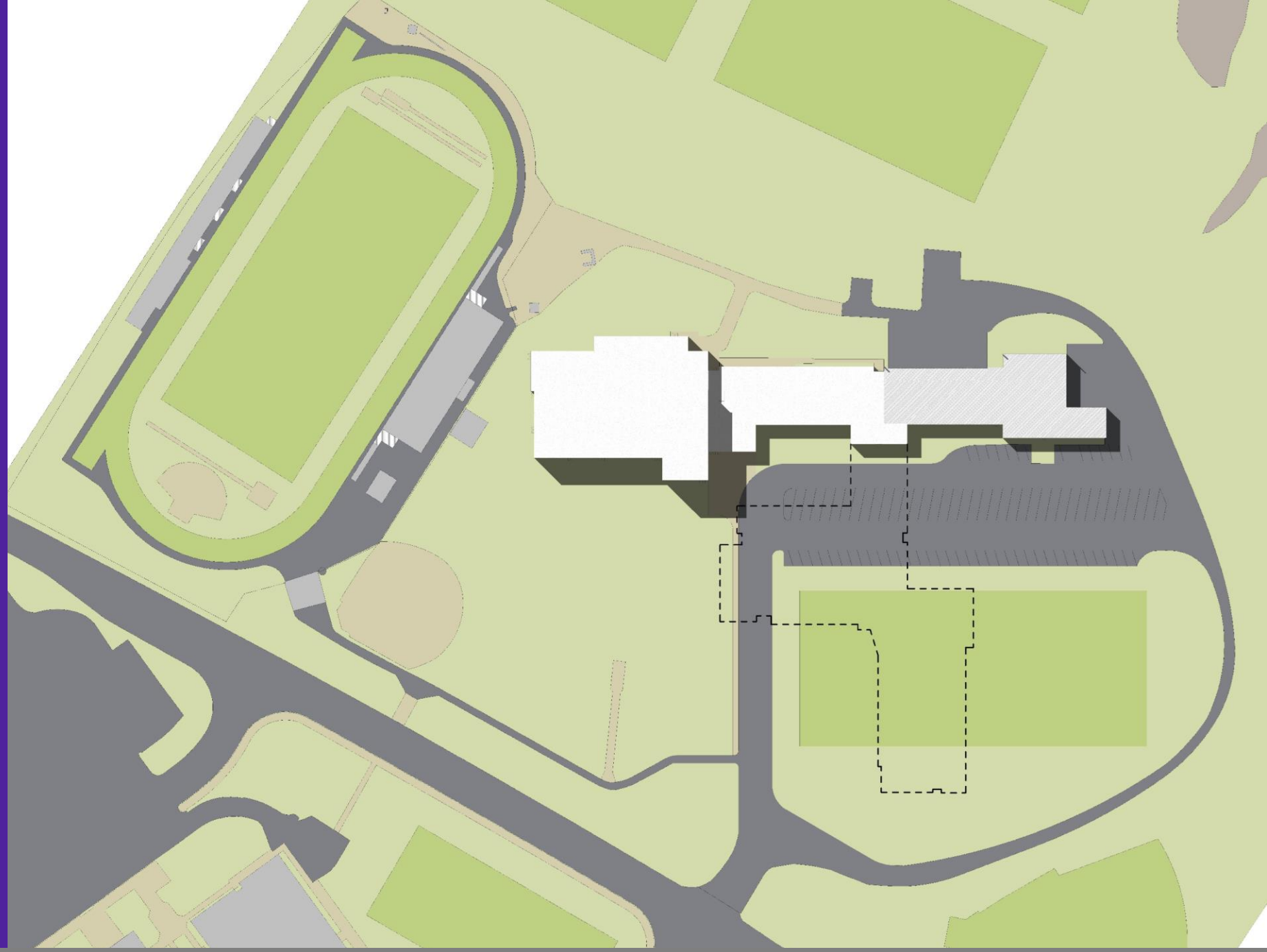
- New Auxiliary Gym
- Small and Large Boys and Girls Team rooms
- Football team/locker rooms
- Trainer's room

ADDITION TO REPLACE SLC FUNCTIONS

(NOT INCLUDING DISTRICT GYM OR FITNESS/WELLNESS CENTER)

OPTION 2 (CONTINUED) – SITE PLAN INCLUDE SLC GYM AS PART OF THE MIDDLE SCHOOL PROJECT

- Construct new addition to maintain operations at SLC; demo portion of SLC upon completion
- Provide additional parking on-site
- Additional athletic amenities could be considered



GYM AT SLC

- Allows opportunities for future expansion of extra curricular and/or community programs
- Alleviates daily traffic, circulation and parking pressure on academic side of the campus and when hosting large sports events on the campus
- During weather events, the building provides a safe location to move athletes in close proximity to practice fields and stadium
- Possible academic evacuation location in the event of an emergency
- Isolates middle school costs specific to the delivery of the middle school program

GYM AT MIDDLE SCHOOL

- Provides multiple gym spaces on one side of the campus adjacent to support spaces like the Commons area

02 SLC GYM OPTIONS - COST CONSIDERATION

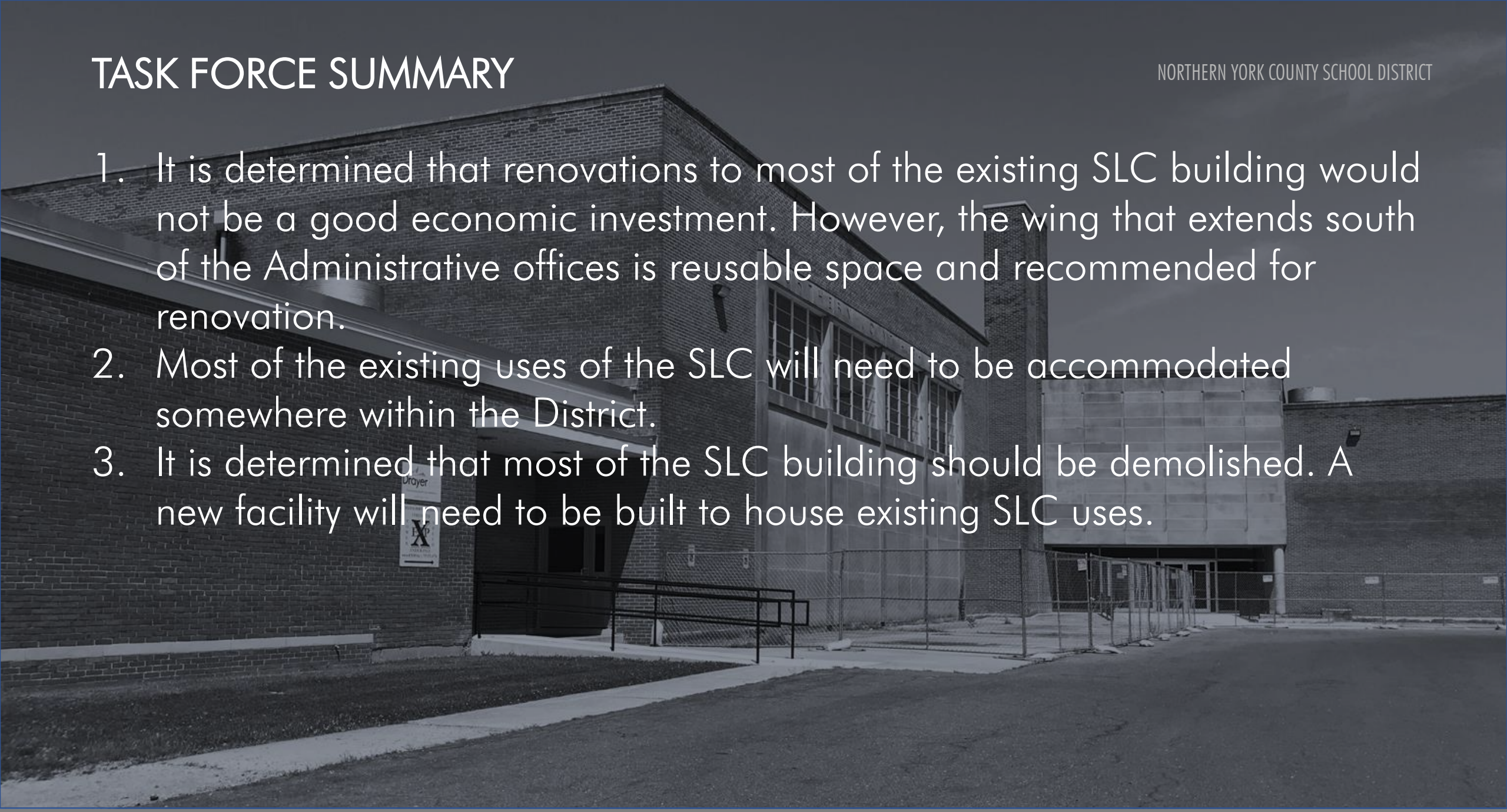
- The cost difference between identical gyms on either side of the campus is negligible.

03 RECOMMENDATION

OPTION 1 – ON ATHLETIC SIDE OF CAMPUS; OPTION 2 – ON THE ACADEMIC SIDE OF THE CAMPUS

SLC REPLACEMENT LOCATION

TASK FORCE SUMMARY



1. It is determined that renovations to most of the existing SLC building would not be a good economic investment. However, the wing that extends south of the Administrative offices is reusable space and recommended for renovation.
2. Most of the existing uses of the SLC will need to be accommodated somewhere within the District.
3. It is determined that most of the SLC building should be demolished. A new facility will need to be built to house existing SLC uses.

The Task Force recommendation is to:

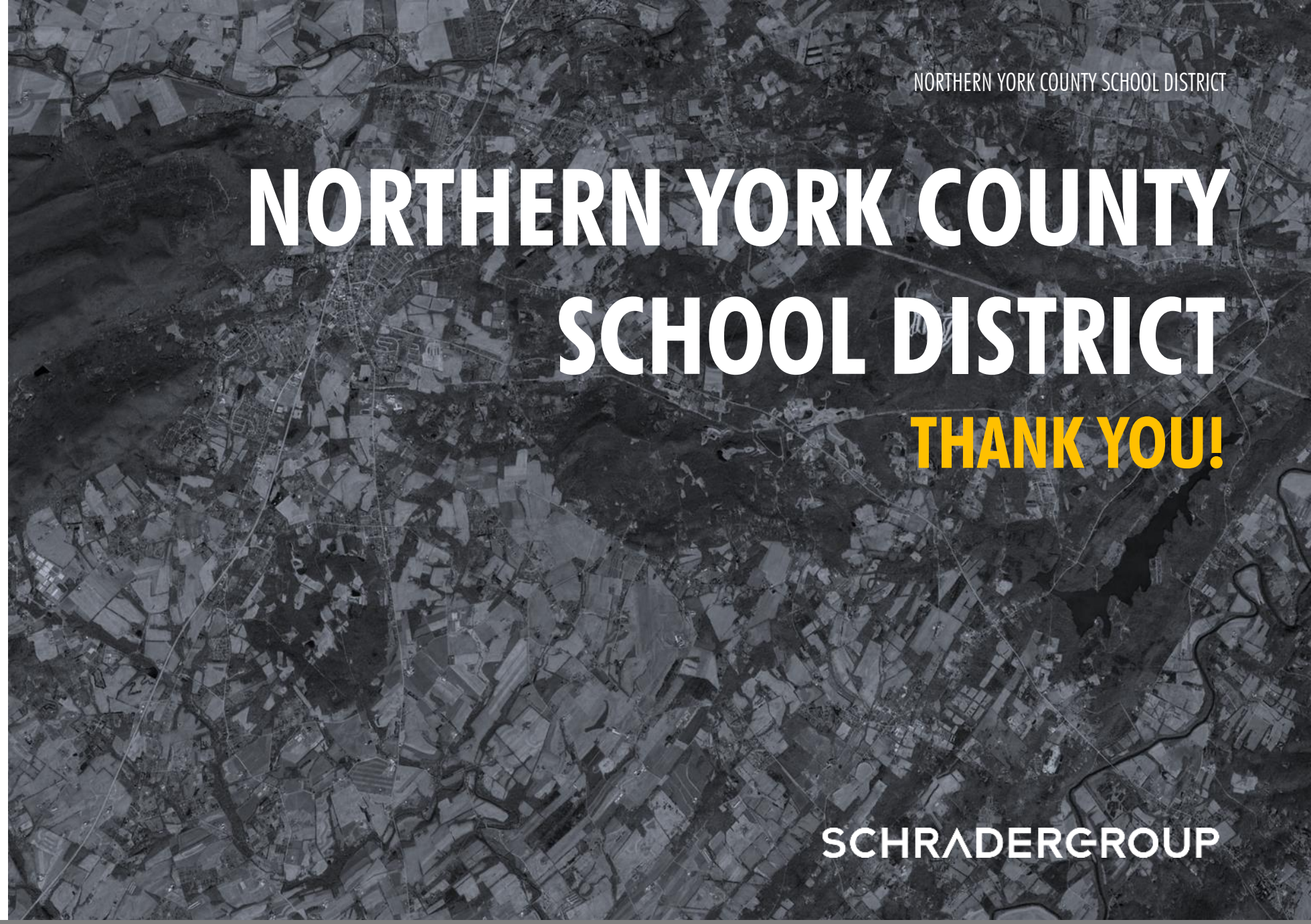
1. Replace the SLC gym on the athletic side of the campus.

2. Middle School renovations and additions to accommodate the Middle School program

Base Bid: To include the Middle School Fitness Room Addition

Deduct Alternates:

- *Delete Learning Stair*
- *Delete Greenhouse*
- *Delete Enlarged Windows*



NORTHERN YORK COUNTY SCHOOL DISTRICT

THANK YOU!

SCHRADERGROUP