



COMMITTEE MEETING

April 23, 2025

I. Updates

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 & Next Steps



Agenda



LONDONDERRY ELEMENTARY



SOUTH HANOVER ELEMENTARY



Middle School Site: Hummelstown Borough

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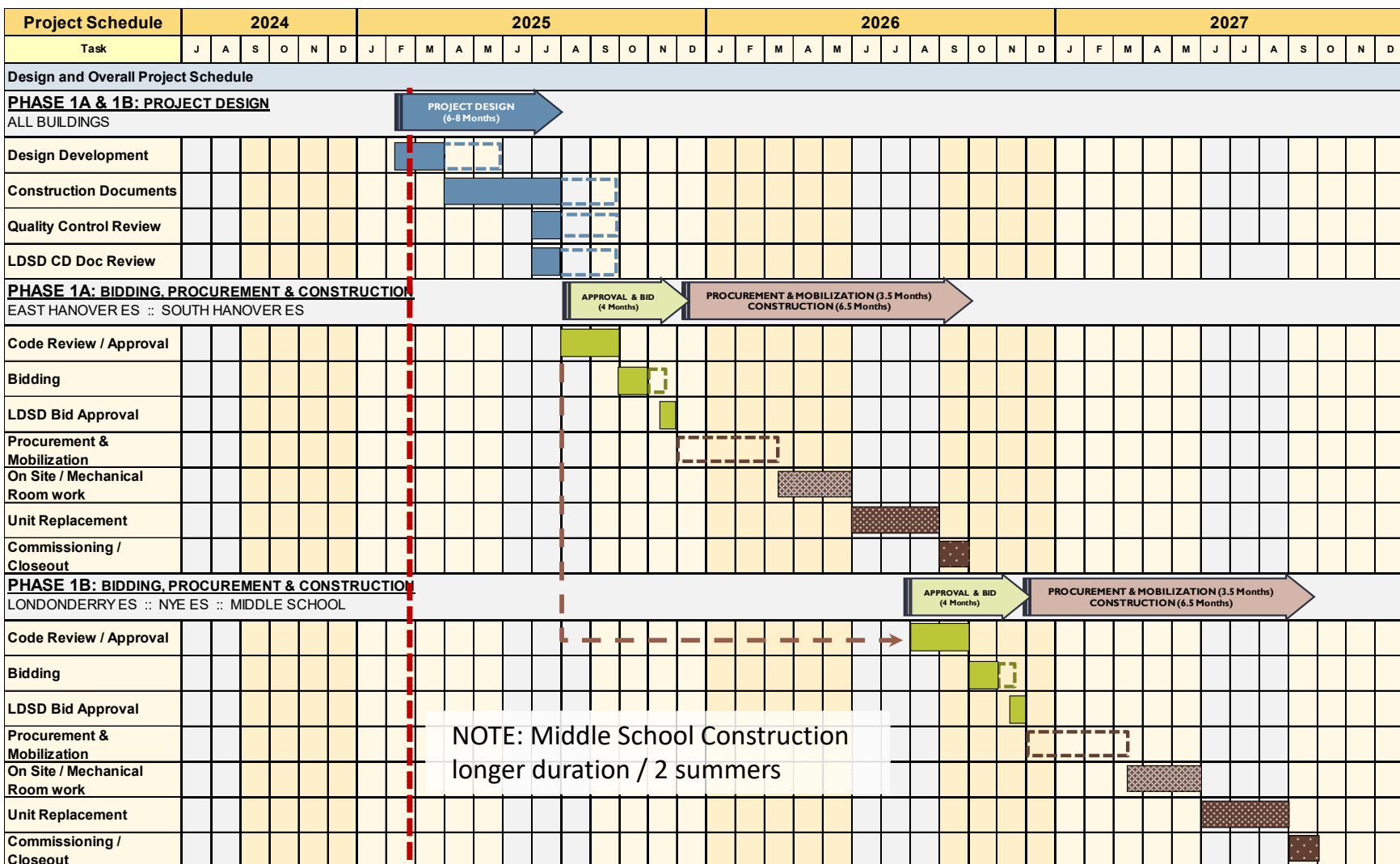


- **East & South Hanover Elementary**
 - Design Development LDSD Review
 - 90% Construction Documents 5-23-2025
 - Issue for Bidding/Permit 8-01-2025
 - Construction Summer 2026

- **Middle School**
 - Design Development 5-16-2025
 - 90% Construction Documents 6-27-2025
 - Issue for Bidding/Permit 8-01-2025
 - Construction Summer 2026 & 2027

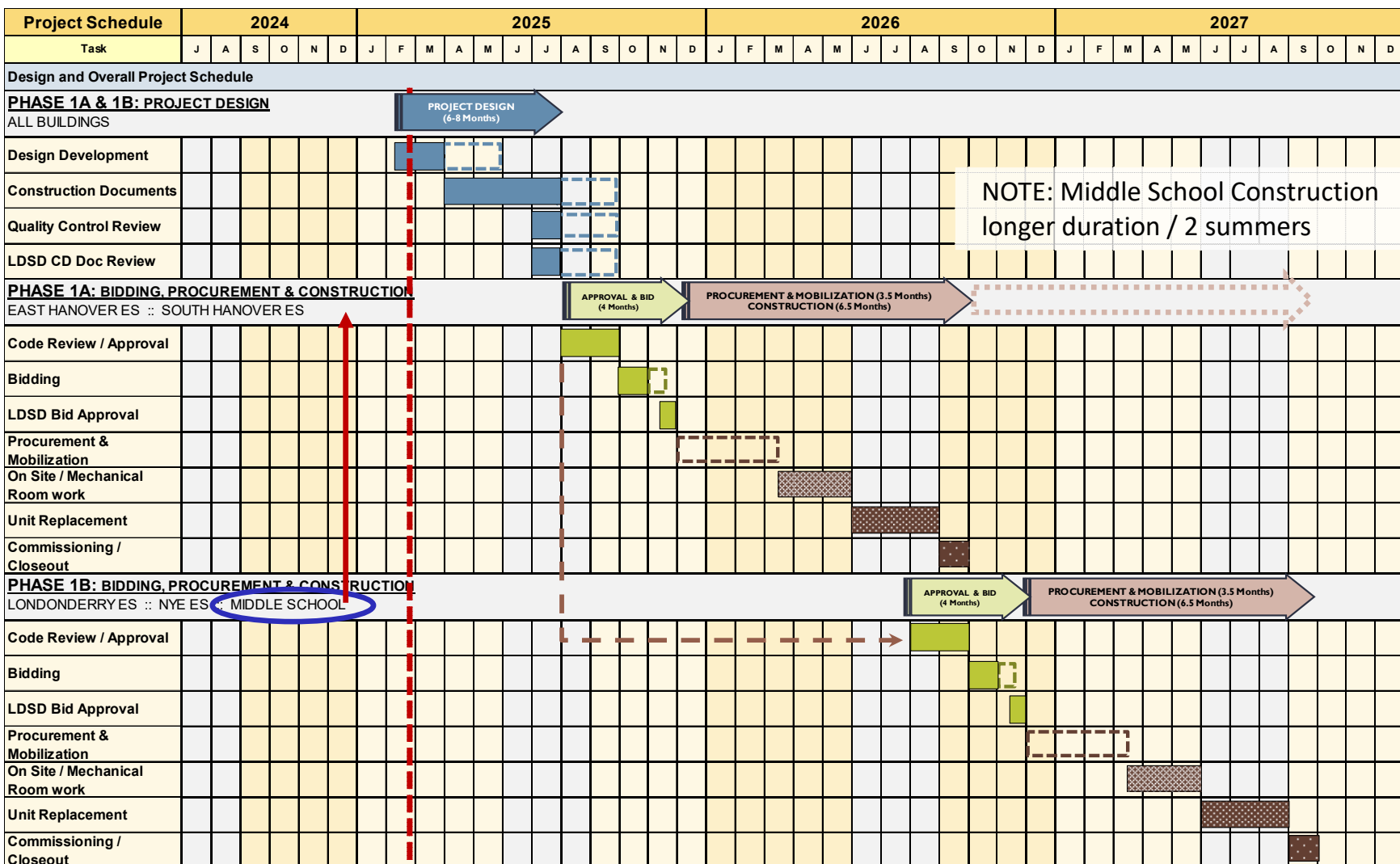
- **Londonderry & Nye Elementary**
 - Design Development 6-13-2025
 - 90% Construction Documents 7-25-2025
 - Issue for Bidding/Permit 8-01-2025
 - Construction Summer 2027

Phase 1: Elementary and MS HVAC Projects



NOTE: Middle School Construction longer duration / 2 summers

Simple HVAC Project Timeline – Phased approach



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Simple HVAC Project Timeline – Phased approach

- I. Updates
- II. Phase 1: Elementary and MS HVAC Replacement
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CONCEPT 1



Field Houses = 6,550 SF

COMMENTS

- *Under grandstand*
- *Sprinkler anticipated*
- *Three Structures*
- *Avoids existing structure*
- *Decentralizes public functions*

CONCEPT 2



Field Houses = 6,050 SF

COMMENTS

- *Under grandstand*
- *Sprinkler anticipated*
- *One structure*
- *Engages existing structure*
- *Centralizes all functions*

CONCEPT 3



Field Houses = 6,770 SF

COMMENTS

- *None/Limited area under stands*
- *No sprinkler anticipated*
- *Separate Toilet Rooms*
- *Central Concession stand*
- *Decentralizes Team Rooms*



March 26th Concept Review

CONCEPT 3



Considerations for TODAY

- **Fieldhouse plan updates**
 - 3 :: 3A :: 3B
- **Grandstand: seating & exiting (egress)**
 - Home Grandstands
 - Visitor Grandstands
- **Options for press box expansion**
 - Home vs Visitor
- **New Falcon Fields Entrances**
 - Arrangement
 - Ticket Booth
 - Signage



Schematic Review

CONCEPT 3



Field Houses = 6,770 SF

COMMENTS

- *Adjacent to Grandstands*
- *Separate Toilet Rooms*
- *Central Concession stand*
- *Separate Team Rooms & Trainer*
- *Egress Gates*

CONCEPT 3A



Field Houses = 6,650 SF

COMMENTS

- *At Stadium Perimeter*
- *Separate Toilet Rooms*
- *Central Concession Stand*
- *Separate Team Rooms & Trainer*
- *Second Entrance / Ticket Booth*

CONCEPT 3B



Field Houses = 6,800 SF

COMMENTS

- *At Stadium Perimeter*
- *Separate Toilet Rooms*
- *Central Storage*
- *Separate Team Rooms, Concessions & Trainer*
- *Second Entrance / Ticket Booth*



Schematic Review

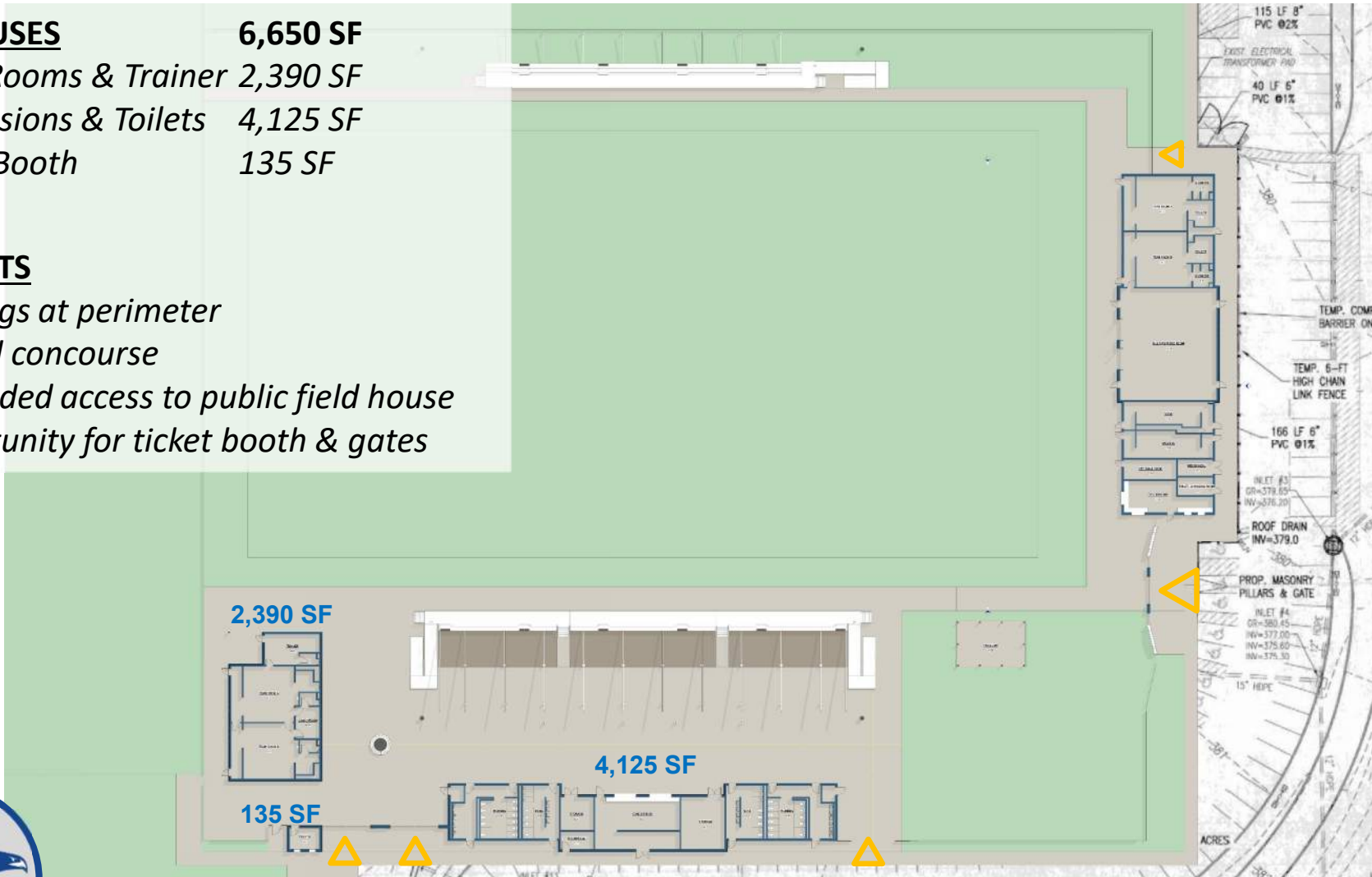
FIELD HOUSES

6,650 SF

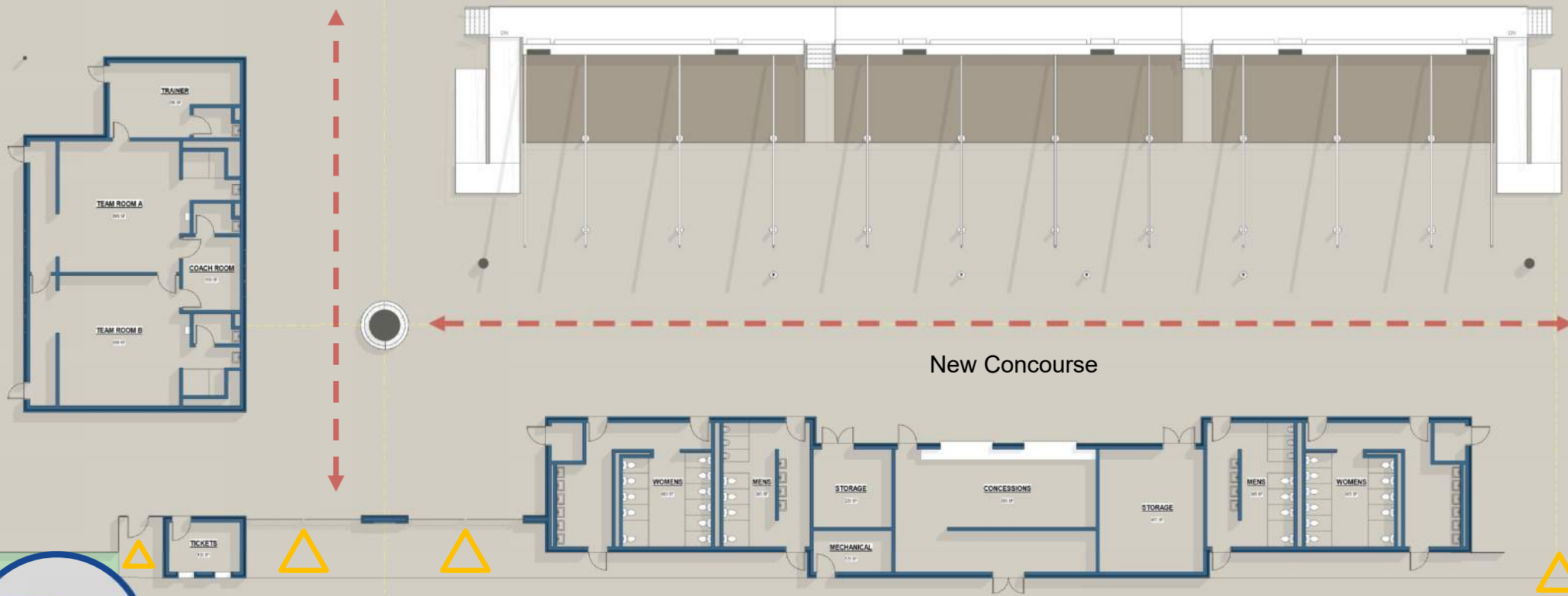
- *Team Rooms & Trainer* 2,390 SF
- *Concessions & Toilets* 4,125 SF
- *Ticket Booth* 135 SF

COMMENTS

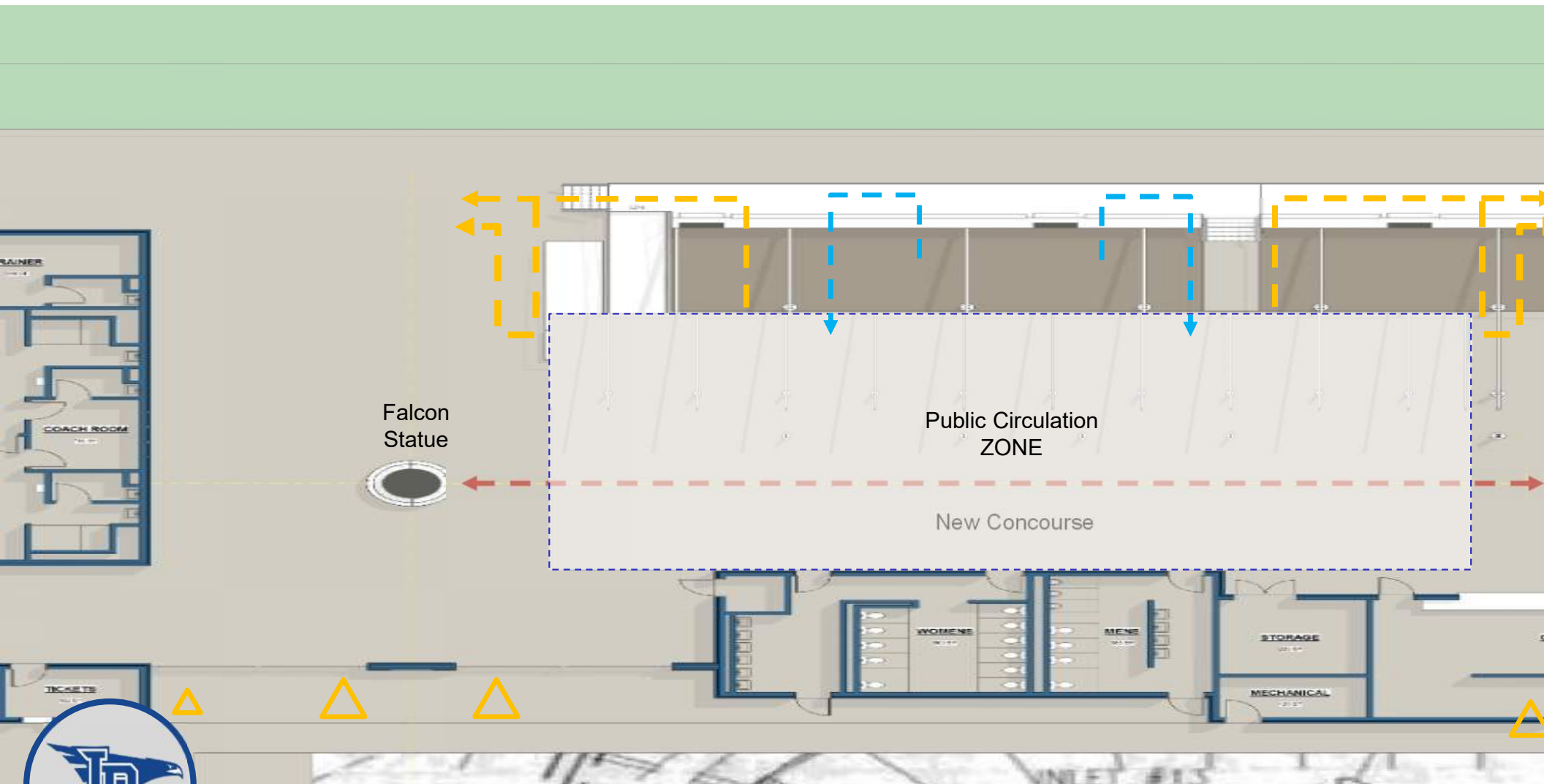
- *Buildings at perimeter*
- *Central concourse*
- *Dual-sided access to public field house*
- *Opportunity for ticket booth & gates*



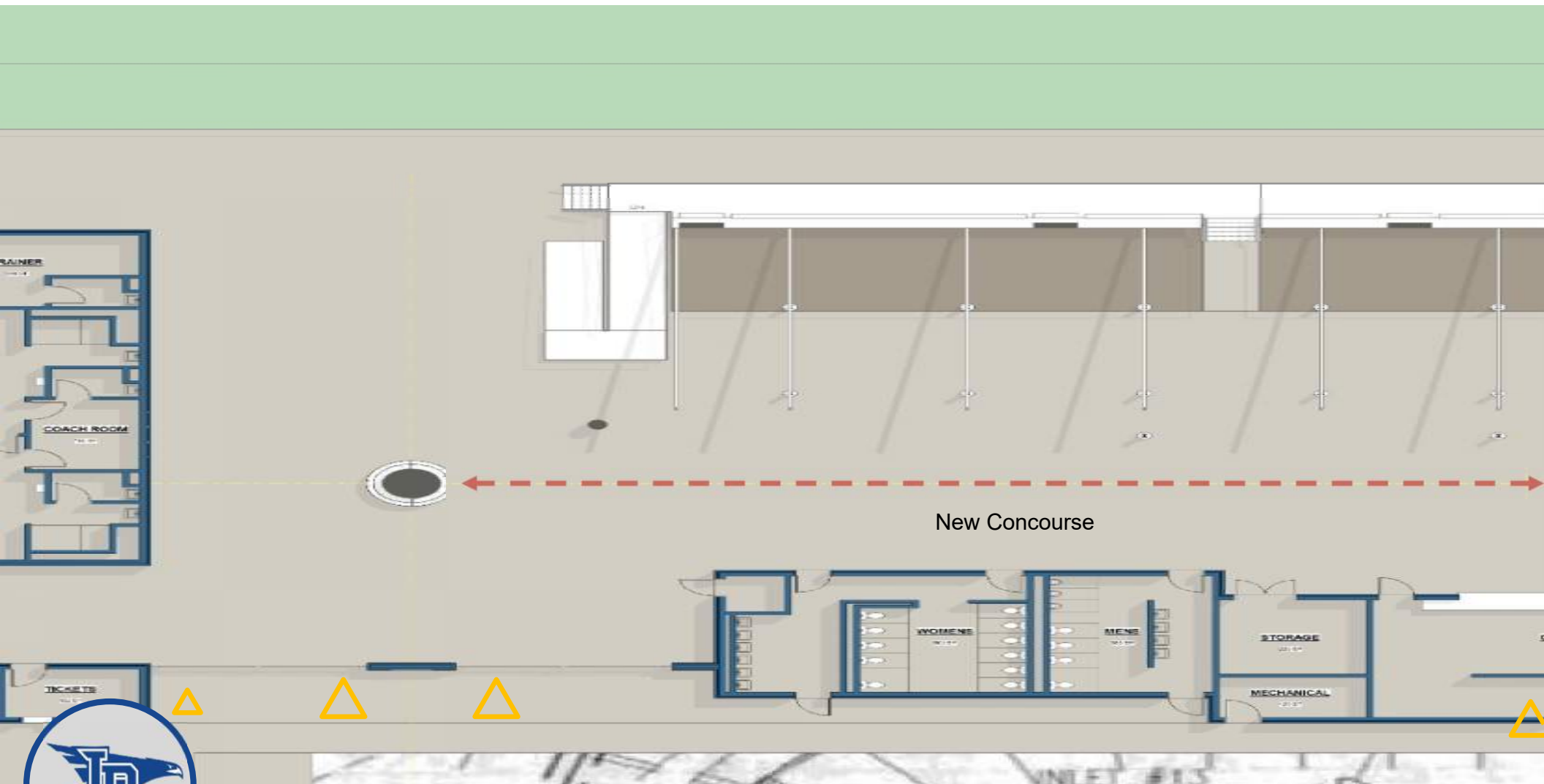
Concept 3A



Concept 3A



Concept 3A



Concept 3A



Concept 3A



Concept 3A

FIELD HOUSES

6,800 SF

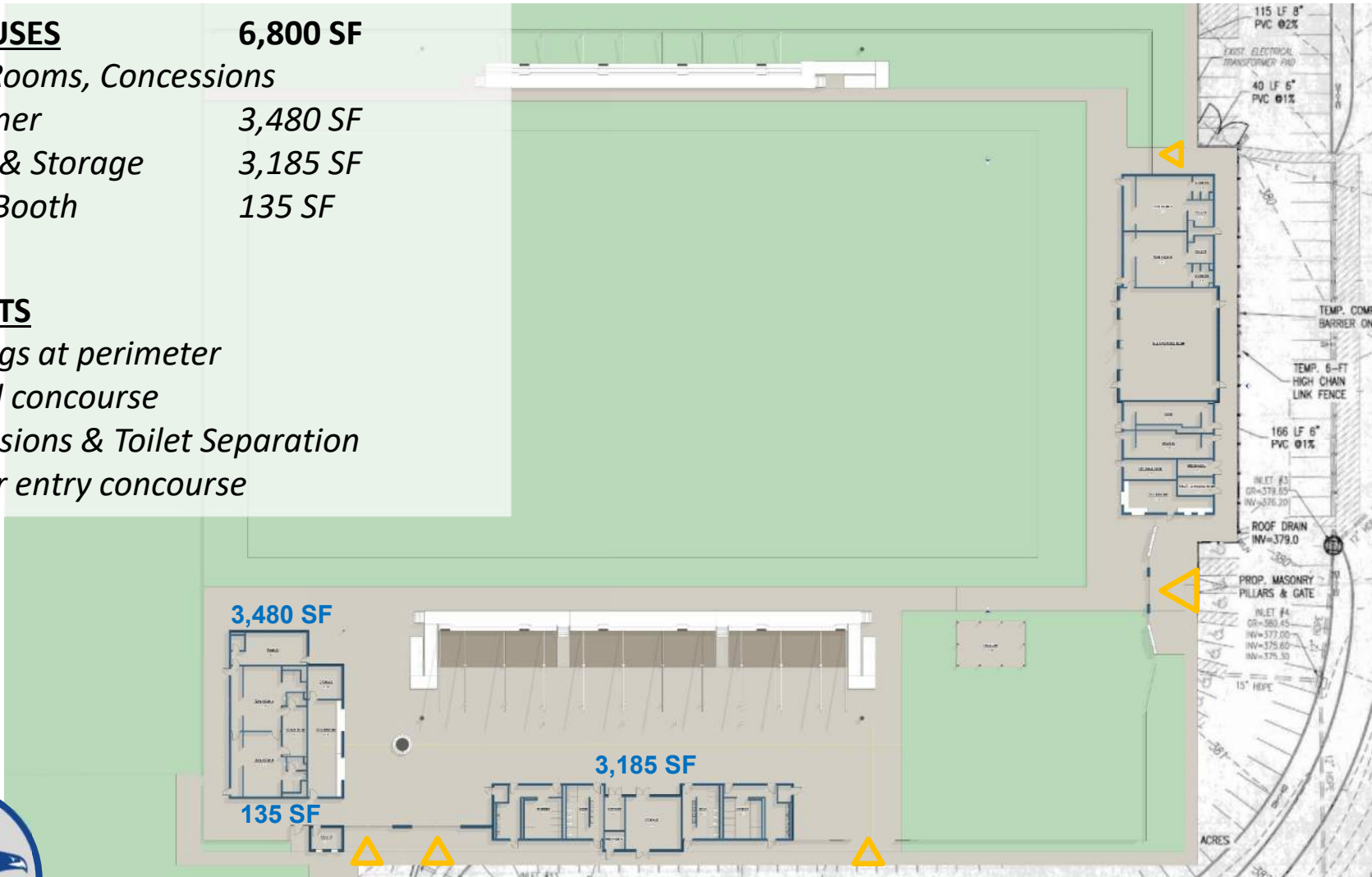
- *Team Rooms, Concessions & Trainer* **3,480 SF**
- *Toilets & Storage* **3,185 SF**
- *Ticket Booth* **135 SF**

COMMENTS

- *Buildings at perimeter*
- *Central concourse*
- *Concessions & Toilet Separation*
- *Smaller entry concourse*

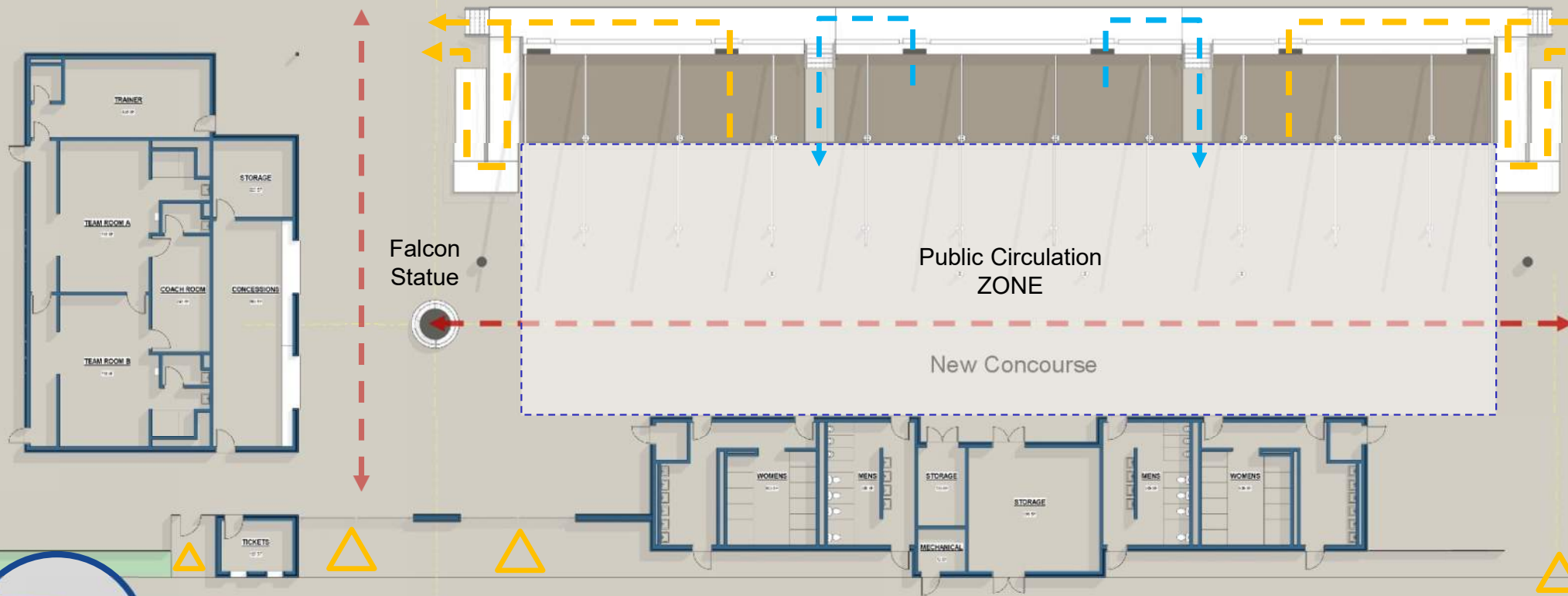


Concept 3B





Concept 3B



Concept 3B



Concept 3B



Concept 3A



Concept 3A

CONCEPT 3



Field Houses = 6,770 SF

COMMENTS

- *Adjacent to Grandstands*
- *Separate Toilet Rooms*
- *Central Concession stand*
- *Separate Team Rooms & Trainer*
- *Egress Gates*

CONCEPT 3A



Field Houses = 6,650 SF

COMMENTS

- *At Stadium Perimeter*
- *Separate Toilet Rooms*
- *Central Concession Stand*
- *Separate Team Rooms & Trainer*
- *Second Entrance / Ticket Booth*

CONCEPT 3B



Field Houses = 6,800 SF

COMMENTS

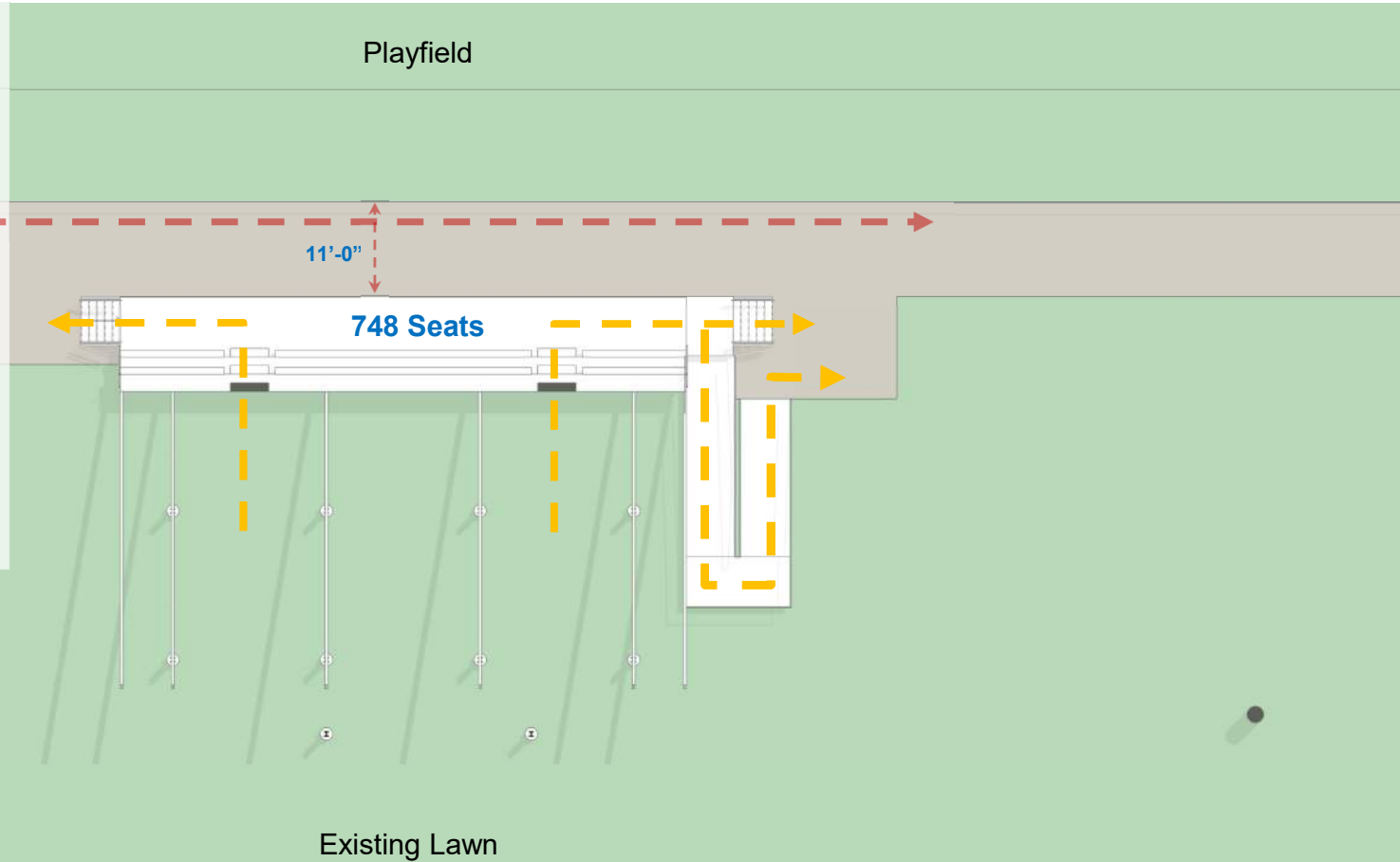
- *At Stadium Perimeter*
- *Separate Toilet Rooms*
- *Central Storage*
- *Separate Team Rooms, Concessions & Trainer*
- *Second Entrance / Ticket Booth*



Schematic Review

Considerations

- Code: Existing = 748 seats < 750
 - 2 egress paths
 - $751 < 2,500 = 3$ egress paths
- Pre-engineered structure
 - Expandable
 - Challenging & costly to modify
- Front aisleway = 11'-0"
- Under Grandstand = Circulation



Circulation : Existing

Playfield

11'-0"

6'-0"

2,000 Seats

6'-0"

New Concourse

Home: Egress at front aisle



11'-0"

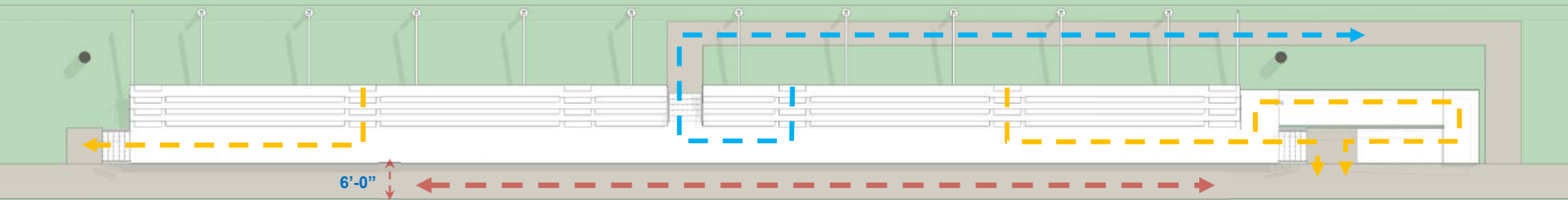
2,000 Seats

New Concourse



Home: Egress under grandstands

Stormwater Retention Pond



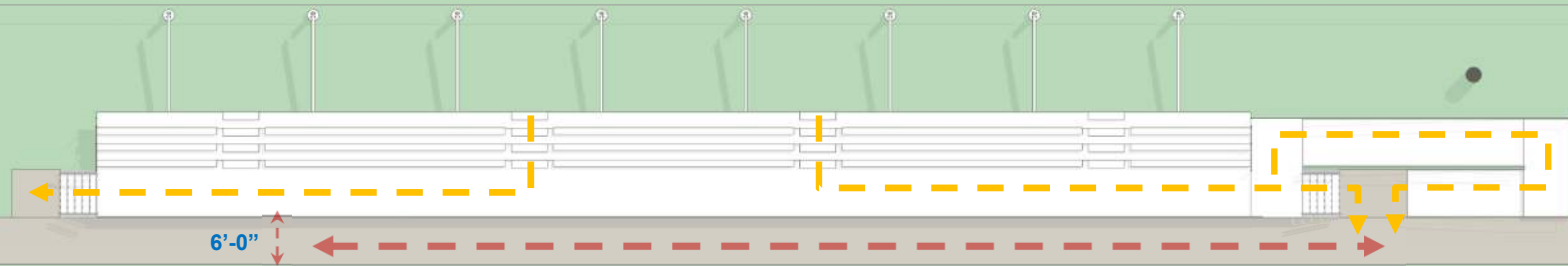
1,000 Seats

Playfield



Away: Egress for 1,000 seats

Stormwater Retention Pond



720-750 Seats

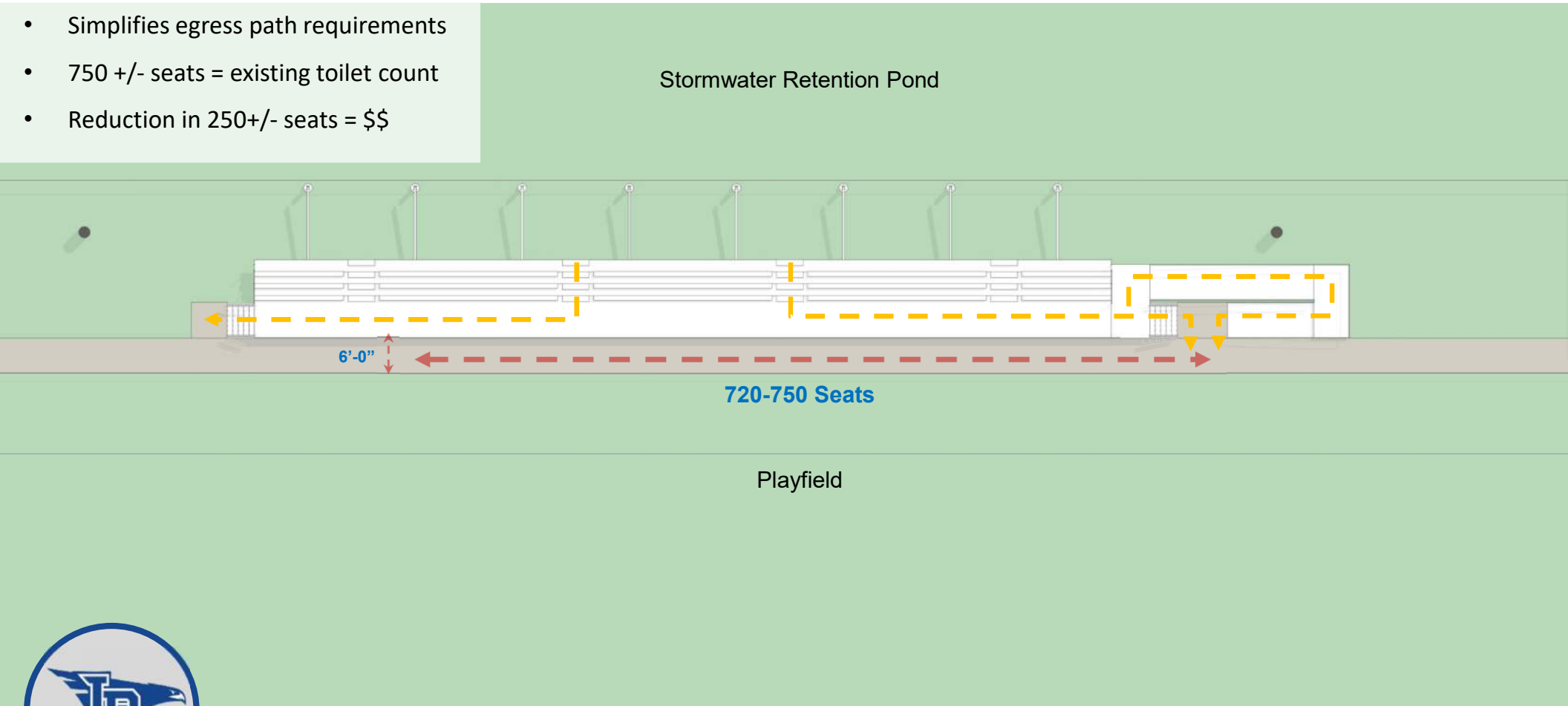
Playfield



Away: Egress for 750 +/- seats

Considerations

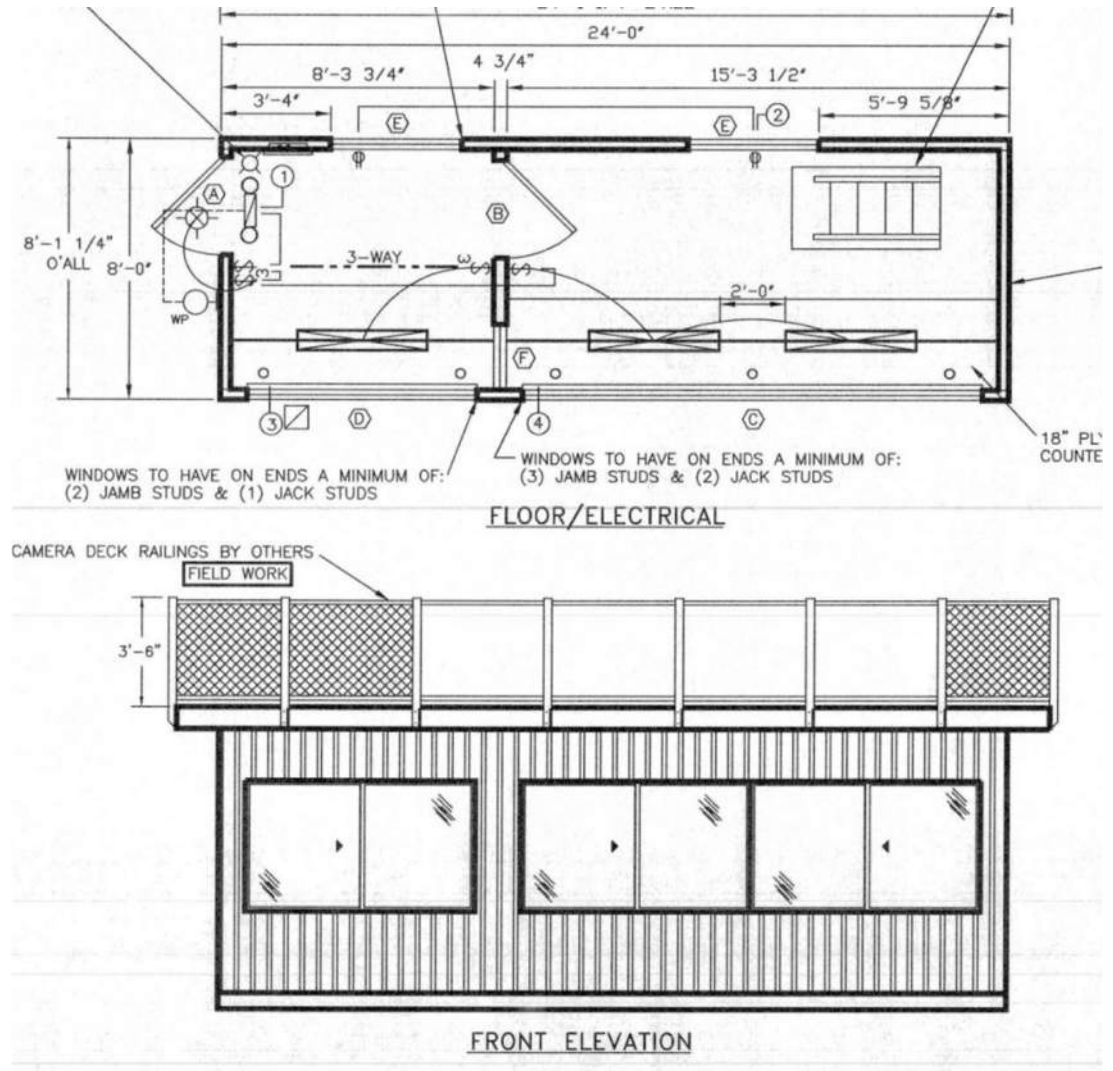
- Simplifies egress path requirements
- 750 +/- seats = existing toilet count
- Reduction in 250+/- seats = \$\$



Away: Egress for seats

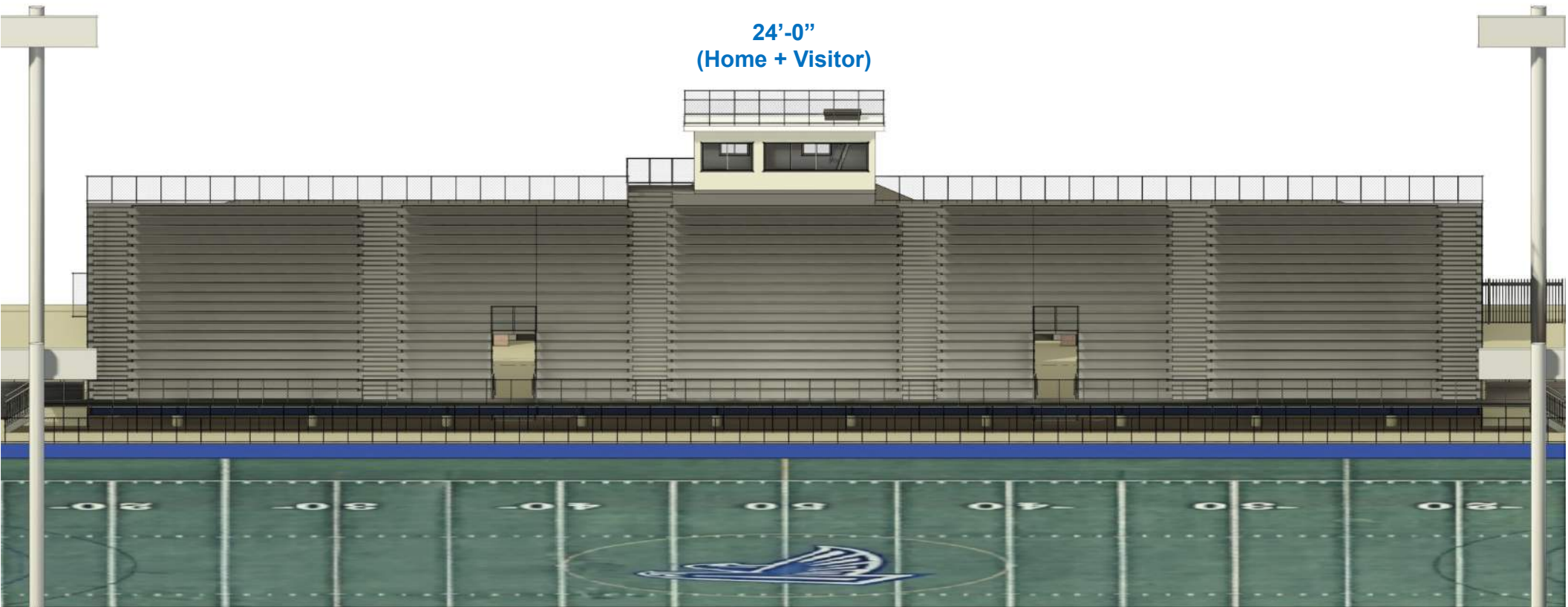
Considerations

- Code:
 - Total aggregate area = 500 square feet *or less*
 - No accessible route required
 - Accessible route = elevator
- Existing Press box = 172 sf
 - 328 sf +/- *available* before limitation
 - 15'-3" for coaches :: 8'-3" for operations
- Pre-engineered structure
 - 6'-0" length increments
 - Challenging & costly to modify
- New Press box R.O.M. budget
 - \$5,000 per linear foot
 - 18'-0" = \$90,000



Press box: Existing

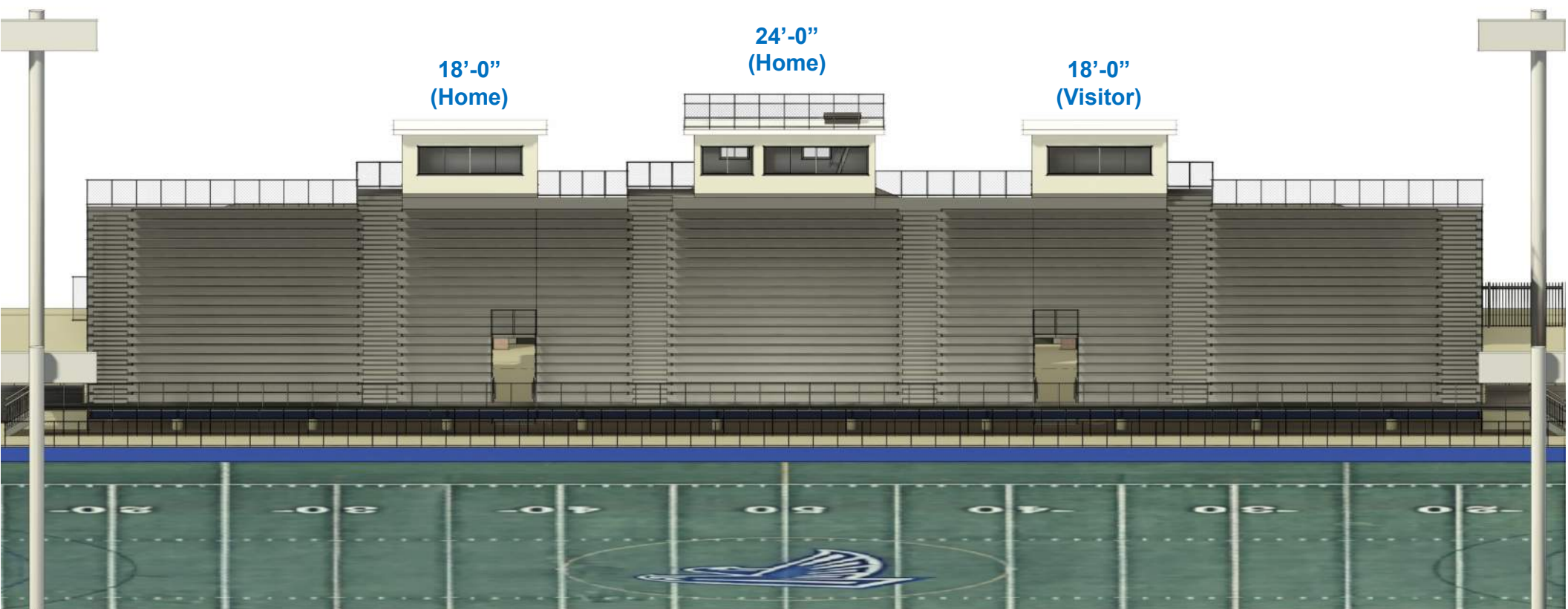
24'-0"
(Home + Visitor)



Existing Home Grandstand with Press box



Press box Option A



Press box Option B

24'-0"
(Home)

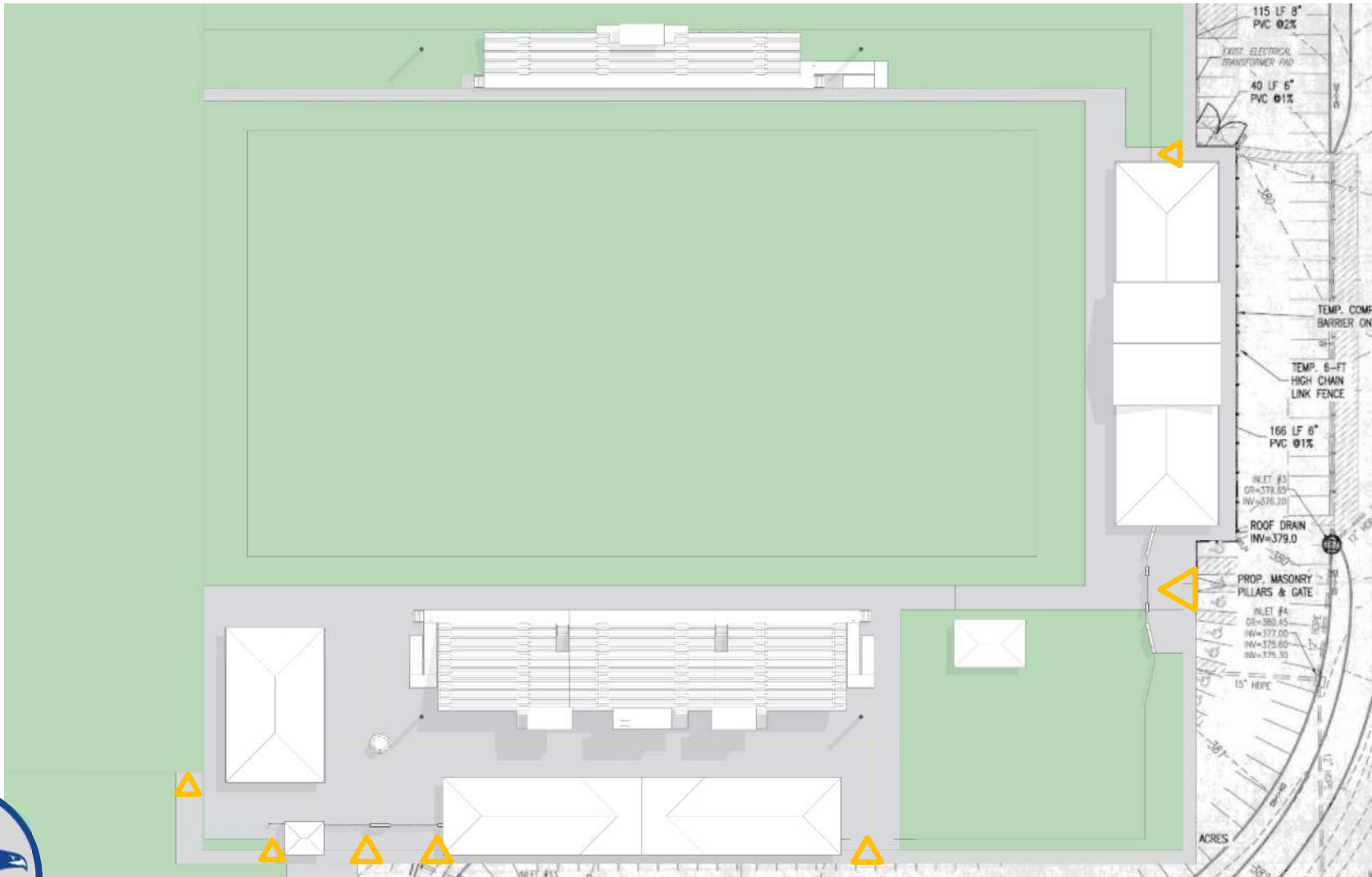


Press box Option C

18'-0"
(Visitor)



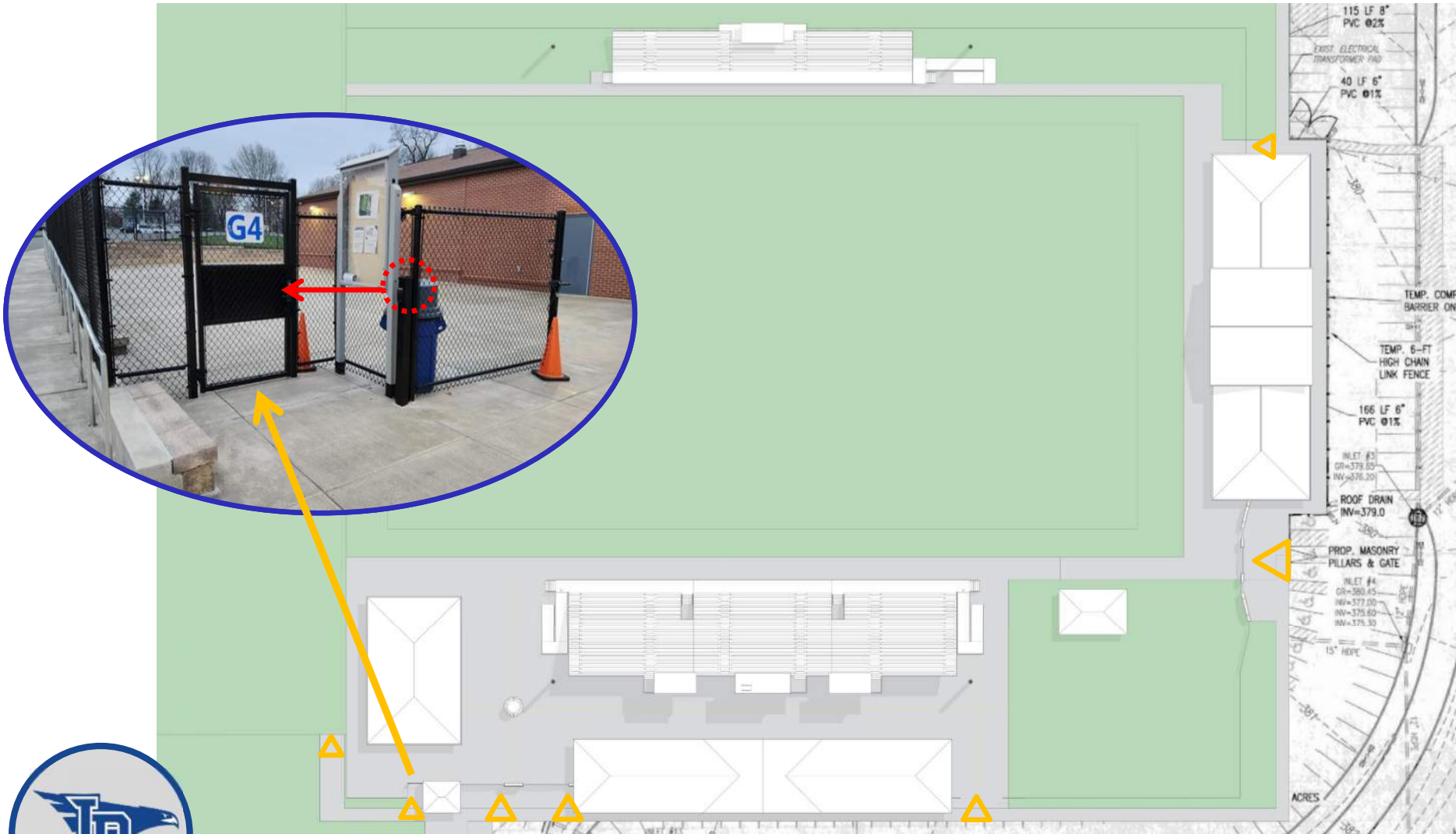
Press box Option C



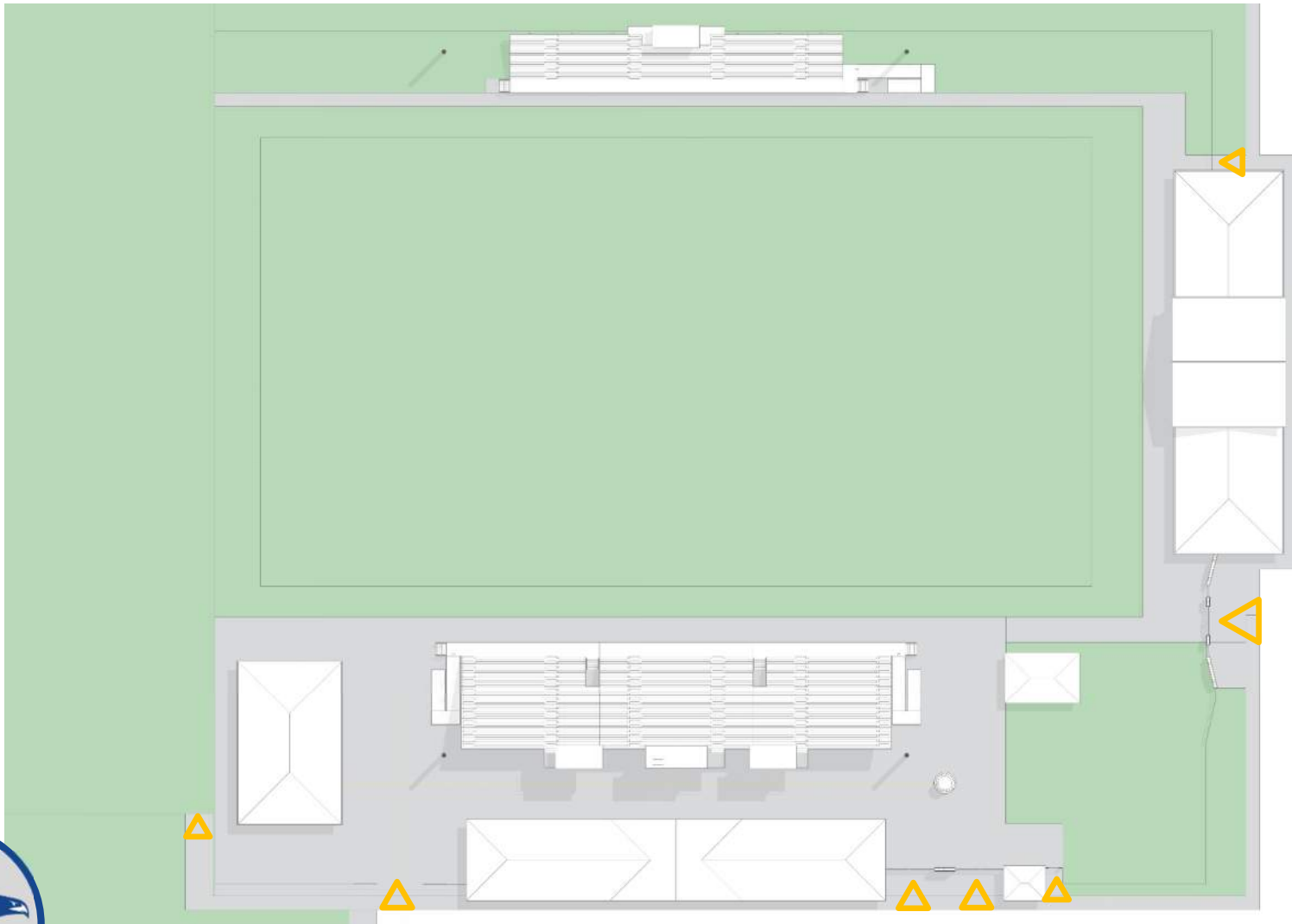
Stadium Entrance & Exit Points



Stadium Entrance & Exit Points



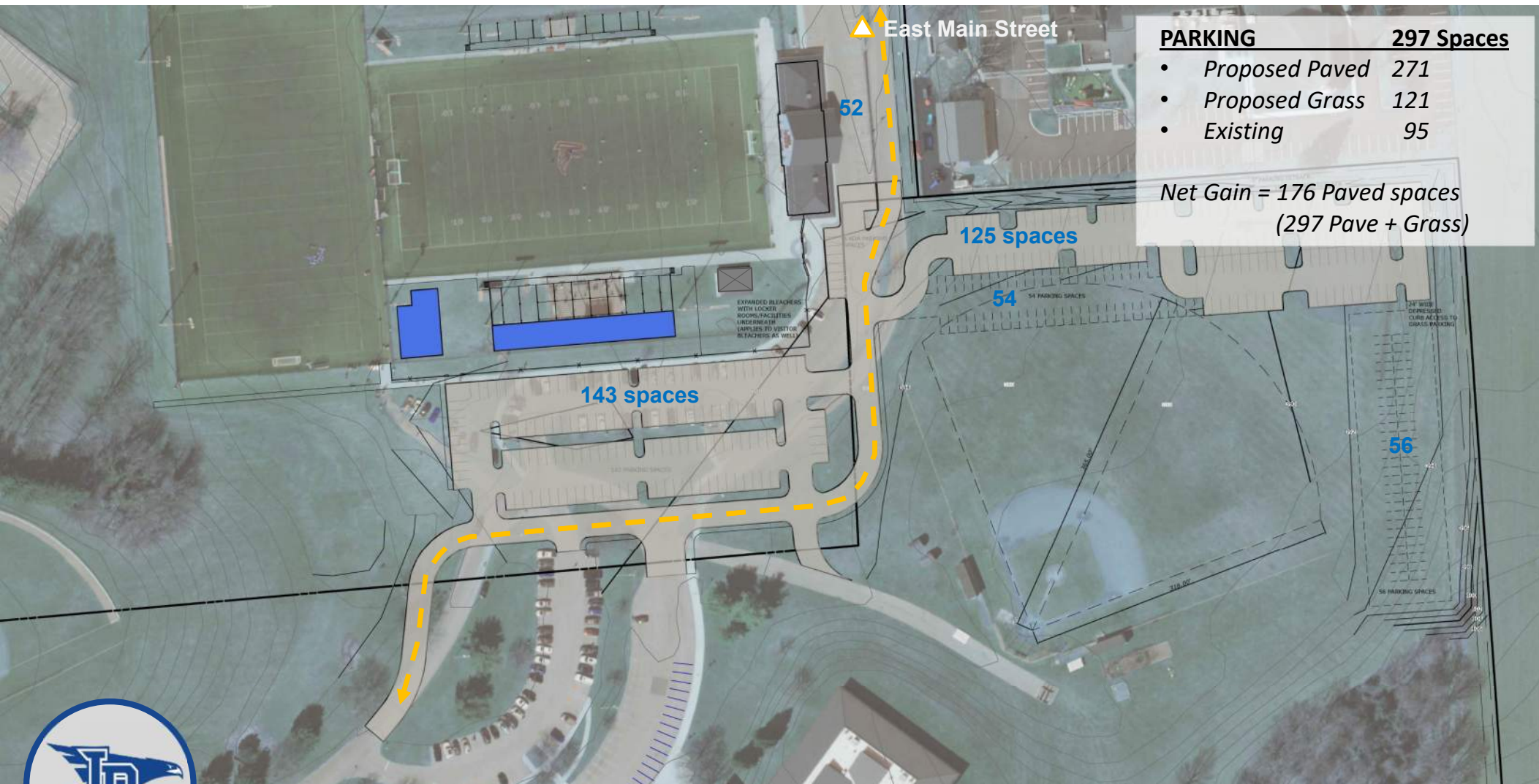
Stadium Entrance & Exit Points



Stadium Entrance & Exit Points :: Flipped Plan



Existing Falcon Fields



PARKING **297 Spaces**

- Proposed Paved 271
- Proposed Grass 121
- Existing 95

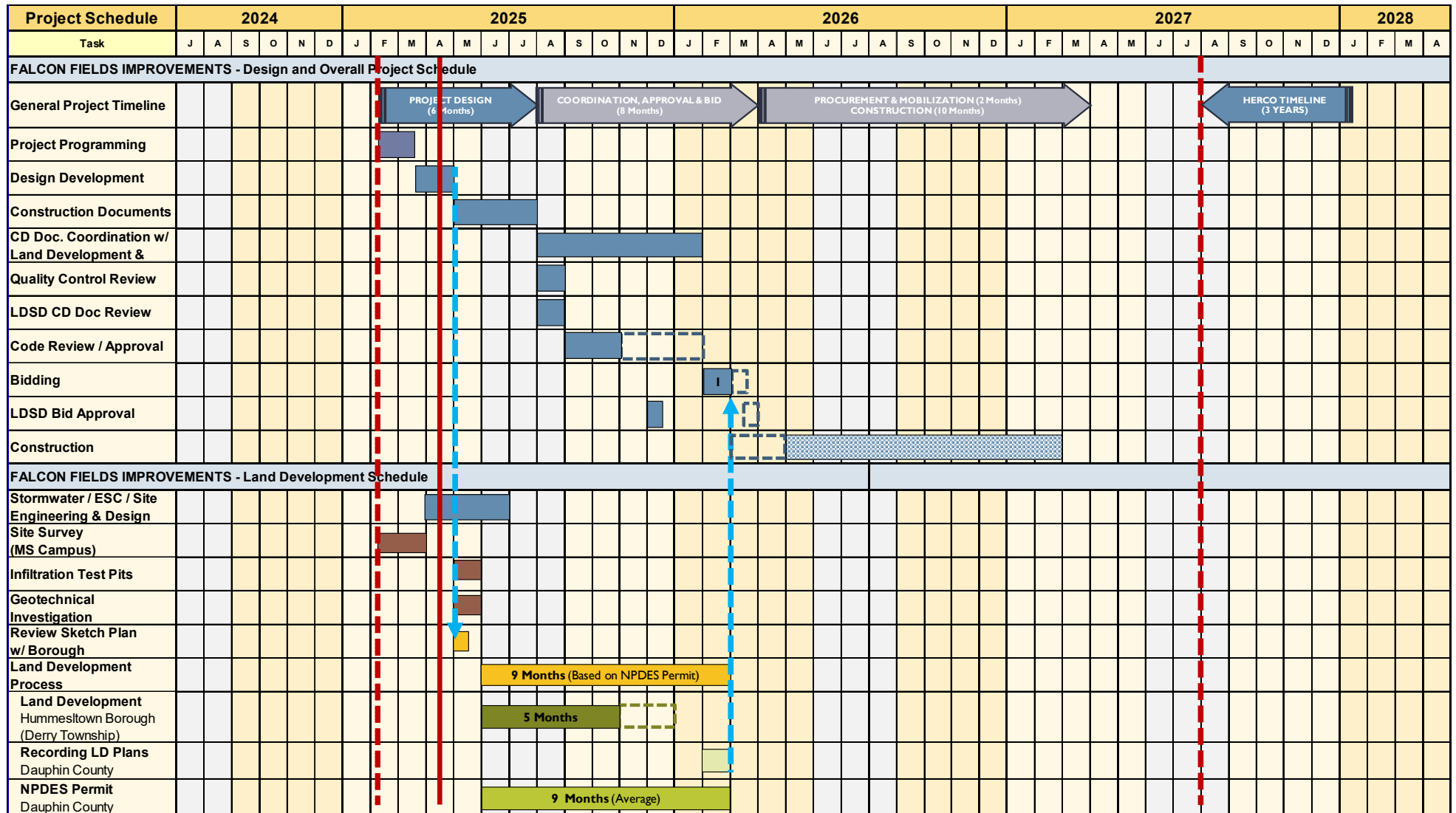
Net Gain = 176 Paved spaces
(297 Pave + Grass)



Improvements to Falcon Fields



High School Turf Field



Draft Falcon Fields Timeline

Next Steps

HVAC Projects:

Design & Drafting

LDSD District Review

Falcon Fields:

Board acknowledgement of Project Scope

Design Development Drawings

Hummelstown Municipality Meeting

Site Survey & Geotechnical Investigations

5-28-2025: Physical Plant Committee Meeting



Discussion & Next Steps