



ROSE TREE MEDIA SCHOOL DISTRICT

K-1 EARLY LEARNING CENTER Board Update



9 October 2025

DISCUSSION

- 01 Prior Discussions
- 02 End User Meetings
- 03 Onsite Activities
- 04 Land Development Process
- 05 Budget
- 06 Next Steps

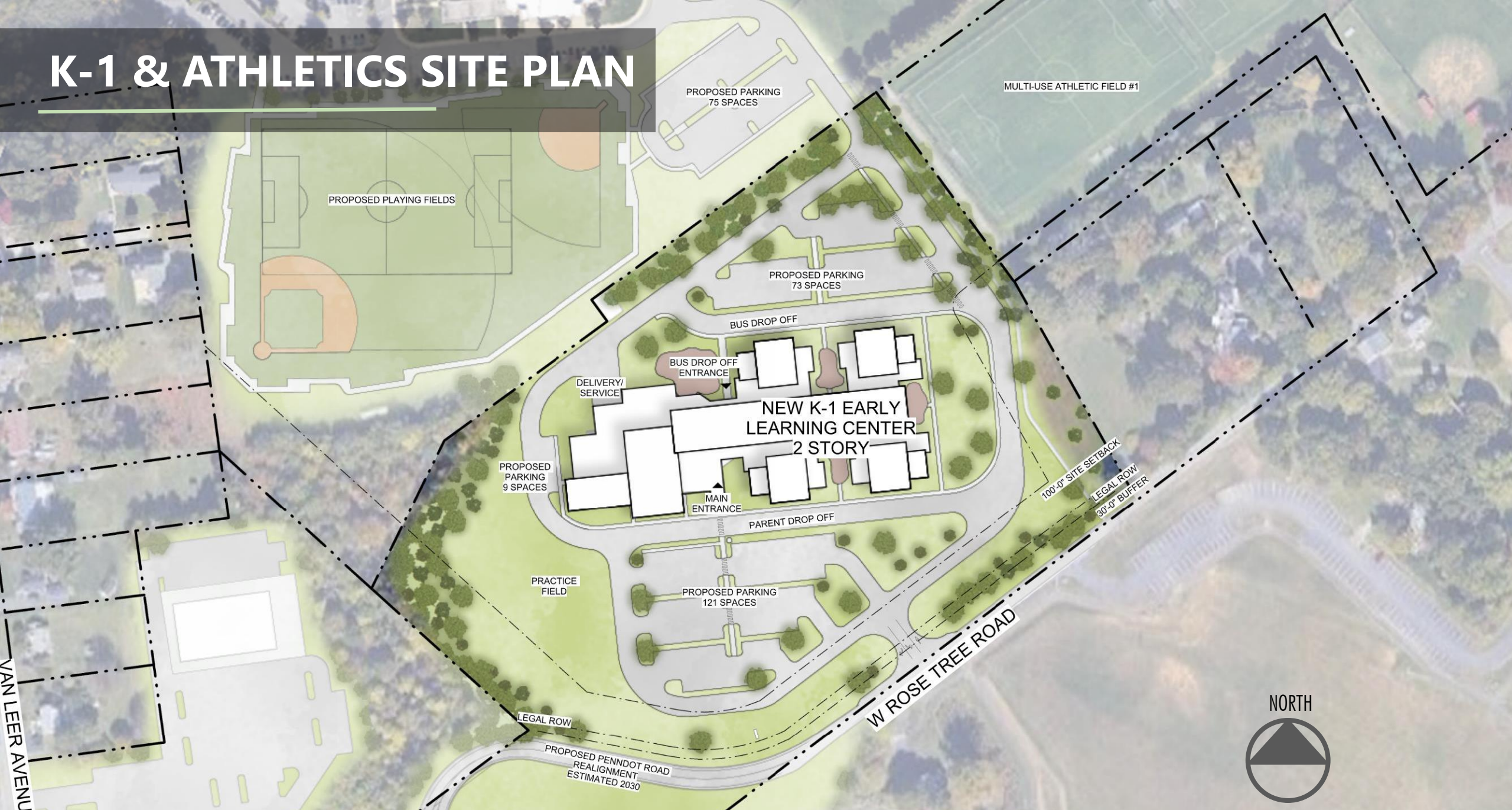


01 **PRIOR DISCUSSIONS**
DESIGN DIRECTION

Dismal Run

PDS

K-1 & ATHLETICS SITE PLAN



FIRST FLOOR PLAN



AERIAL VIEW



MAIN ENTRANCE



DINING COMMONS



MEDIA CENTER



LEARNING COMMONS



An aerial photograph of a campus, showing various buildings, roads, and green spaces. The image is overlaid with a semi-transparent dark grey filter. The text is centered on the image.

02

END USER MEETINGS

DESIGN DEVELOPMENT PROGRESS

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End User Meetings

We engaged with end user groups to identify key priorities for the new K1 Center, ensuring it's designed with their needs front and center

CURRICULUM

- Special Education
- Linking learning to life

OPERATIONS

- IT
- Safety & Security
- Facilities & Maintenance
- Food Service
- Transportation

ADMINISTRATION

- Nurse
- Administration & Counseling

Special Thank you to Daniel Arrison, Tiffany Orrin, Vanessa Scott, Mike Nolan, Jeni Lee, Heather Hogan, Bonnie Kinsler, Bill Dougherty , Ron Harris and Dr. Meloche for taking time out of your busy days to meet with our design team!

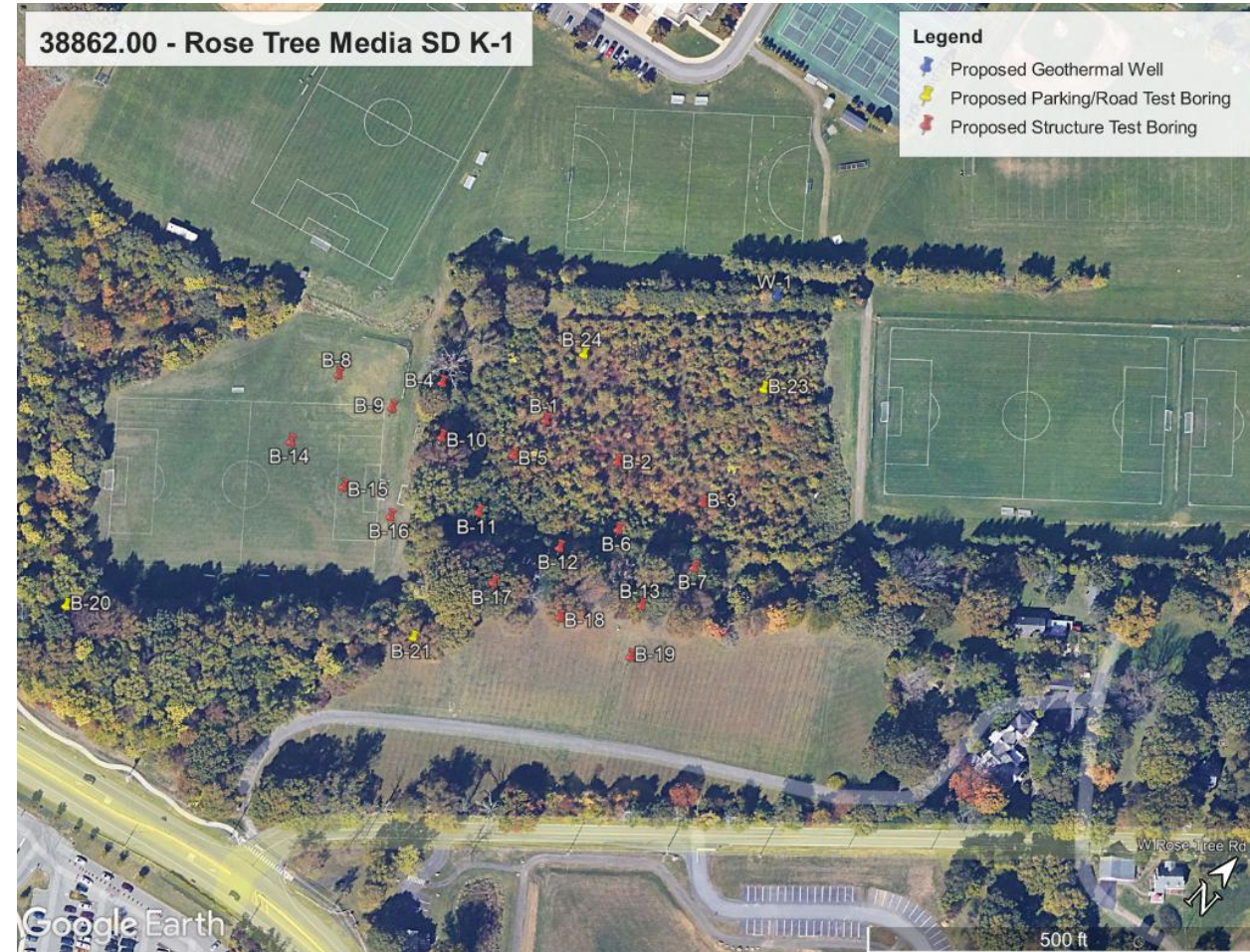
An aerial photograph of a campus, likely a university or research facility, showing various buildings, courtyards, and green spaces. The image is overlaid with a semi-transparent dark grey filter. The text '03 ONSITE ACTIVITIES' is prominently displayed in the upper left quadrant in a bright green, bold, sans-serif font. The background shows a mix of dense trees and open areas with structures.

03 ONSITE ACTIVITIES

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Geotechnical Borings – Key Items

- Bore- Sample of Subsurface layers utilizing a drill rig
- 24 Bore Samples taken in total
- Information gathered is crucial for design of foundations and structures



Percolation & Infiltration Testing

- Test is used to determine the percolation rate of rainwater within the soil.
- Essential for the design of the Storm Water Management Systems



Sewer Structure Survey

- Field Survey of Existing Sanitary Sewer Structures i.e manholes
- Verify depth and validity of as –built drawings provided
- Essential for developing sanitary sewer system



Traffic Study (Expanded)

Township requested additional traffic studies at the following intersections:

- Middletown Road(SR 0352) & Oriole Road
- Rose Tree Road (SR4002) & Hunting Hills Lane
- All Three Penncrest HS Accesses on Barren Road (SR 4004)

Township has requested Traffic Study to include impacts associated with following:

- Recently opened apartments along with some unoccupied retail space at the Promenade at Granite Run
- Future K1 Scenarios reflecting anticipated Peak Hour Factors (PHF) at each intersection due to K1 Traffic
- Crash Data for all study area intersections for the most recent three-year period



04 LAND DEVELOPMENT PROCESS

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PDS

Land Development Process

- Rigorous process with multiple layers of approvals required prior to construction
 - 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

Land Development Key Items

- Preliminary Land Development Plan Application will follow the completion of the Expanded Traffic Study
- Planning Commission Meeting will be scheduled the month following the Land Development Application
- National Pollutant Discharge Elimination System (NPDES) submission of application follows final Land Development Drawings (PA DEP additional review and comment)
- All permits are required prior to beginning construction
- Permitting is the key driver in the construction start date

An aerial photograph of a campus, likely a university, showing various buildings, courtyards, and green spaces. The image is in grayscale with a dark overlay. The text '05 BUDGET' is prominently displayed in the upper left quadrant.

05 BUDGET

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BUDGET UPDATE

- At Schematic Design, we were trending a little higher than our budget plan which is typical for most projects.
- Currently estimating the Design Development Set
- Developing options to bring the budget back to target
- This is a normal process in the development of a project

An aerial photograph of a campus, likely a university, showing various buildings, parking lots, and green spaces. The image is overlaid with a semi-transparent dark grey filter. The text '06 NEXT STEPS PROJECT DEVELOPMENT' is prominently displayed in the upper left quadrant. The number '06' is in a light green color, while 'NEXT STEPS' and 'PROJECT DEVELOPMENT' are in white. The background shows a mix of dense trees and open areas with buildings.

06 NEXT STEPS PROJECT DEVELOPMENT

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PDS

NEXT STEPS



- KEY STEPS IN LAND DEVELOPMENT
 - Complete Expanded Traffic Study
 - Preliminary Land Development Drawing Submission
- Design Development Drawing advancement
 - Estimates from Design Development plans
 - Finalize Geotechnical Investigation
- ACT 34 HEARING
 - Advertisement in December
 - Anticipated Act 34 Hearing in January 2026

DISCUSSION

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