









COMMITTEE MEETING

February 26, 2025











I. South Hanover ES

II. Phase 1: Elementary and MS HVAC Replacement

III. Phase 1: Falcon Fields, MS Site, & HS Turf

IV. Phase 2: High School Campus

V. Discussion

VI. Next Steps

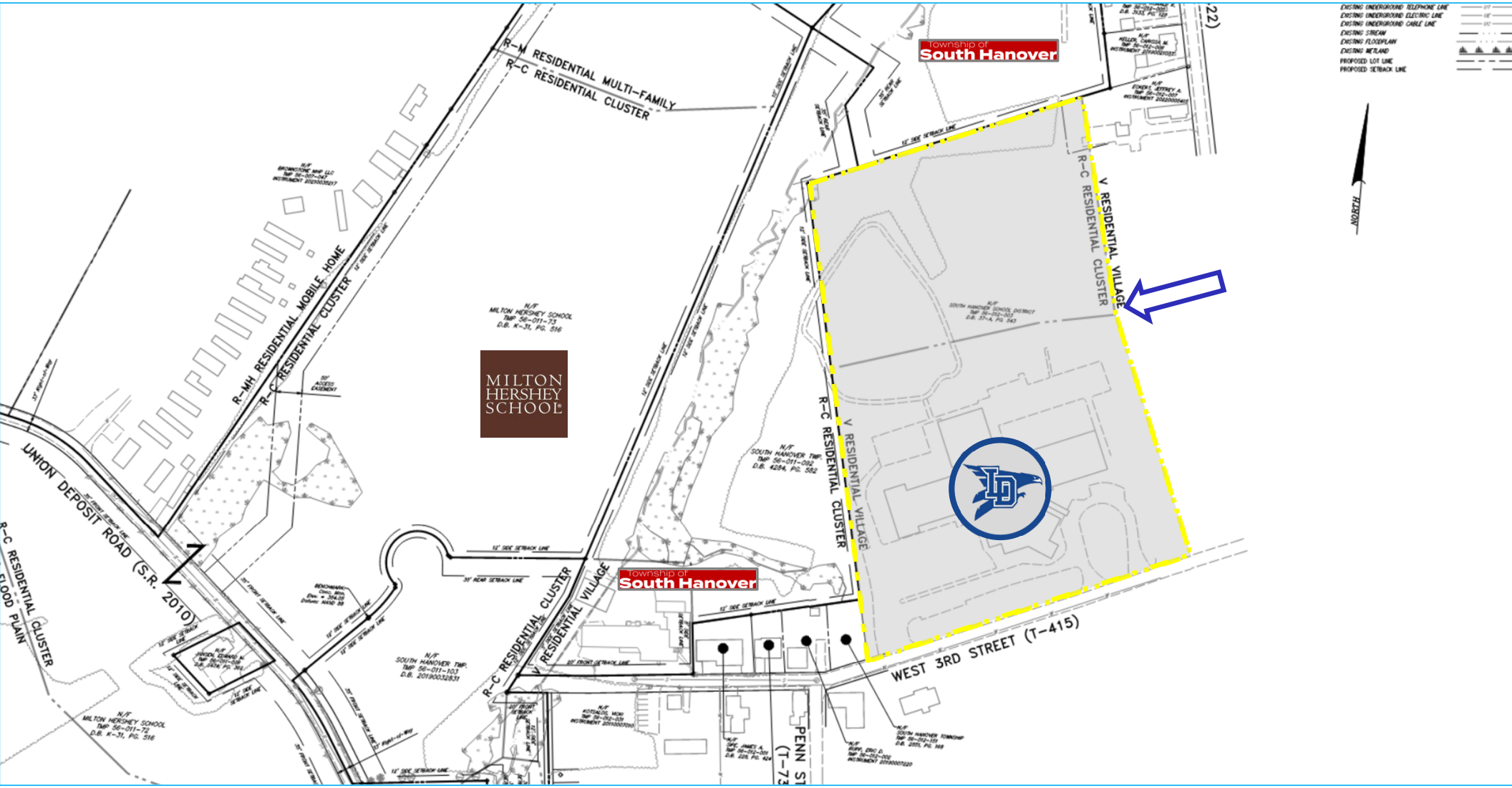
Agenda



SOUTH HANOVER ELEMENTARY



Union Deposit


R-M RESIDENTIAL MULTI-FAMILY
R-C RESIDENTIAL CLUSTER
R-MH RESIDENTIAL MOBILE HOME
R-C RESIDENTIAL CLUSTER
Township of South Hanover
V RESIDENTIAL VILLAGE
R-C RESIDENTIAL CLUSTER
MILTON HERSHEY SCHOOL
UNION DEPOSIT ROAD (S.R. 2010)
R-C RESIDENTIAL CLUSTER
FLOOD PLAIN
Township of South Hanover
V RESIDENTIAL VILLAGE
R-C RESIDENTIAL CLUSTER
WEST 3RD STREET (T-415)
PENN ST (T-73
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND CABLE LINE
EXISTING STREAM
EXISTING FLOODPLAIN
EXISTING WETLAND
PROPOSED LOT LINE
PROPOSED SETBACK LINE
HERSHEY











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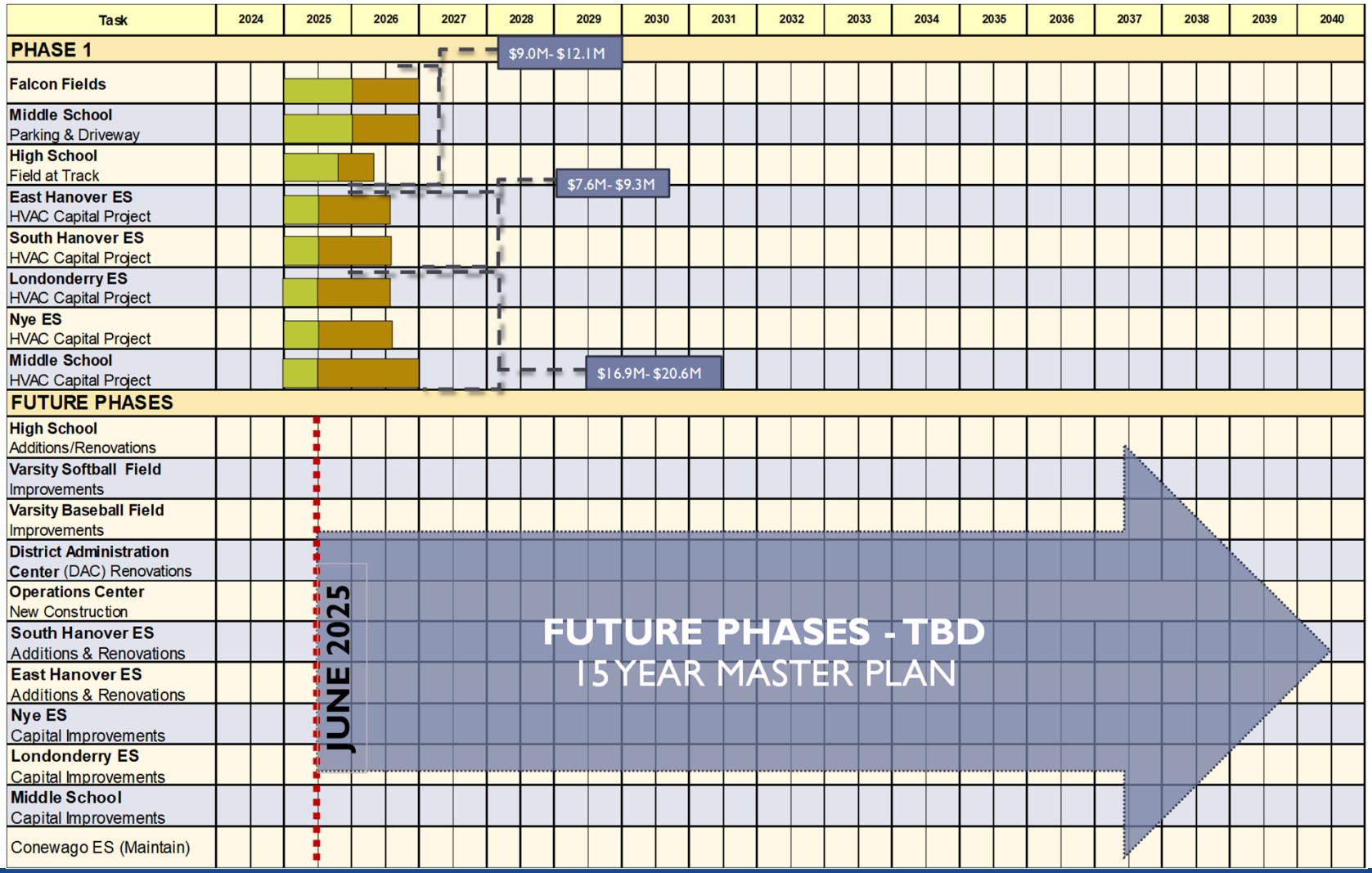




- ✓ **One for One Replacement**
- **Phase 1 Scope:** *Replacement of…*
  - Boiler(s)
  - Pump(s)
  - Chiller(s)
  - Unit Ventilators & Packaged Units
    - With Dehumidification
  - Kitchen Exhaust Fans & Make-up Air Units
  - Building Control Replacement

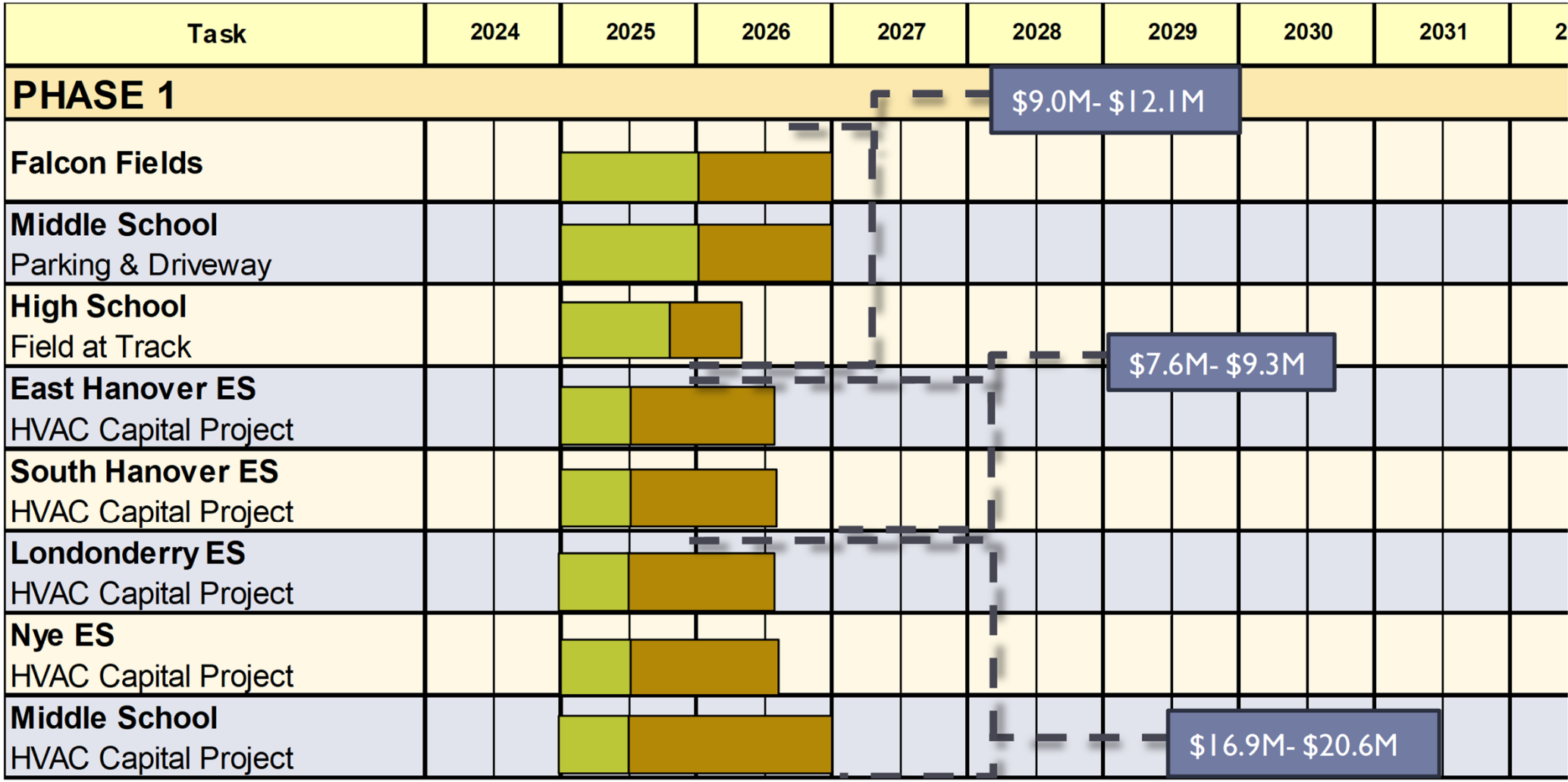
Phase 1: Elementary and MS Project Scope

PHASE 1



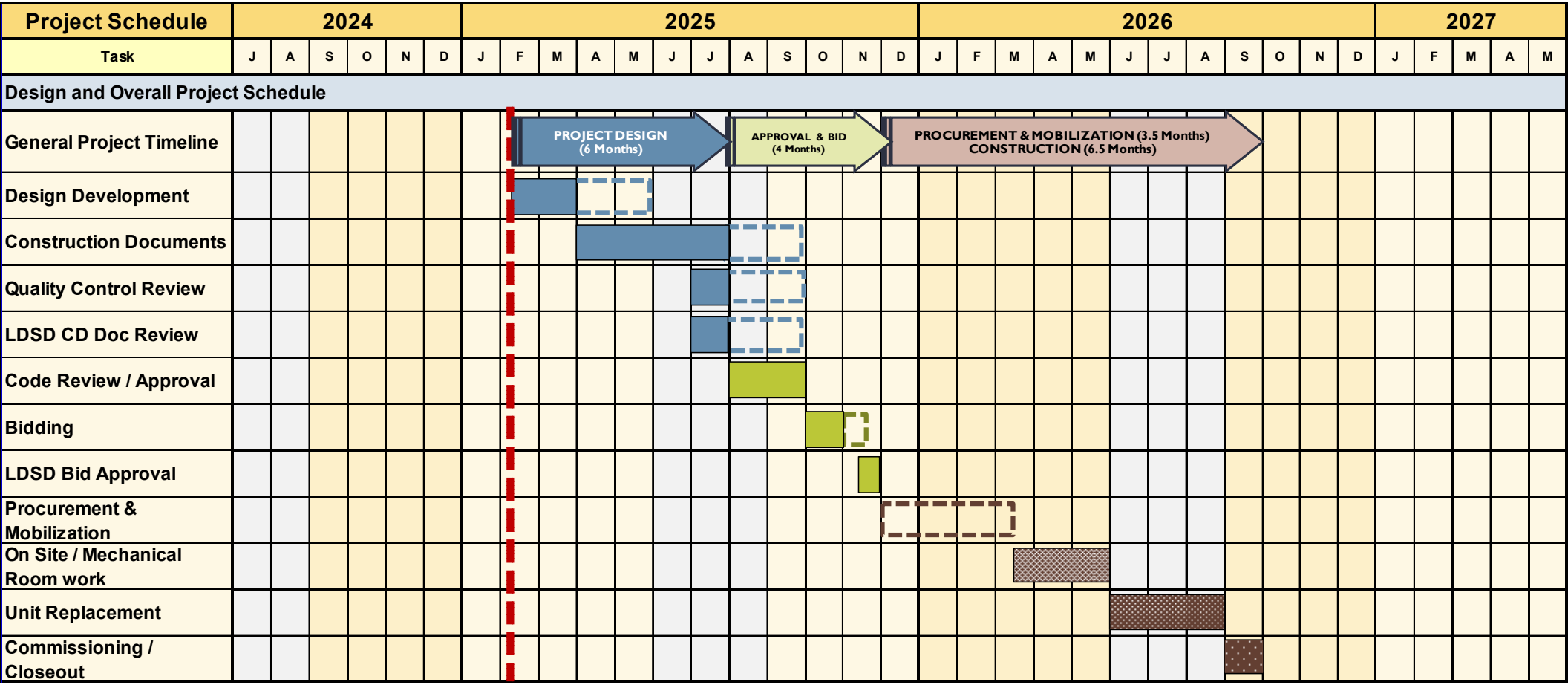
Phase 1: Timeline

KEY
Design
Construction

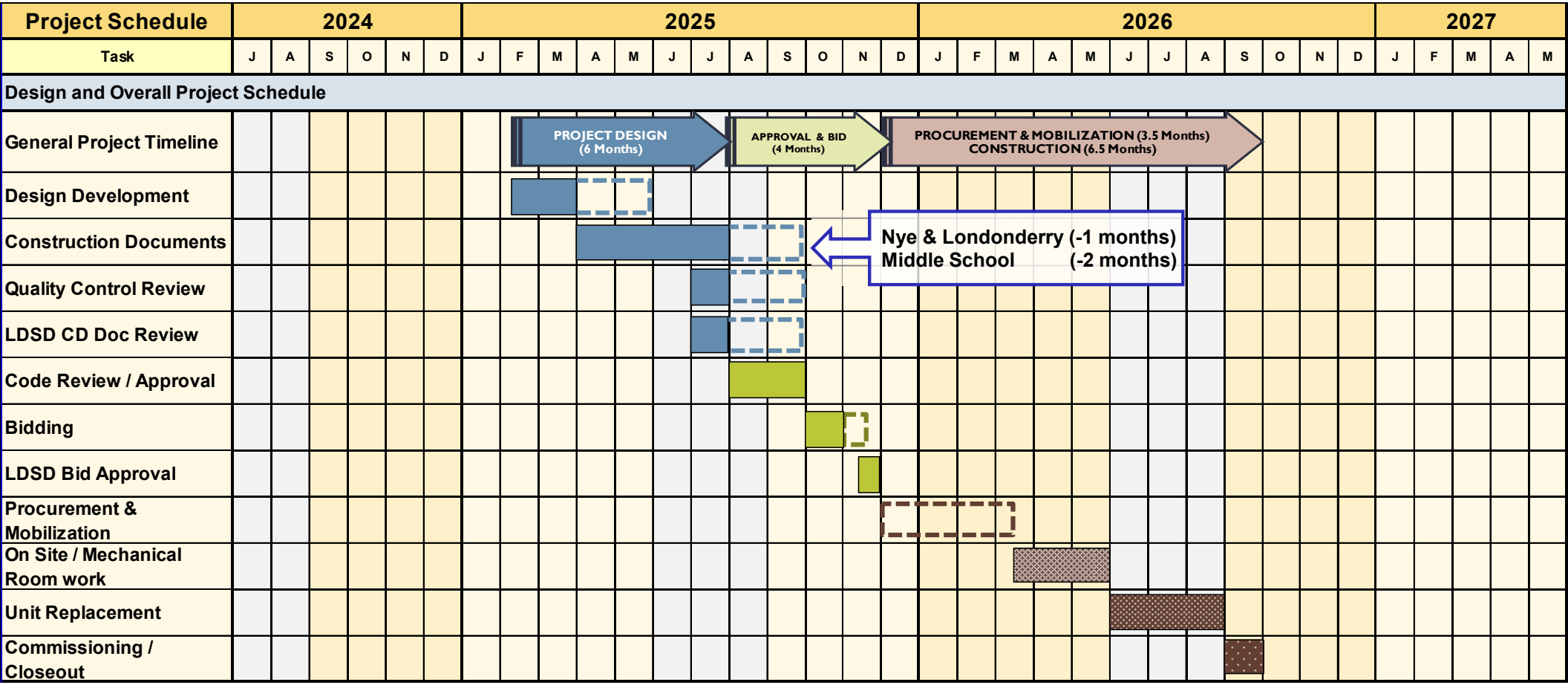


Phase 1: Timeline

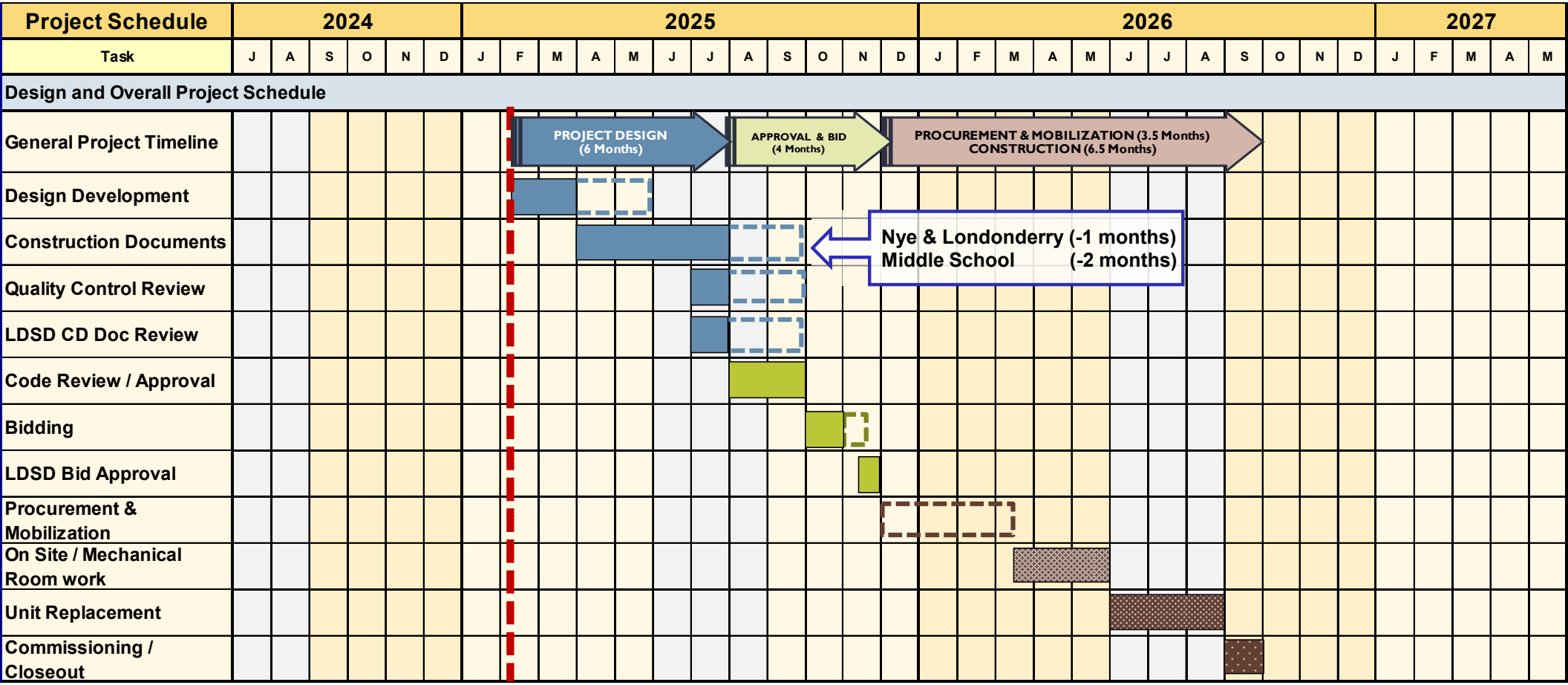
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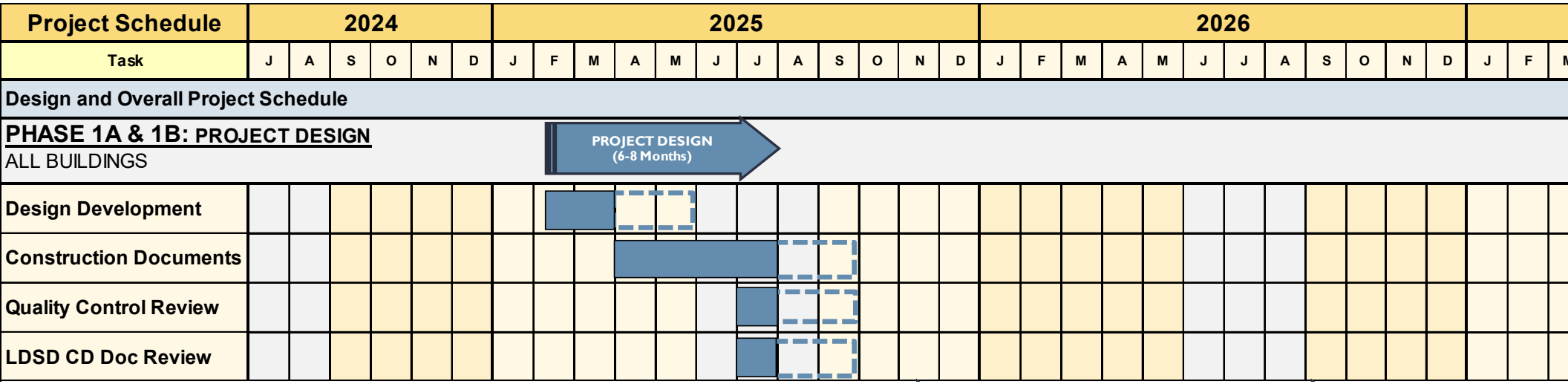
Simple HVAC Project Timeline



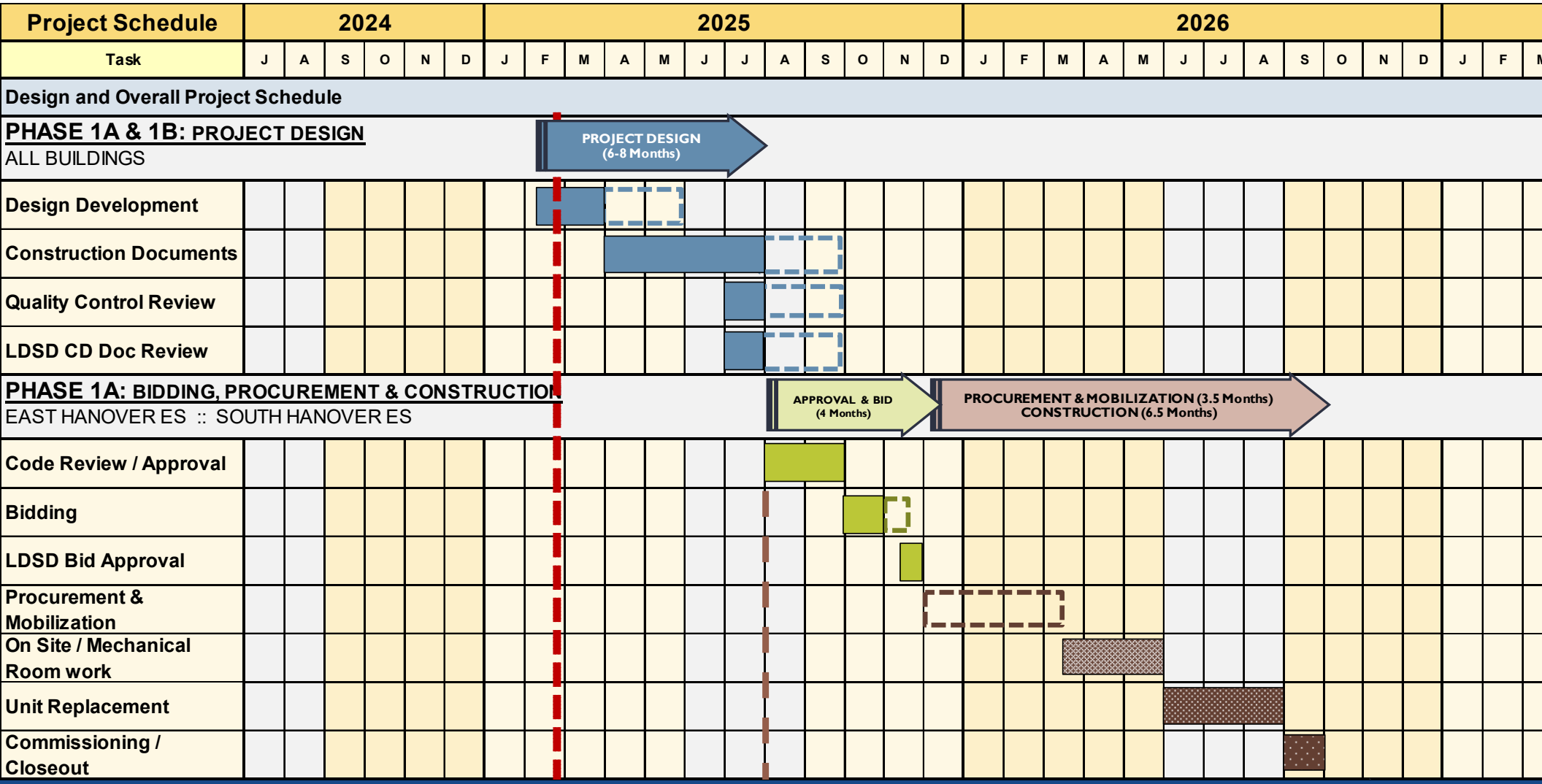
Simple HVAC Project Timeline – Simultaneous approach



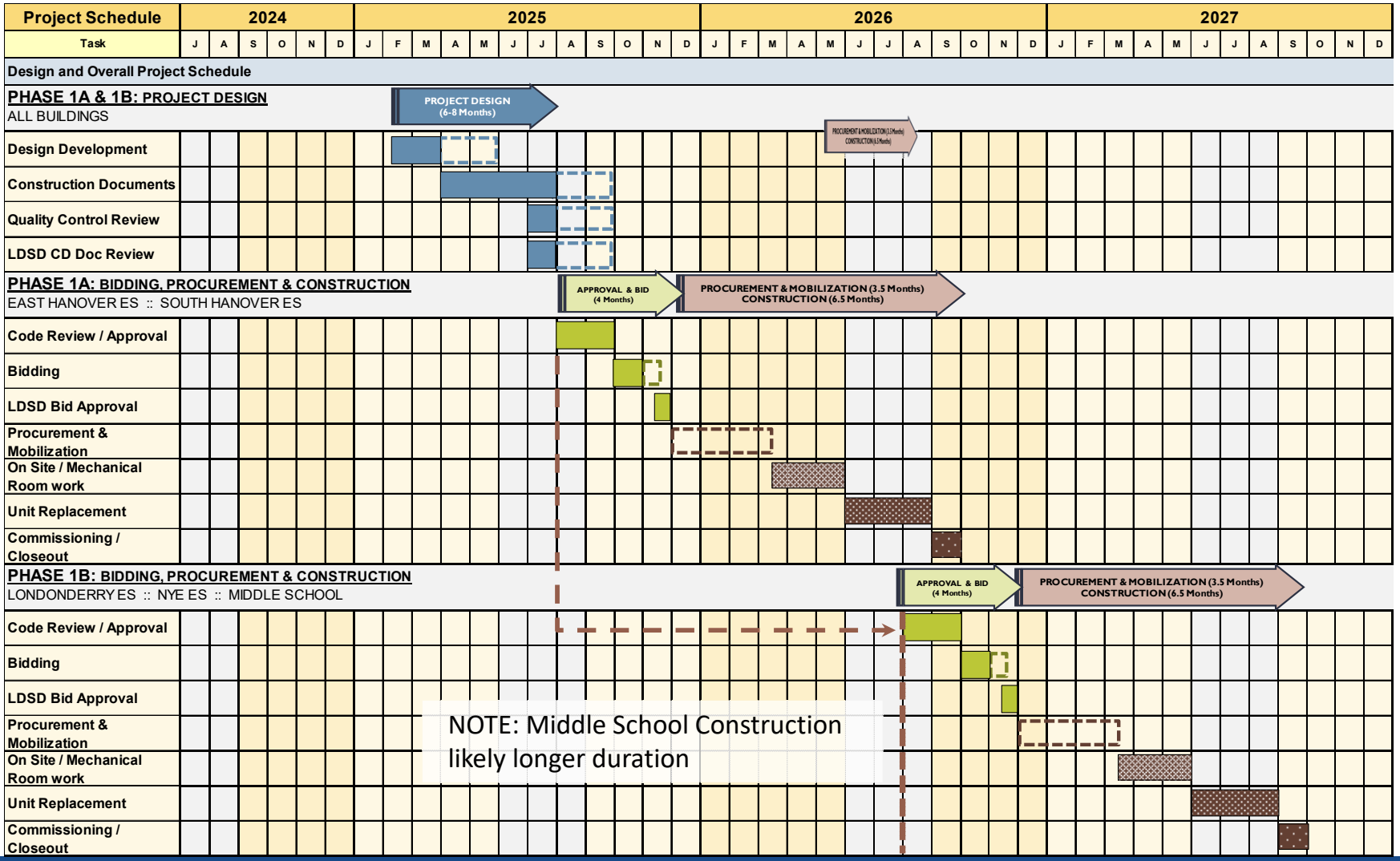
Simple HVAC Project Timeline – Simultaneous approach



Simple HVAC Project Timeline – Phased approach



Simple HVAC Project Timeline – Phased approach



Simple HVAC Project Timeline – Phased approach











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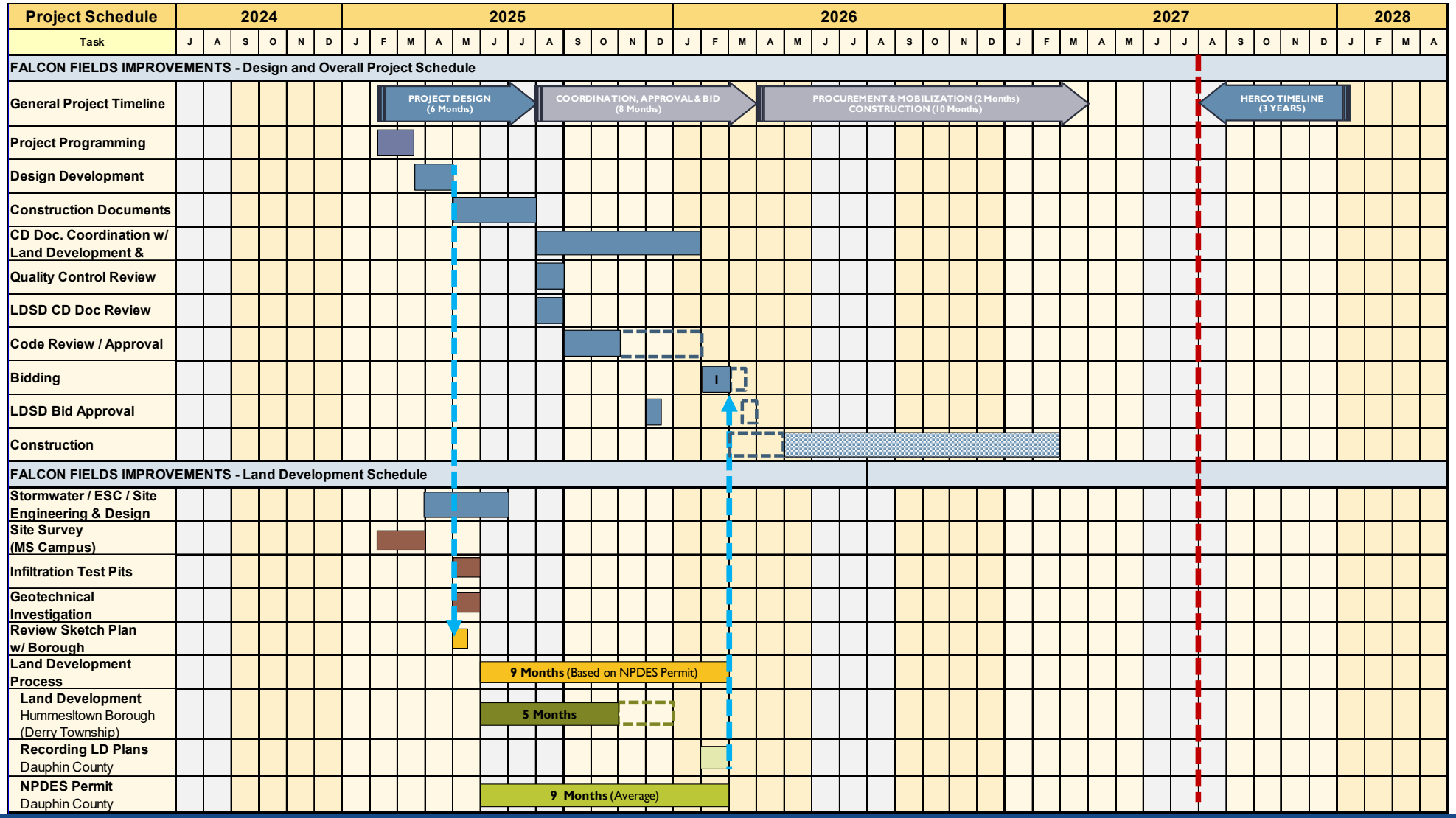
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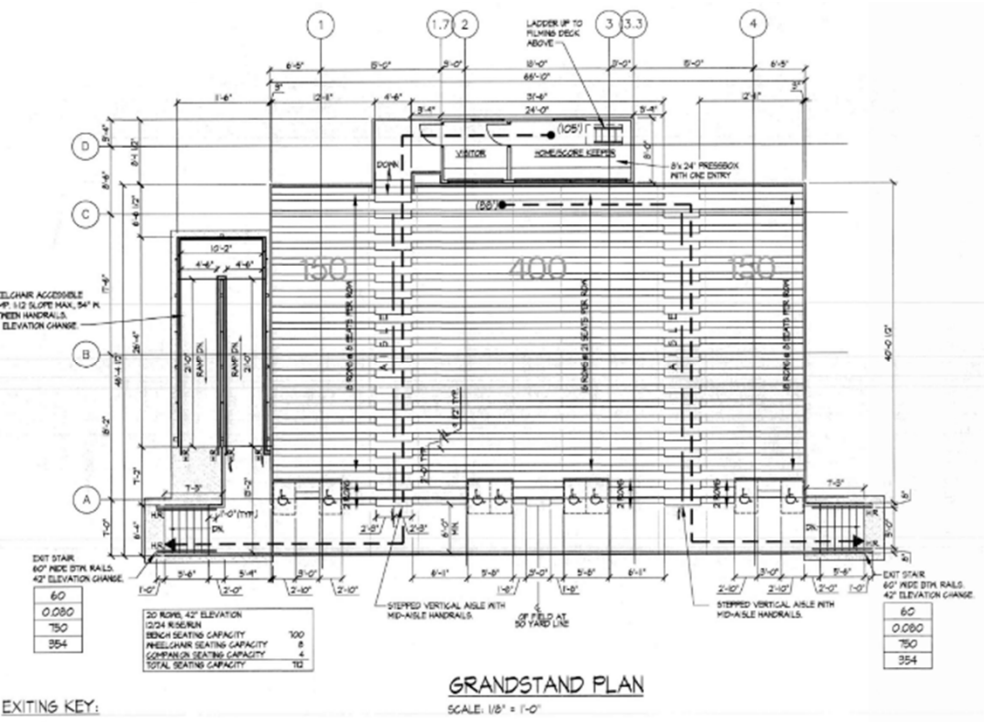
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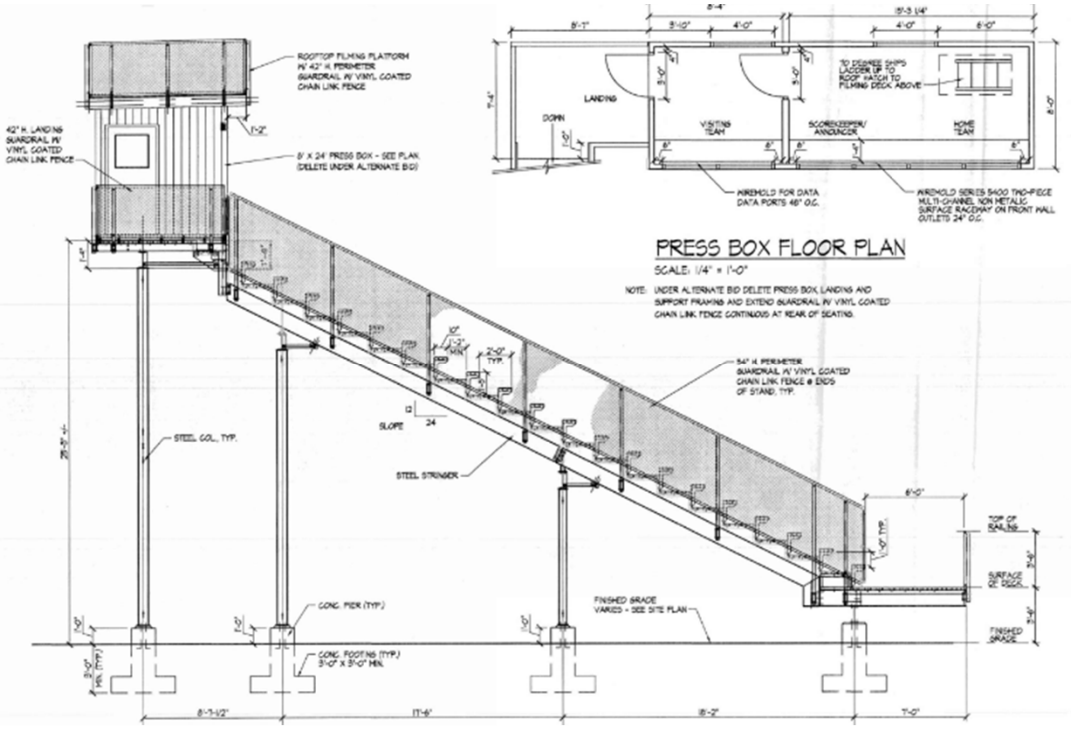


Draft Falcon Fields Timeline



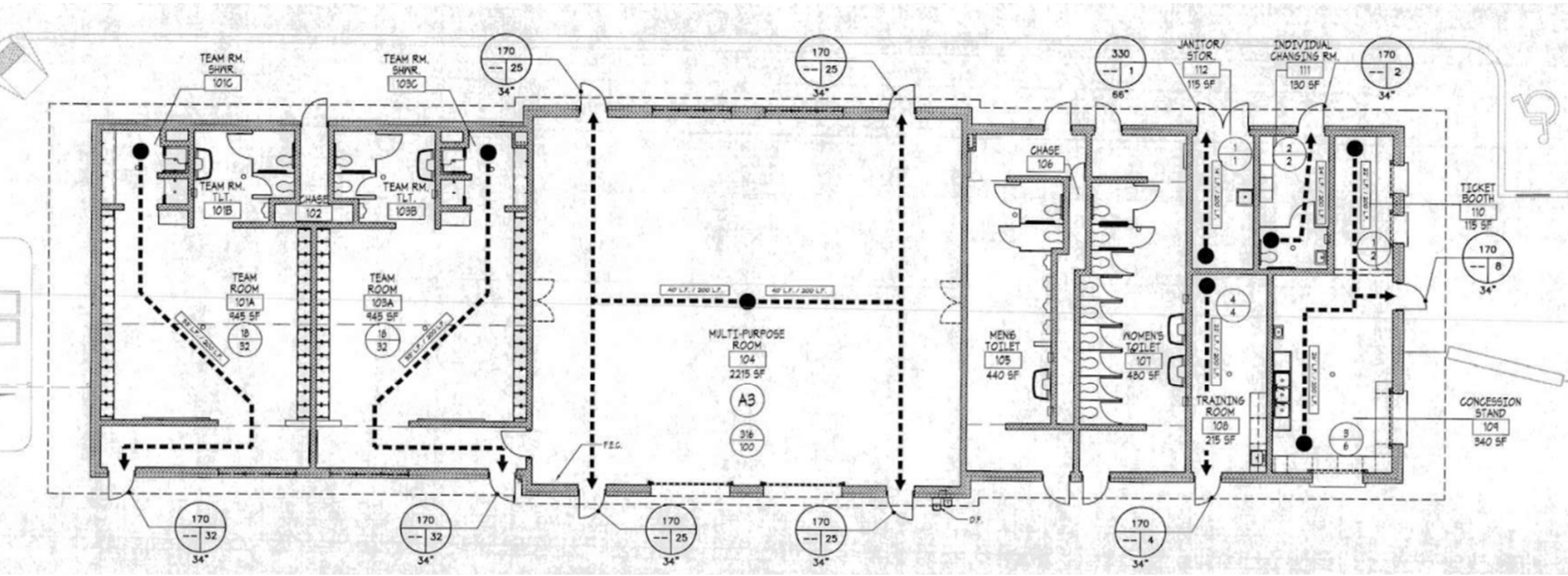
Existing Falcon Fields





- *Occupants = 712*

Existing Grandstands & Press Box (2009)



Toilets

- *Occupants = 712 (divided by 2 = 356 per gender)*
- *9 Female*
- *6 Male*
- *1 Individual Changing Room*

Existing Field House (2014)

Falcon Fields: *Concept Scope*

- Home Grandstands 2,000 seats (+1,300)
- Visitor Grandstands 1,000 seats
- Fieldhouses under grandstands (3,500 SF x 2)
  - *Toilet Fixture est. (16 men + 29 women + 1 Family)*
  - *Locker Room(s) Football + other sports*
  - *Concessions Area*
  - *Field/Equipment Storage*
  - *Mechanical & Service Areas*
- Paved Pedestrian Concourse
- Paved Sidewalk to DAC
- Fencing, & access points for new Pedestrian Concourse
- Tie-in to additional Middle School site work



Improvements to Falcon Fields

Falcon Fields ***$5.9M - $7.1M***

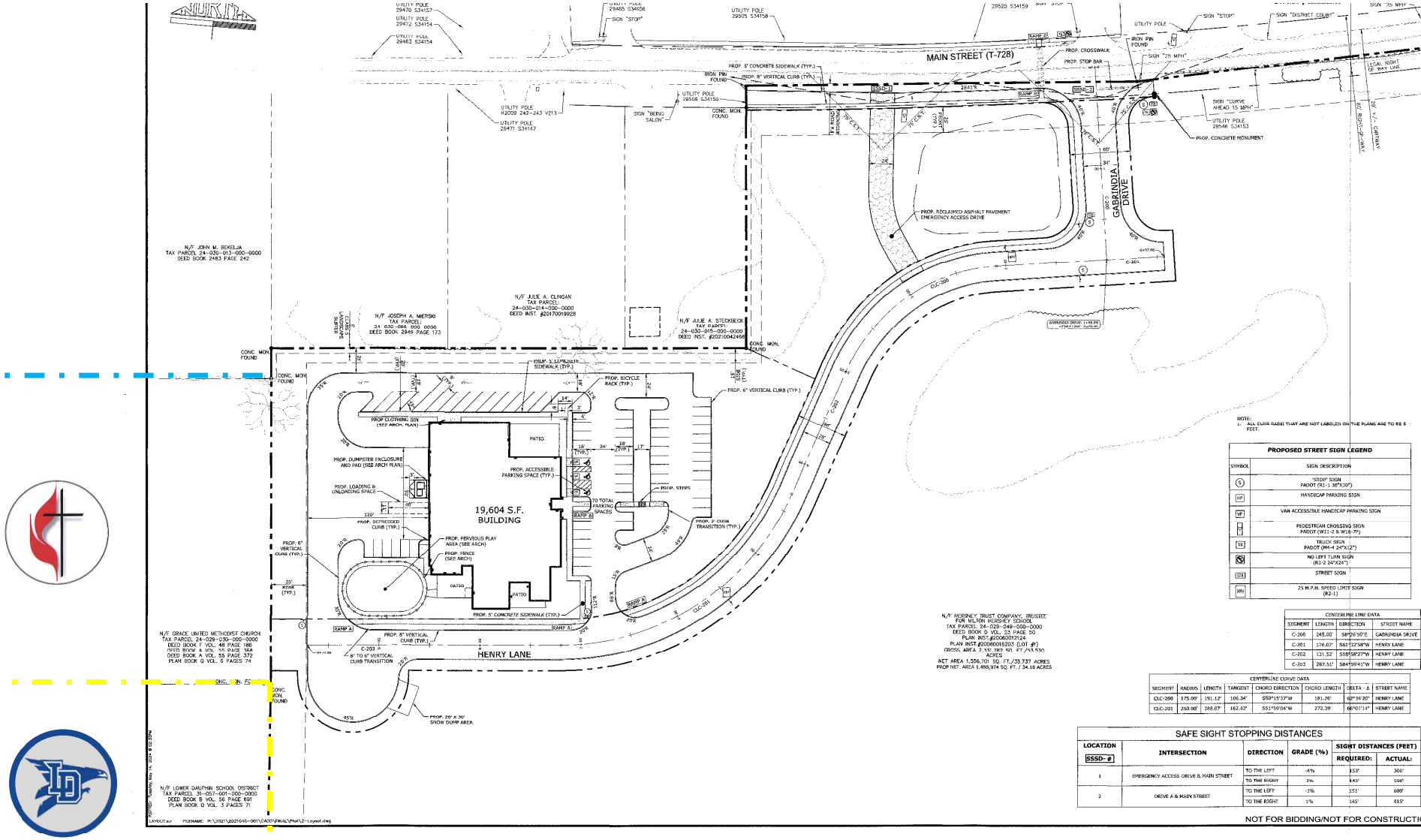
- *Grandstands*
- *Fieldhouse under Grandstands*
- *Pedestrian Concourse & Fencing*

Parking & Driveways ***$2.0M - $3.4M***

- *New Parking at Falcon Fields*
- *New Parking at JV Baseball*
- *Additional Event Parking*
  - *Existing Parking Count: 347 spaces*
  - *Net 140 new asphalt parking*
  - *Net 290 new spaces w/ grass area*
  - *+ 50 spaces at MS curbside*
  - *687 +/- spaces Total (double exist. Count)*
- *Potential to connect off-site*



Improvements to Falcon Fields



NOTE:
1. ALL CURB RADII THAT ARE NOT LABELED ON THE PLANS ARE TO BE 5 FEET.

PROPOSED STREET SIGN LEGEND

SYMBOL	SIGN DESCRIPTION
S	"STOP" SIGN PADOT (R1-1 30"X30")
HP	HANDICAP PARKING SIGN
VP	VAN ACCESSIBLE HANDICAP PARKING SIGN
	PEDESTRIAN CROSSING SIGN PADOT (W11-2 & W16-7P)
TK	TRUCK SIGN PADOT (M1-4 24"X12")
	NO LEFT TURN SIGN (R3-2 24"X24")
STR	STREET SIGN
MPH	25 M.P.H. SPEED LIMIT SIGN (R2-1)

CENTERLINE LINE DATA

SEGMENT	LENGTH	DIRECTION	STREET NAME
C-200	245.01'	S8°26'50"E	GABRINDIA DRIVE
C-201	176.07'	S81°32'58"W	HENRY LANE
C-202	131.52'	S18°58'27"W	HENRY LANE
C-203	287.51'	S84°59'41"W	HENRY LANE

CENTERLINE CURVE DATA

SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-200	175.00'	191.12'	106.34'	S50°15'37"W	181.76'	62°34'20"	HENRY LANE
CLC-203	250.00'	288.07'	162.42'	S51°59'04"W	272.39'	66°01'14"	HENRY LANE

SAFE SIGHT STOPPING DISTANCES

LOCATION SSSD- #	INTERSECTION	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET) REQUIRED:	ACTUAL:
1	EMERGENCY ACCESS DRIVE & MAIN STREET	TO THE LEFT	-4%	153'	300'
		TO THE RIGHT	3%	440'	598'
2	DRIVE A & MAIN STREET	TO THE LEFT	-3%	151'	600'
		TO THE RIGHT	1%	145'	415'

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LAYOUT.xcr FILENAME: P:\2021\2021045-001\CADD\FINAL\Plot\Z-Layout.dwg



MAIN STREET (T-728)

GABRINDIA DRIVE

HENRY LANE

19,604 S.F. BUILDING

PROP. RECLAIMED ASPHALT PAVEMENT EMERGENCY ACCESS DRIVE

PROP. CONCRETE MONUMENT

PROP. 5' CONCRETE SIDEWALK (TYP.)

PROP. 6" VERTICAL CURB (TYP.)

PROP. BICYCLE RACK (TYP.)

PROP. CLOTHING BIN (SEE ARCH. PLAN)

PROP. DUMPSTER ENCLOSURE AND PAD (SEE ARCH PLAN)

PROP. LOADING & UNLOADING SPACE

PROP. DEPRESSED CURB (TYP.)

PROP. ACCESSIBLE PARKING SPACE (TYP.)

79 TOTAL PARKING SPACES

PROP. STEPS

PROP. 5' CURB TRANSITION (TYP.)

PROP. PERVIOUS PLAY AREA (SEE ARCH)

PROP. FENCE (SEE ARCH)

PROP. 8" VERTICAL CURB (TYP.)

8" TO 5" VERTICAL CURB TRANSITION

PROP. 20' X 30' SNOW DUMP AREA

PROP. CROSSWALK

PROP. STOP BAR

N/F JOSEPH A. MIERSKI TAX PARCEL: 24-030-096-000-0000 DEED BOOK 3948 PAGE 173

N/F JULIE A. STECKBECK TAX PARCEL: 24-030-015-000-0000 DEED INST. #202100424B0

N/F HERSHEY TRUST COMPANY, TRUSTEE FOR MILTON HERSHEY SCHOOL TAX PARCEL: 24-028-048-000-0000 DEED BOOK D VOL. 23 PAGE 80 PLAN INST.#20080012124 PLAN INST.#20080016203 (LOT #) GROSS AREA 2,331,782 SQ. FT./53.530 ACRES NET AREA 1,556,701 SQ. FT./35.737 ACRES PROP.NET AREA 1,458,874 SQ. FT. / 34.18 ACRES

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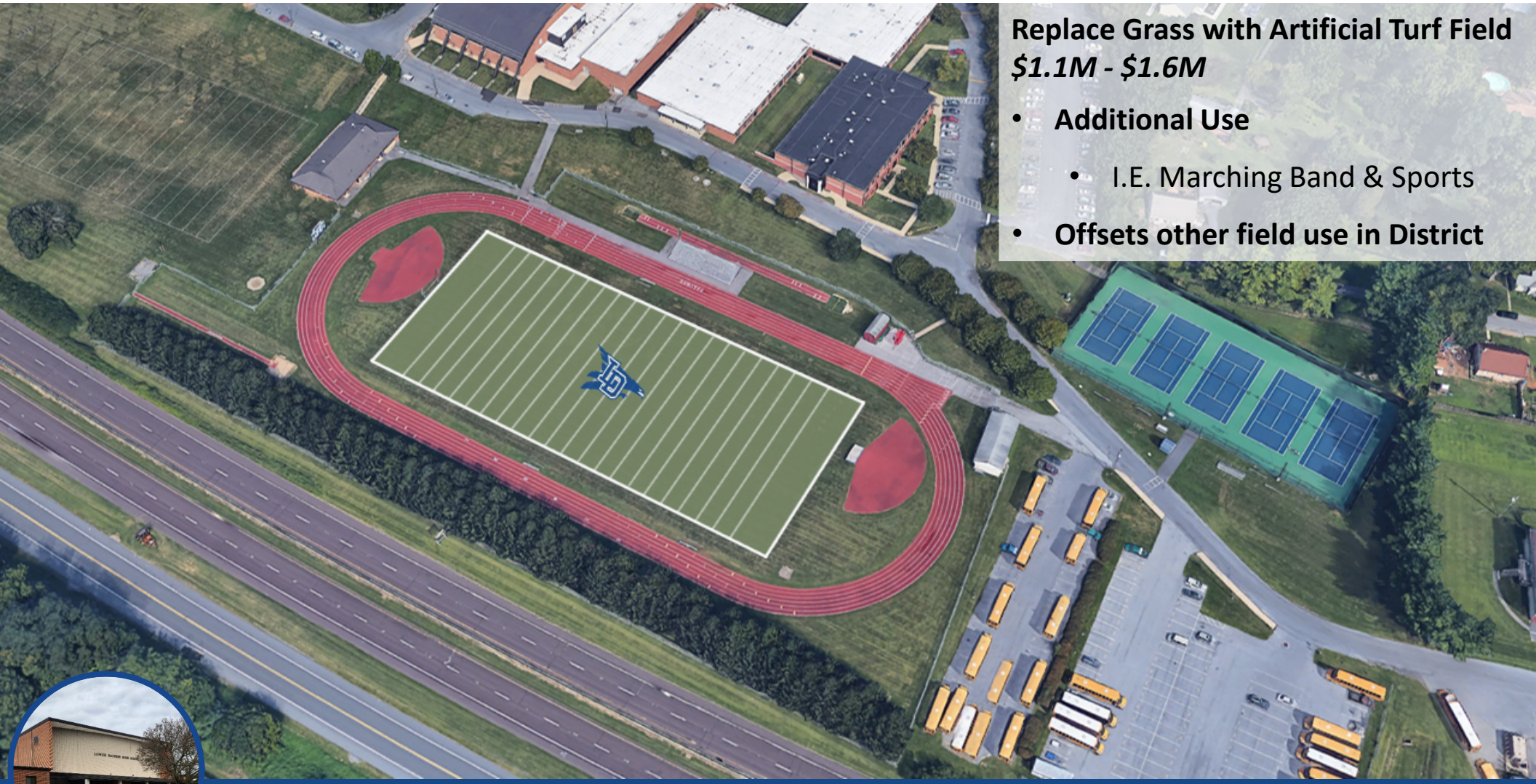
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NOT FOR BIDDING/NOT FOR CONSTRUCTI



Replace Grass with Artificial Turf Field
$1.1M - $1.6M

- **Additional Use**
  - I.E. Marching Band & Sports
- **Offsets other field use in District**

High School Turf Field











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General Building Data

Construction Dates: 1952, 1962, 1991, 2003

Site (shared):	38.5 acres
Total Building Area:	210,400 SF
Program Area:	137,843 SF
Total Area per Student:	155 SF

METRICS

1,359	1,095	264
LDSD CAPACITY	CURRENT ENROLLMENT	AVAILABLE CAPACITY









Facility Condition:

- **90% of building goes back to 1991 era project**
- Site circulation and traffic flow could be improved
- Poor asphalt & sidewalk condition in locations
- Finishes & interiors, plan for upgrade and replacement
- Building systems, plan for upgrade & replacement
- Electrical switch gear improvements needed

Building Program & Capacity:

- **Need for clear entry points and secure vestibule(s)**
- **Need for separation between public & academic spaces**
- Potential for an additional gymnasium / multi-purpose room
- Storage to be addressed, space and current use
- Library = opportunity for flexible, future-ready reinvention

LOWER DAUPHIN HIGH SCHOOL (9-12)



High School : Existing Campus



High School : Existing Campus

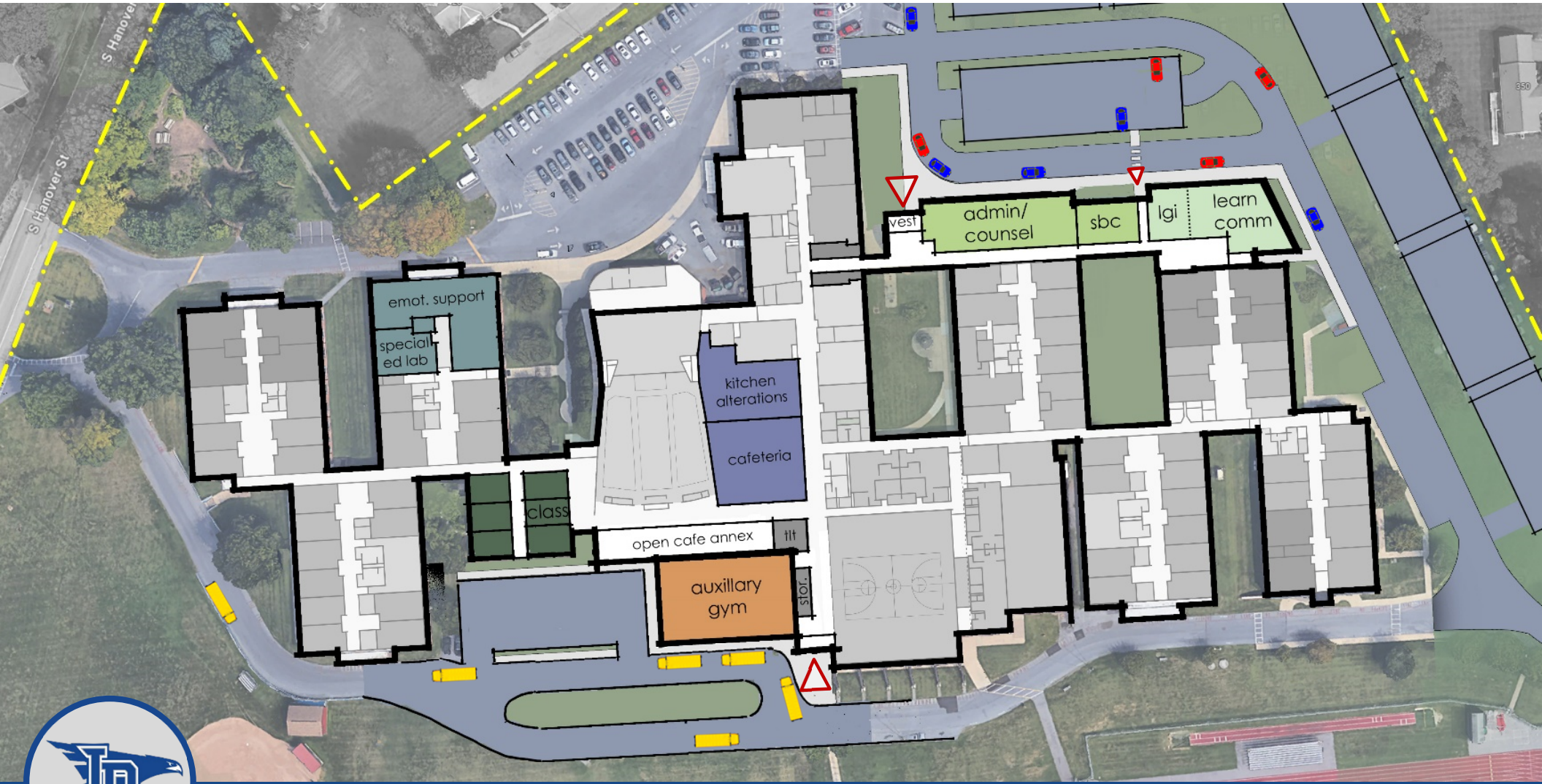


High School : *Initial* Committee Recommendation



SECONDARY SCHOOLS	MS PHASE 1 HVAC Scope ONLY	
Lower Dauphin MS	$9,072,852	$11,092,545
Lower Dauphin HS	$67,617,154	$82,937,932
Price School	CLOSE	
SECONDARY SCHOOLS Estimated Project Cost Range	$76,690,006	$94,030,477

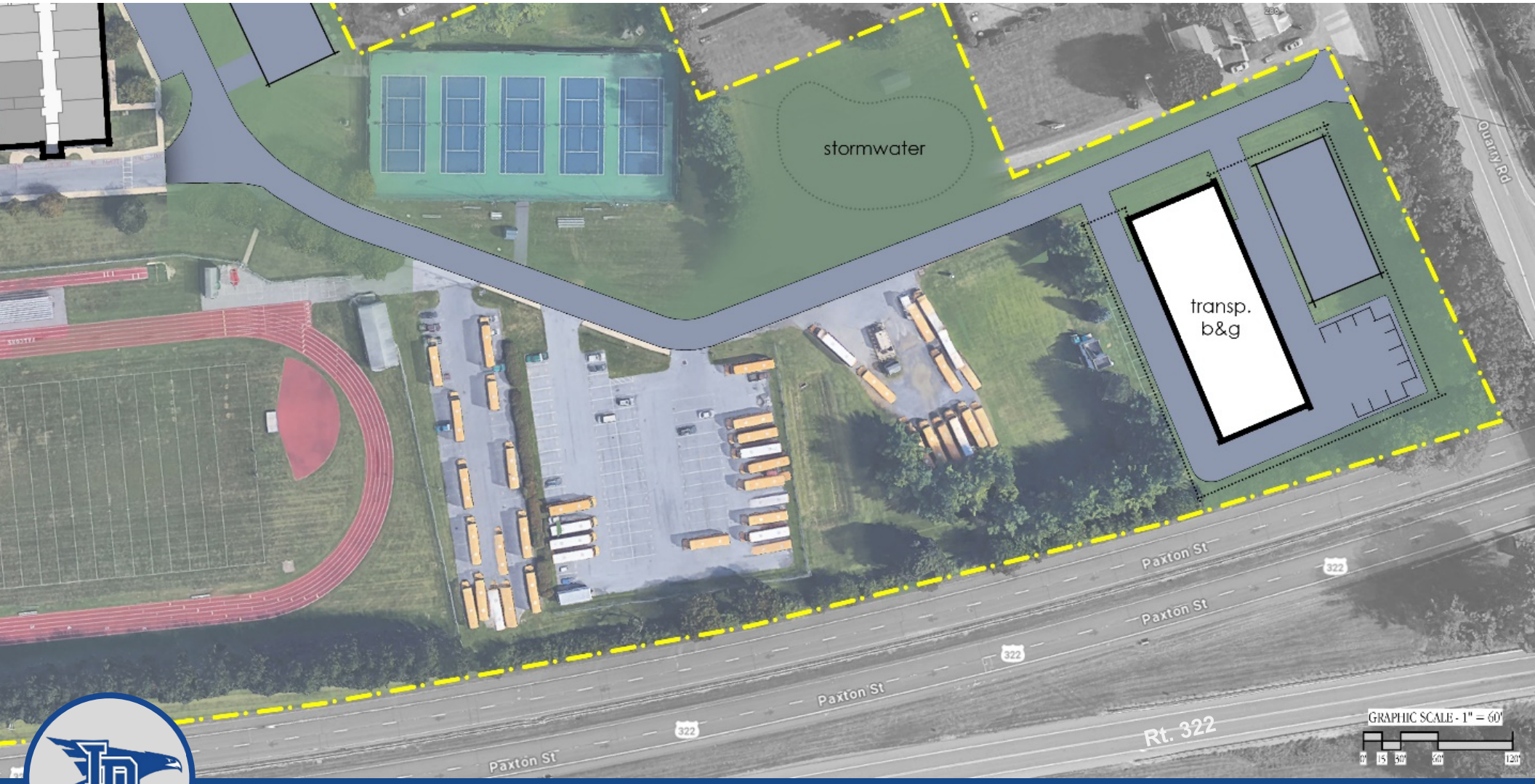
High School : *Initial* Committee Recommendation



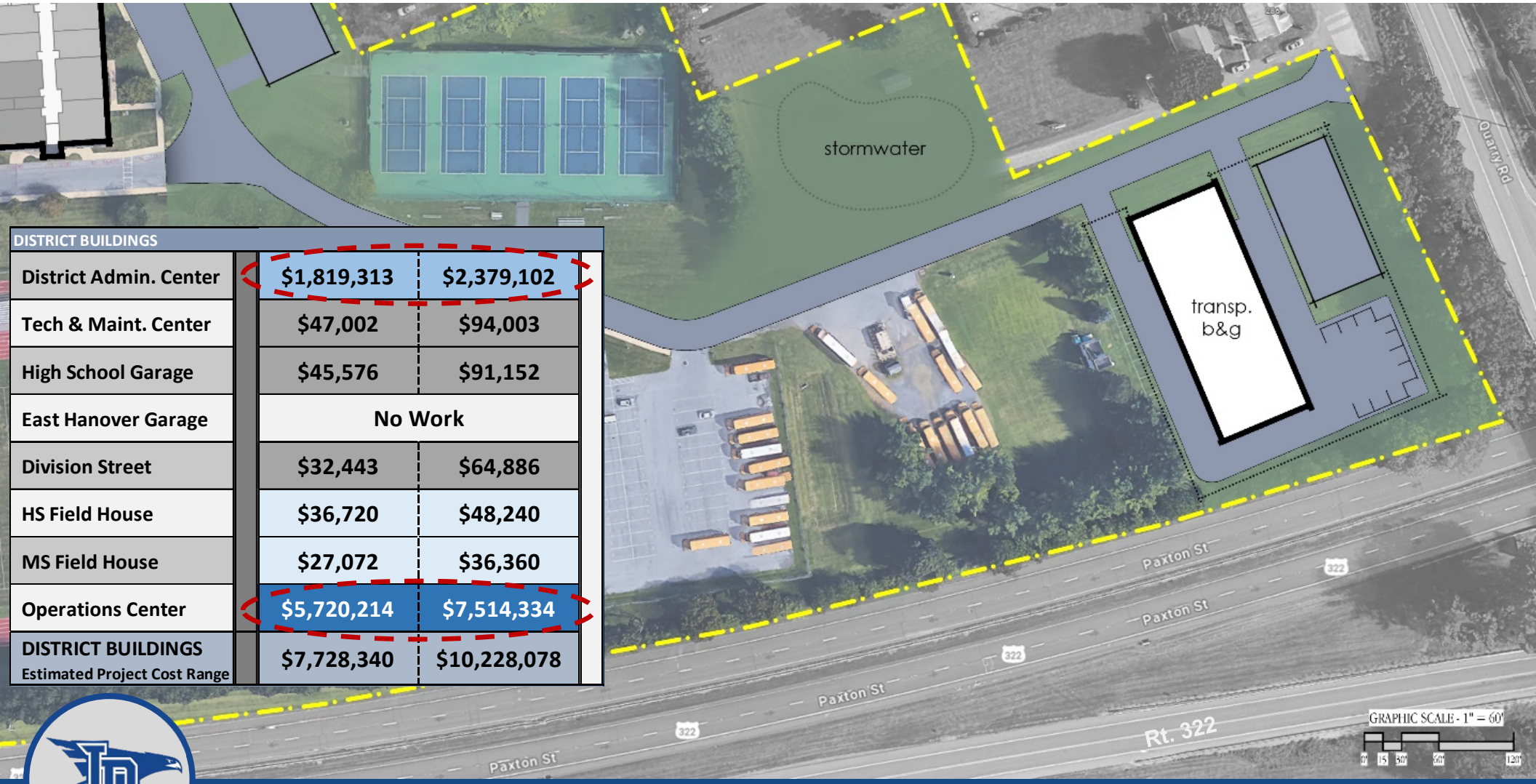
High School : *Initial* Committee Recommendation



Existing TMC Building / High School Site



New Operations Center: *Initial* Committee Recommendation



DISTRICT BUILDINGS		
District Admin. Center	$1,819,313	$2,379,102
Tech & Maint. Center	$47,002	$94,003
High School Garage	$45,576	$91,152
East Hanover Garage	No Work	
Division Street	$32,443	$64,886
HS Field House	$36,720	$48,240
MS Field House	$27,072	$36,360
Operations Center	$5,720,214	$7,514,334
DISTRICT BUILDINGS Estimated Project Cost Range	$7,728,340	$10,228,078

New Operations Center: *Initial* Committee Recommendation



District Admin. Center : *Initial* Committee Recommendation











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Next Steps

HVAC Projects: Survey, Equipment Selection & Design, Drafting

Falcon Fields:

- Site Sketch Plan
- Project Program & Options based on discussion
- Municipality Meeting

High School Turf Fields: Site Sketch Plan

3-26-2025: 10am - Physical Plant Committee Meeting

