



ROSE TREE MEDIA SCHOOL DISTRICT



SCHRADERGROUP
A HORD COPLAN MACHT STUDIO

GDHOUTMAN & SON, INC.
CIVIL ENGINEERS LAND SURVEYORS

K-1 EARLY LEARNING CENTER Board Update

11 September 2025

DISCUSSION

- 01 PRIOR DISCUSSIONS
- 02 DESIGN DEVELOPMENT STATUS
- 03 LAND DEVELOPMENT PROCESS
- 04 SCHEDULE
- 05 BUDGET
- 06 NEXT STEPS

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01 PRIOR DISCUSSIONS

SCHEMATIC DESIGN DIRECTION

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DESIGN ASPIRATION IMAGES



CAMPUS SITE PLAN

PRIMARY CIRCULATION FROM ROSE TREE ROAD & FROM PENNCREST SITE



K-1 SITE PLAN

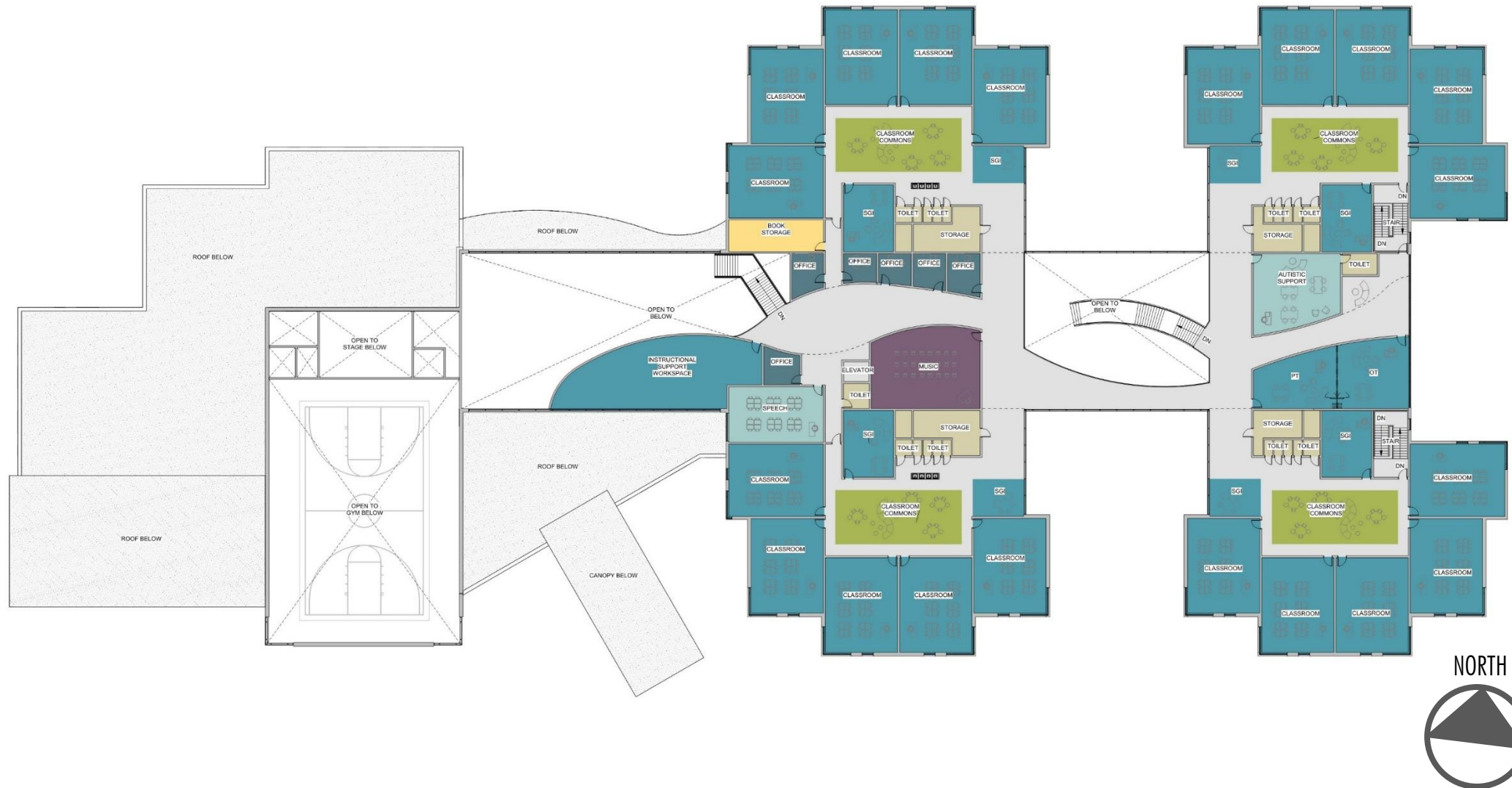
PRIMARY CIRCULATION FROM ROSE TREE ROAD & FROM PENNCREST SITE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



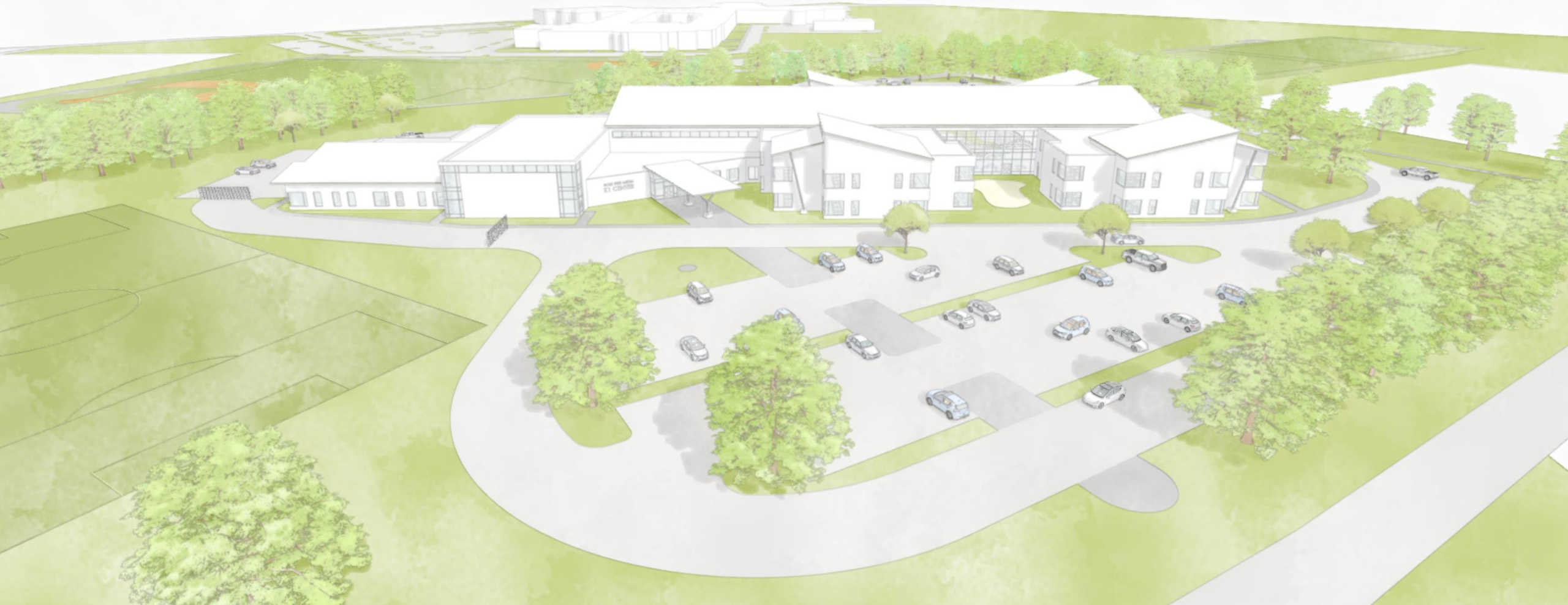
MASSING STUDIES OPTION #1 – GABLED ROOFS

AERIAL ALIGNED WITH MIDDLETOWN ROAD



MASSING STUDIES OPTION #2 – SHED ROOFS

AERIAL ALIGNED WITH MIDDLETOWN ROAD



02 DESIGN DEVELOPMENT

SITE EVOLUTION

DEVELOPMENT OF OPTIONS

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CAMPUS SITE PLAN

PRIMARY CIRCULATION FROM ROSE TREE ROAD & FROM PENNCREST SITE

BUS ENTRY



BARREN ROAD

PENNCREST HIGH SCHOOL

EXISTING STADIUM

EXISTING BASEBALL FIELD

EXISTING TENNIS COURTS

EXISTING LACROSSE FIELD

MULTI-USE ATHLETIC FIELD #2

MULTI-USE ATHLETIC FIELD #3

MULTI-USE ATHLETIC FIELD #1

PROPOSED PLAYING FIELDS

PROPOSED PARKING 75 SPACES

PROPOSED PARKING 73 SPACES

BUS DROP OFF

DELIVERY SERVICE

NEW K-1 EARLY LEARNING CENTER
2 STORY

MAIN ENTRANCE

PARENT DROP OFF

PRACTICE FIELD

PROPOSED PARKING 9 SPACES

PROPOSED PARKING 121 SPACES

LEGAL ROW

PROPOSED PENNDOT ROAD REALIGNMENT ESTIMATED 2030

MIDDLETOWN ROAD

W ROSE TREE ROAD

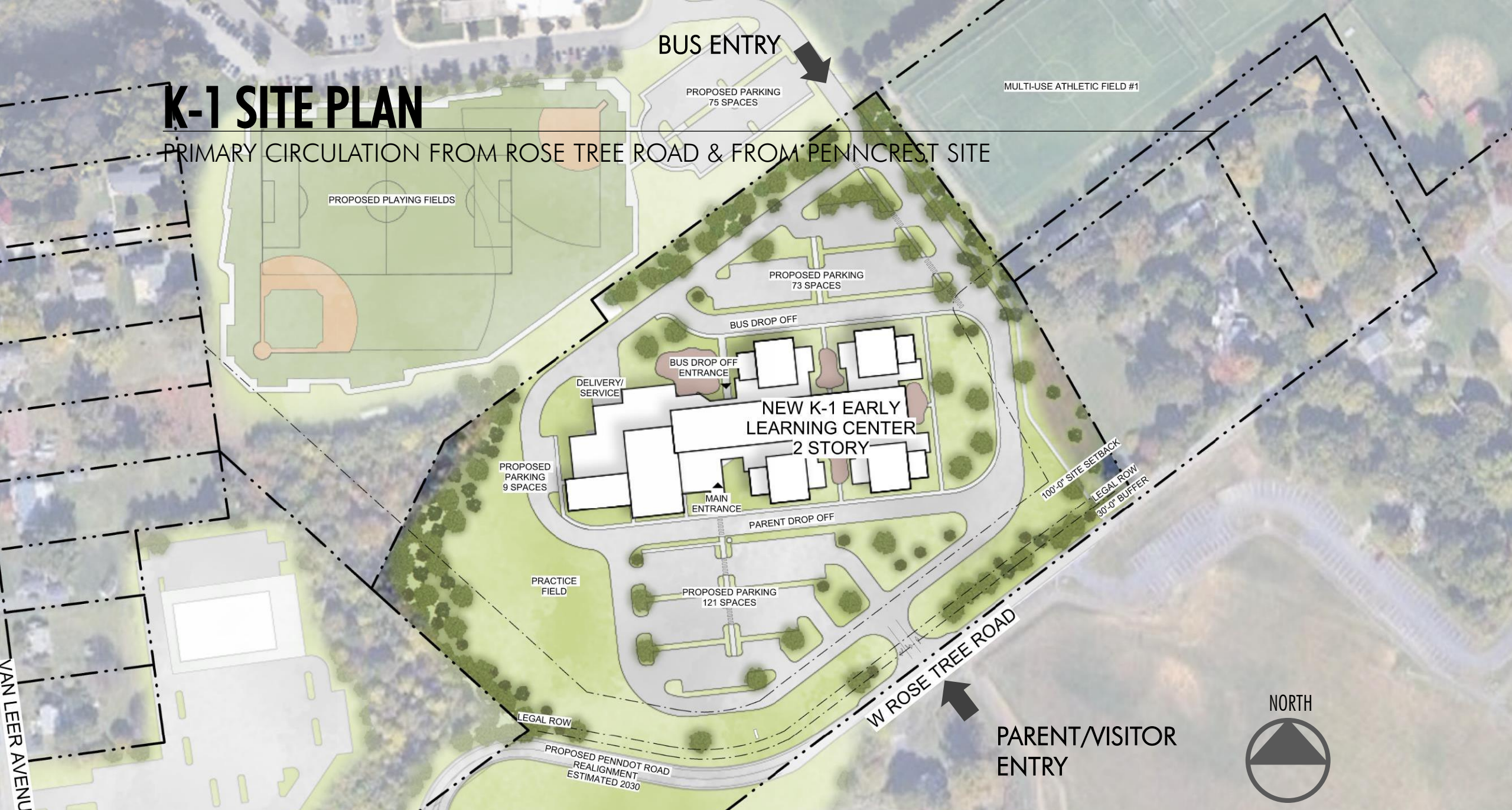
PARENT/VISITOR ENTRY

NORTH

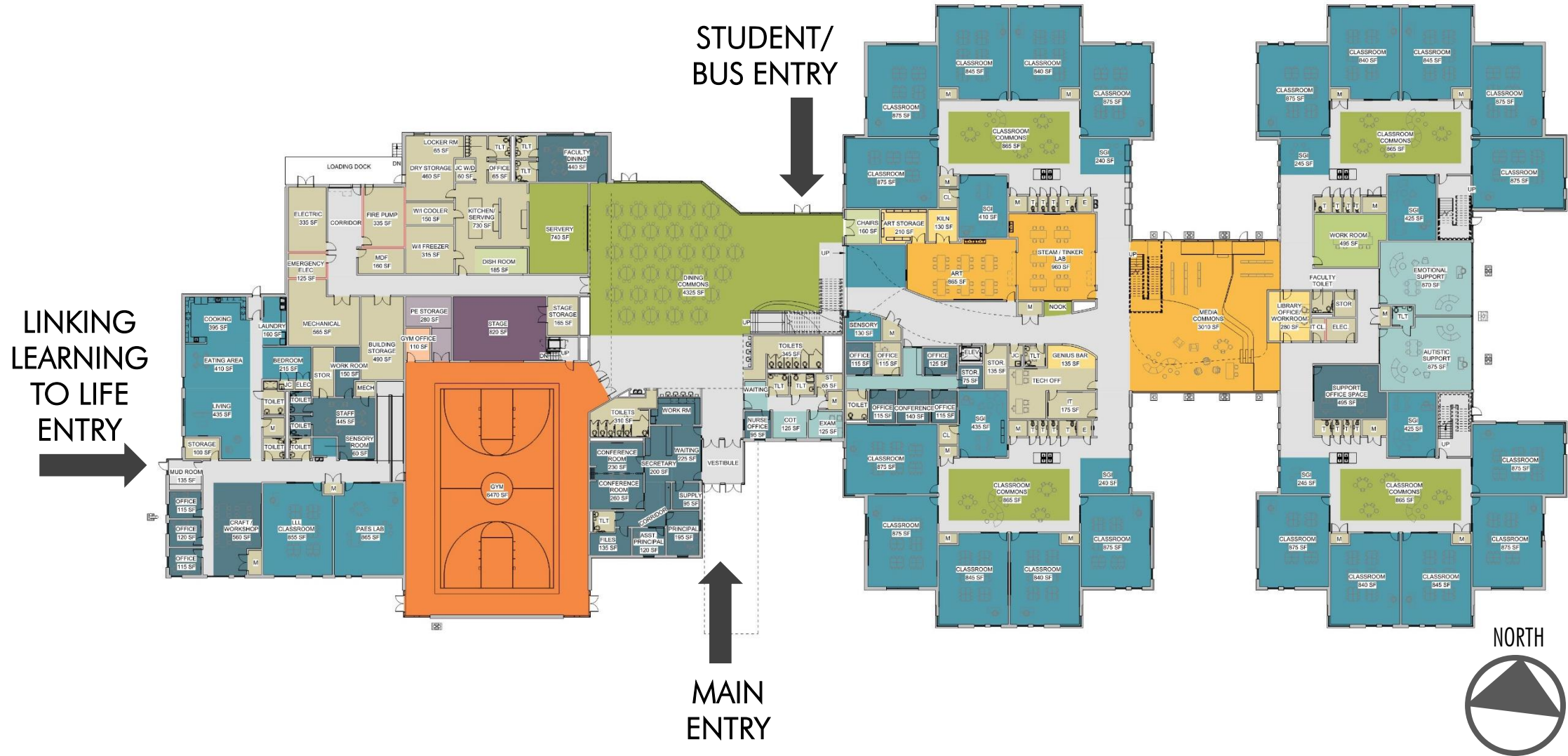


K-1 SITE PLAN

PRIMARY CIRCULATION FROM ROSE TREE ROAD & FROM PENNCREST SITE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



NORTH



AERIAL VIEW



ENTRY DRIVE



MAIN ENTRANCE



COURTYARD



LINKING LEARNING TO LIFE — RENDER IN PROGRESS



DINING COMMONS



MEDIA CENTER



LEARNING COMMONS





03 LAND DEVELOPMENT PROCESS

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Land Development Process

- Rigorous process with multiple layers of approvals needed to finalize a project for approval
 - Middletown Township, Delaware County, DEP & PennDOT
 - Need to complete Land Development prior to obtaining building permit
- Each layer is designed to help mediate all parties' concerns in the development of a project
 - Traffic
 - Stormwater management
 - Sewer and wastewater
 - Environmental
 - Zoning compliance
- Township has directed that the district utilize a more stringent preliminary submission prior to a final submission process to allow for more evaluation during Land Development

Milestones in Land Development Process

- Traffic Scoping Document submitted and comments received
- Presented Sketch Plan to Township on 9/3
- Traffic Study anticipated in October/November
- Submission of Preliminary LD Drawings anticipated in October/November
- Meeting with Township Planning Commission in November/December for Preliminary LD
- Submission of NPDES application in January/February 2026

04 SCHEDULE

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PROPOSED TIMELINE



MILESTONES

PROPOSED START

PROPOSED FINISH

2025 - 2028

Schematic Design (SD)

March 2025

June 2025

Design Development (DD)

June 2025

October 2025

- Approve Act 34 Resolution

November 2025

- ACT 34 Hearing

January 2026

Construction Documents (CD)

November 2025

May 2026

Permitting & Approvals

June 2025

September 2026

Bidding

June 2026

August 2026

- Board Approval of Bids

August 2026

Construction

September 2026

August 2028

Move-in

August 2028

05 BUDGET

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BUDGET UPDATE

	Rose Tree Media SD		
	New K-1 Early Learning Center		
	New Construction (Alt. Program)	New Construction (Athletics Addition)	
Building Square Footage	125,670	125,670	Area included in construction costs.
Building Construction Costs	\$53,786,760	\$53,786,760	General, mechanical, electrical, plumbing costs for the building.
Demo & Site Work	\$7,500,000	\$7,500,000	Site work allowance.
Demo & Site Work \$/SQFT	\$60	\$60	
Athletics Program with K-1		\$6,636,289	Multi-sport synthetic turf complex (Baseball, Softball, Soccer) and parking expansion
Other Construction Costs	\$7,500,000	\$14,136,289	
Construction Cost Escalation	\$4,787,008	\$4,787,008	To account for anticipated cost escalations.
Design Contingency	\$2,933,215	\$2,933,215	To account for additional project requirements resulting from design.
Total Construction Budget	\$69,006,983	\$75,643,272	
Construction Contingency	4.3%	3.9%	To account for unforeseen costs during construction.
General Conditions/Site Services	1.9%	1.7%	Job Trailer, Dumpsters/Toilets, Temporary Systems, Site Supervision, etc.
Professional Services/Owner Costs	15.5%	15.3%	Design, procurement, construction mgmt., testing, permitting, FF&E.
Total Budget (Calculated)	\$83,938,585	\$91,480,000	
Total Budget	\$84,000,000	\$91,480,000	

06 NEXT STEPS

PROJECT DEVELOPMENT

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NEXT STEPS



- **KEY STEPS IN LAND DEVELOPMENT**
 - Complete Traffic Study
 - Preliminary Land Development Drawing Submission
- **Design Development Drawing advancement**
 - End user meetings
 - Estimates from Design Development plans
 - Geotechnical Investigation
- **ACT 34 HEARING**

DISCUSSION

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