



**PHYSICAL PLANT COMMITTEE MEETING**

October 22, 2025

## **I. Updates**

## **II. Phase 1: Elementary and MS HVAC Replacement**

## **III. Phase 1: Falcon Fields, & MS Site**

## **IV. Phase 2: High School Campus**

## **V. Discussion & Next Steps**



# **Agenda**

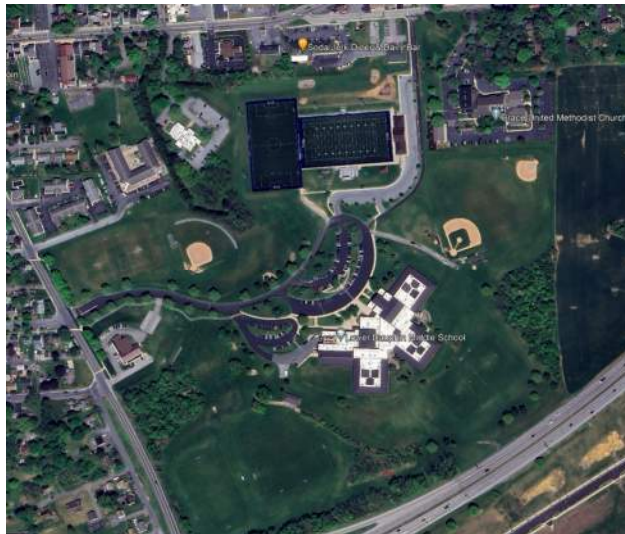


LONDONDERRY ELEMENTARY: Water Tower Update



### High School Tennis Courts

- ✓ Survey Completed
- ✓ N.O.T Forms signed by LDSO & Submitted to Conservation District
- ✓ Conservation District Inspection
- ❑ **Administrative Items under review with DCCD**
- ❑ N.O.T. Approved
- ❑ Phase 1 project (HS Turf Field) Land Development submission



### Middle School Site (Original Falcon Fields)

- ✓ Survey Completed
- ✓ N.O.T Forms signed by LDSO & Submitted to Conservation District
- ✓ First Conservation District Inspection
  - *Inspection noted areas of stabilization needed*
- ✓ LDSO in process of stabilizing site by mid-September
- ✓ Second Conservation District Inspection
- ✓ **N.O.T. Approved**
- ✓ Phase 1 project (Falcon Field Expansion) Land Development submission



**Status: Notice Of Termination**

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- |              |                                        |
|--------------|----------------------------------------|
| ✓ October 7  | Bid Documents available                |
| ✓ October 13 | Pre-bid meeting @ Middle School        |
| November 4   | Bids Due at 2pm at DAC (Board Room)    |
| November 4-7 | Review Bids                            |
| November 7   | Recommendation to Board                |
| November 17  | Board meeting to approve / reject bids |



## Phase 1: Elementary and MS: Bidding timeline

- **Bid Opening Nov. 4, 2025 at 2pm at DAC (Board Room)**
- **Three Prime Contracts:** Mechanical, Electrical, General
- Base Bid for Project + HVAC Controls Alternate(s)
- Select *Lowest Responsible Bidder*

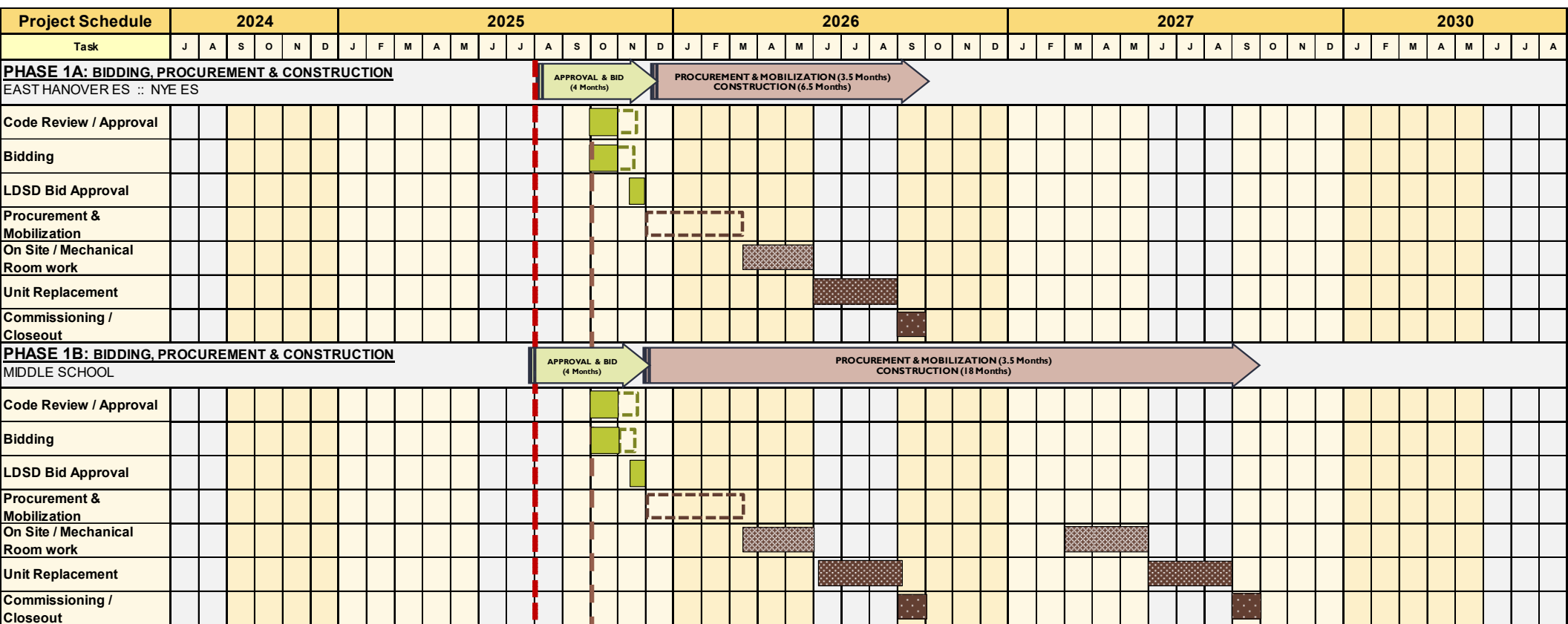
B. The Owner reserves the right to award the Contracts to the lowest responsible bidder based on any of the following combinations:

1. For each individual building based upon the bids received on Bid Forms 1, 2 and 3.
2. Combined bid for all three buildings based upon the bid received on Bid Form 4.
3. A combination of the above, i.e. individual bids for each building for Prime bid(s) and a combined bid for another Prime bid or bids

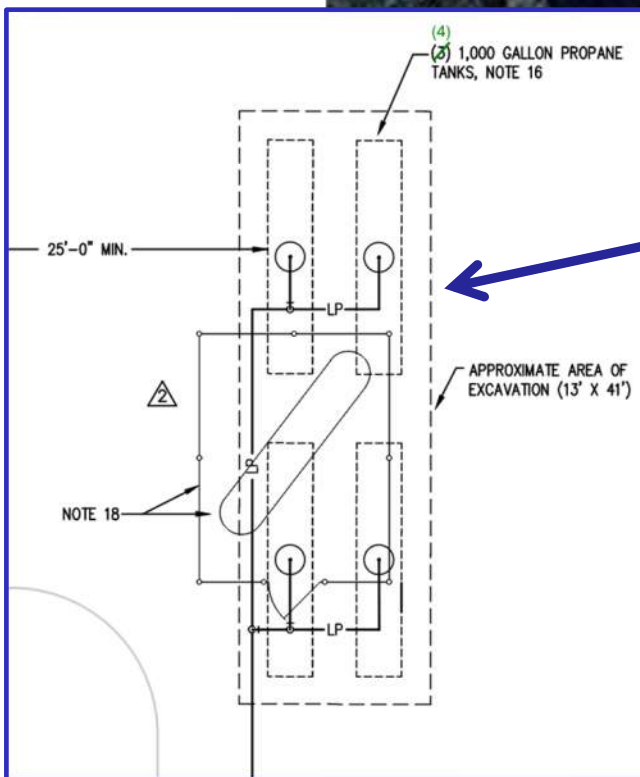
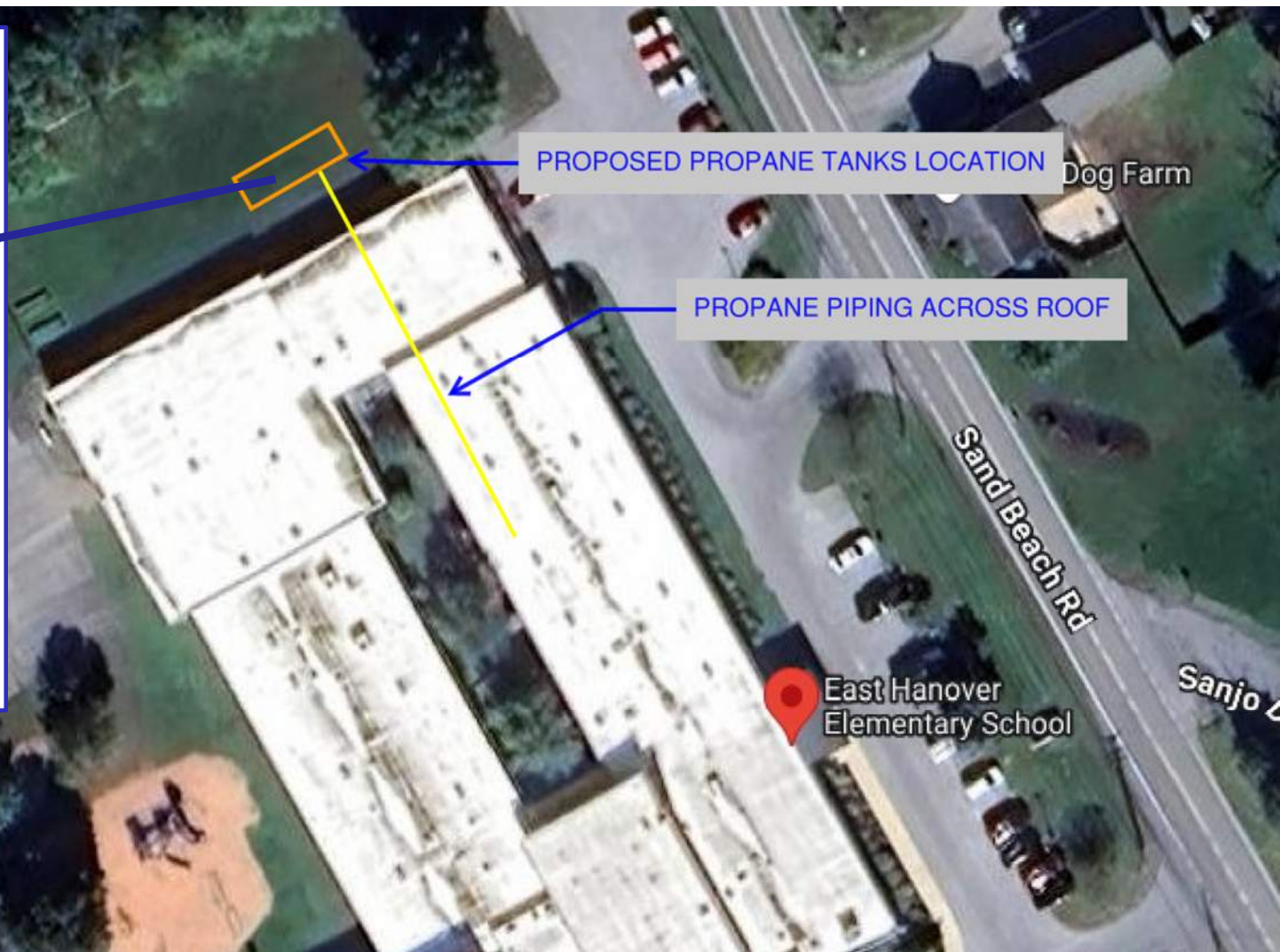
C. All awards of contract to the lowest responsible bidder will be evaluated and made on a per Prime basis.

## Phase 1: Elementary and MS: Bid Evaluation

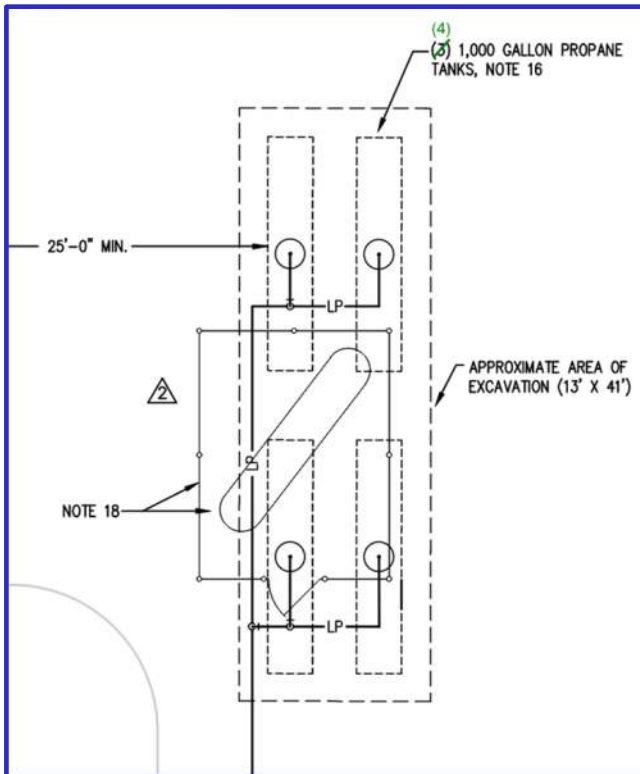




# Phase 1: HVAC Project Timeline



EAST HANOVER ELEMENTARY: Propane Tank Location (buried)



EAST HANOVER ELEMENTARY: Propane Tank Location (buried)

- I. Updates**
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## Agenda



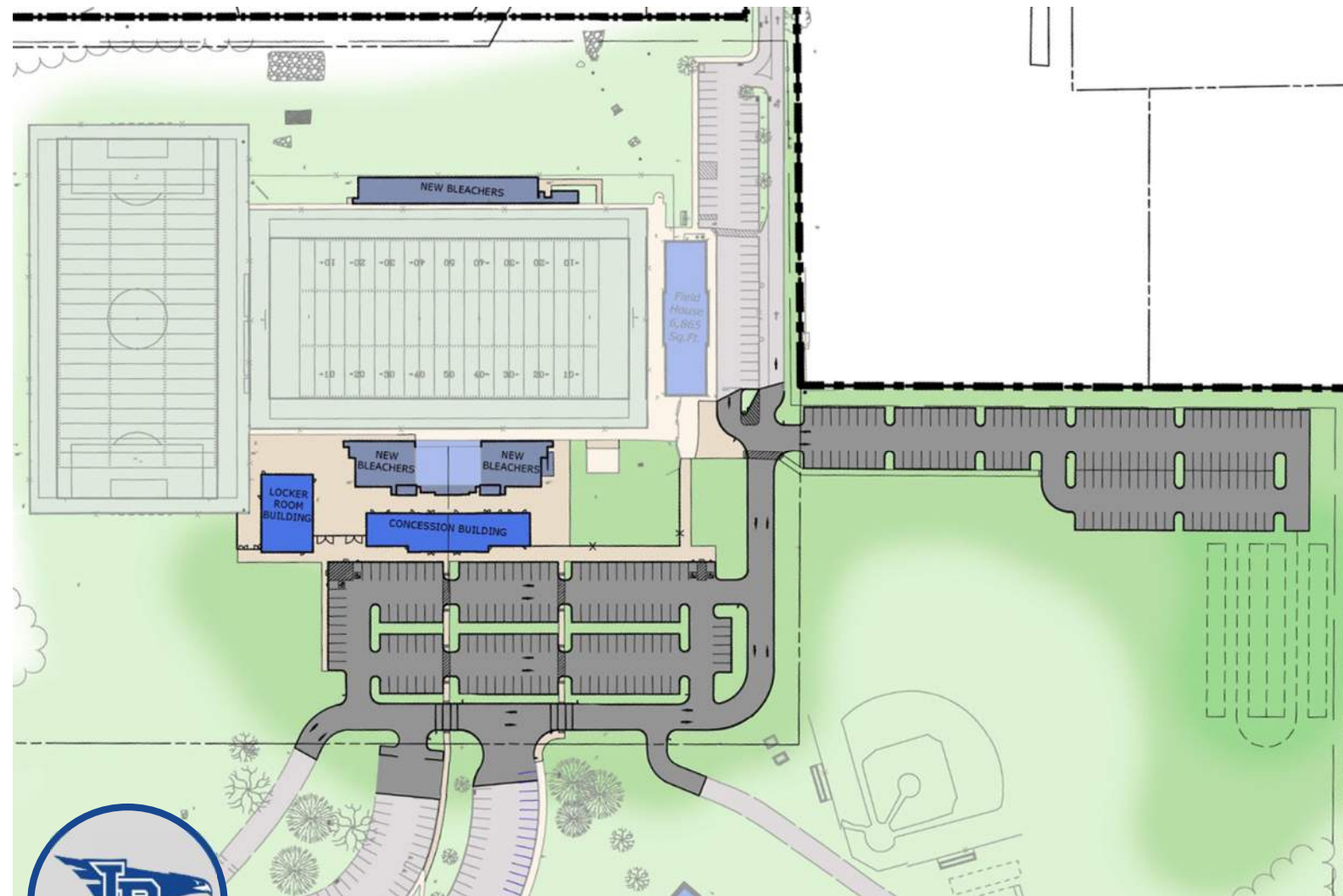
## Overall Site Plan

## Additions and Renovations to Falcon Fields for the Lower Dauphin School District

|                                                  | 2025 |   |   | 2026 |   |   |   |            |                                  |   |   |   |   |   |          | 2027 |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
|--------------------------------------------------|------|---|---|------|---|---|---|------------|----------------------------------|---|---|---|---|---|----------|------|---|---|---|---|---|---|---|---|---|---|--|--------------------------|--------------------|--|--|--|--|--|--|--|
| Task                                             | O    | N | D | J    | F | M | A | M          | J                                | J | A | S | O | N | D        | J    | F | M | A | M | J | J | A | S | O | N |  |                          |                    |  |  |  |  |  |  |  |
|                                                  |      |   |   |      |   |   |   |            |                                  |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
| Project Design & Land Development Process        |      |   |   |      |   |   |   |            | END OF 25-26 ACADEMIC YEAR       |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          | PROJECT COMPLETION |  |  |  |  |  |  |  |
| Bidding & Award                                  |      |   |   |      |   |   |   |            |                                  |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  | HERCO TIMELINE (3 YEARS) |                    |  |  |  |  |  |  |  |
| Construction Duration                            |      |   |   |      |   |   |   | 11 months  |                                  |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
| Phase 0<br>Site Mobilization & Fencing           |      |   |   |      |   |   |   |            |                                  |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
| Phase 1<br>Campus Roadway & Homeside Parking     |      |   |   |      |   |   |   | 2.5 months |                                  |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
| Phase 2<br>Field Houses & Visitor Grandstands    |      |   |   |      |   |   |   | 3.5 months |                                  |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
| Phase 3<br>Buildings, Parking & Home Grandstands |      |   |   |      |   |   |   |            |                                  |   |   |   |   |   | 5 MONTHS |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |
|                                                  |      |   |   |      |   |   |   |            | BEGINNING OF 26-27 ACADEMIC YEAR |   |   |   |   |   |          |      |   |   |   |   |   |   |   |   |   |   |  |                          |                    |  |  |  |  |  |  |  |



## ***Proposed Construction Phasing - Schedule***

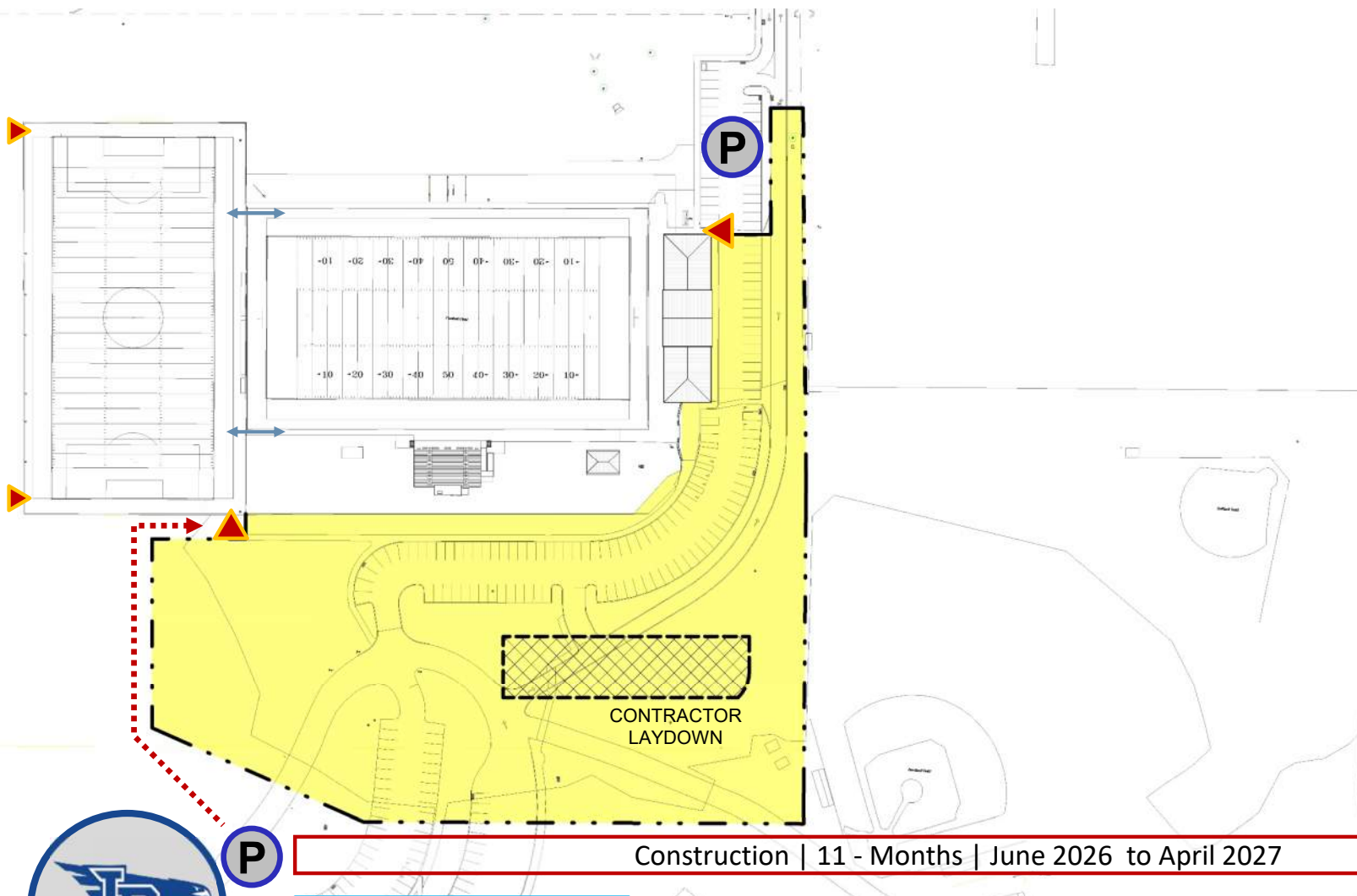


**Phasing to address:**

- Will the fields remain open?
- Middle School driveway
- Access to fields & parking
- Athlete & Spectator access
- Complete prior to August 2027



**Completed**



**PHASE 0 :: June 8, 2026**

- Mobilization
- Construction fencing
- End of School (June 5)

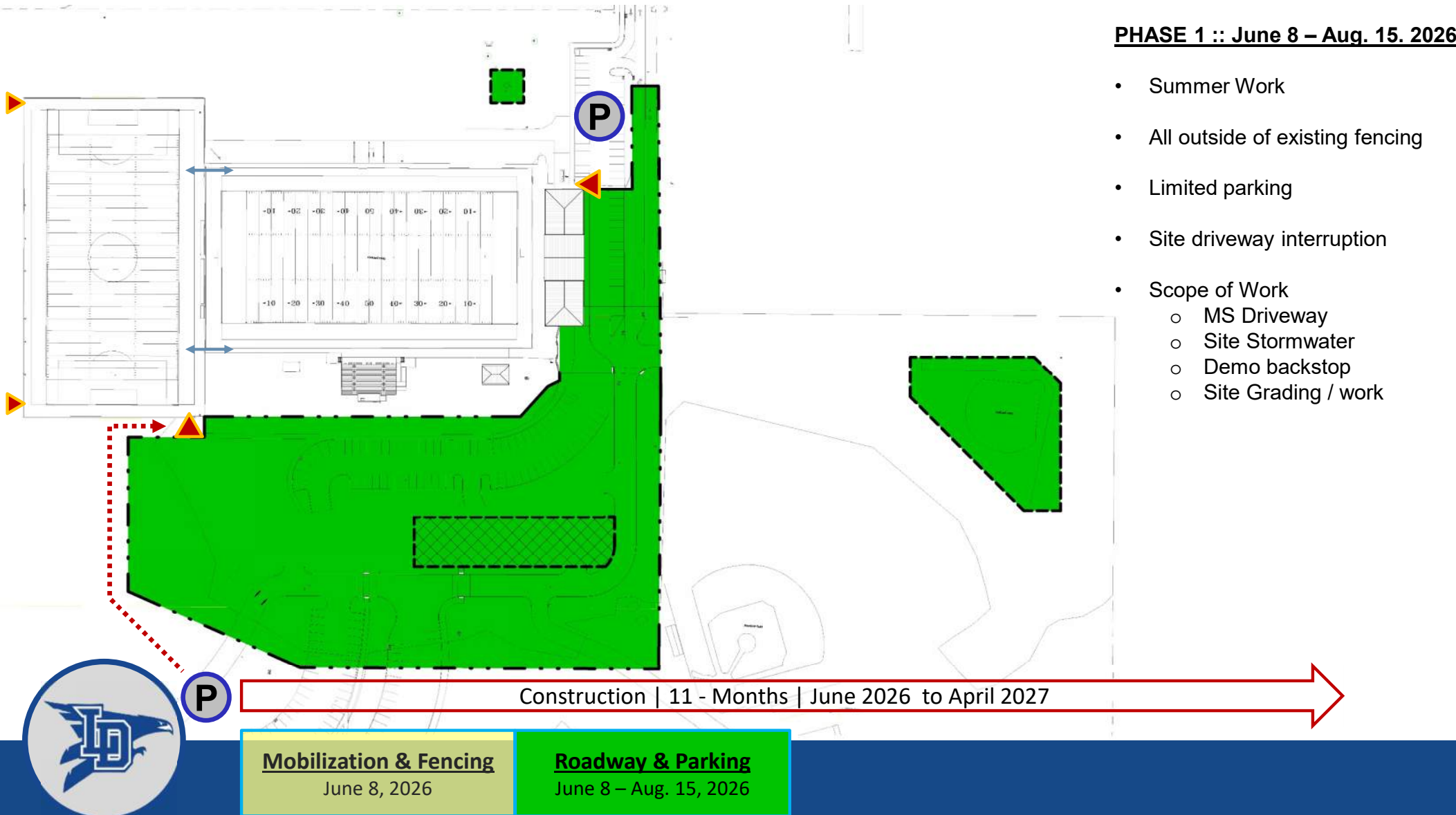


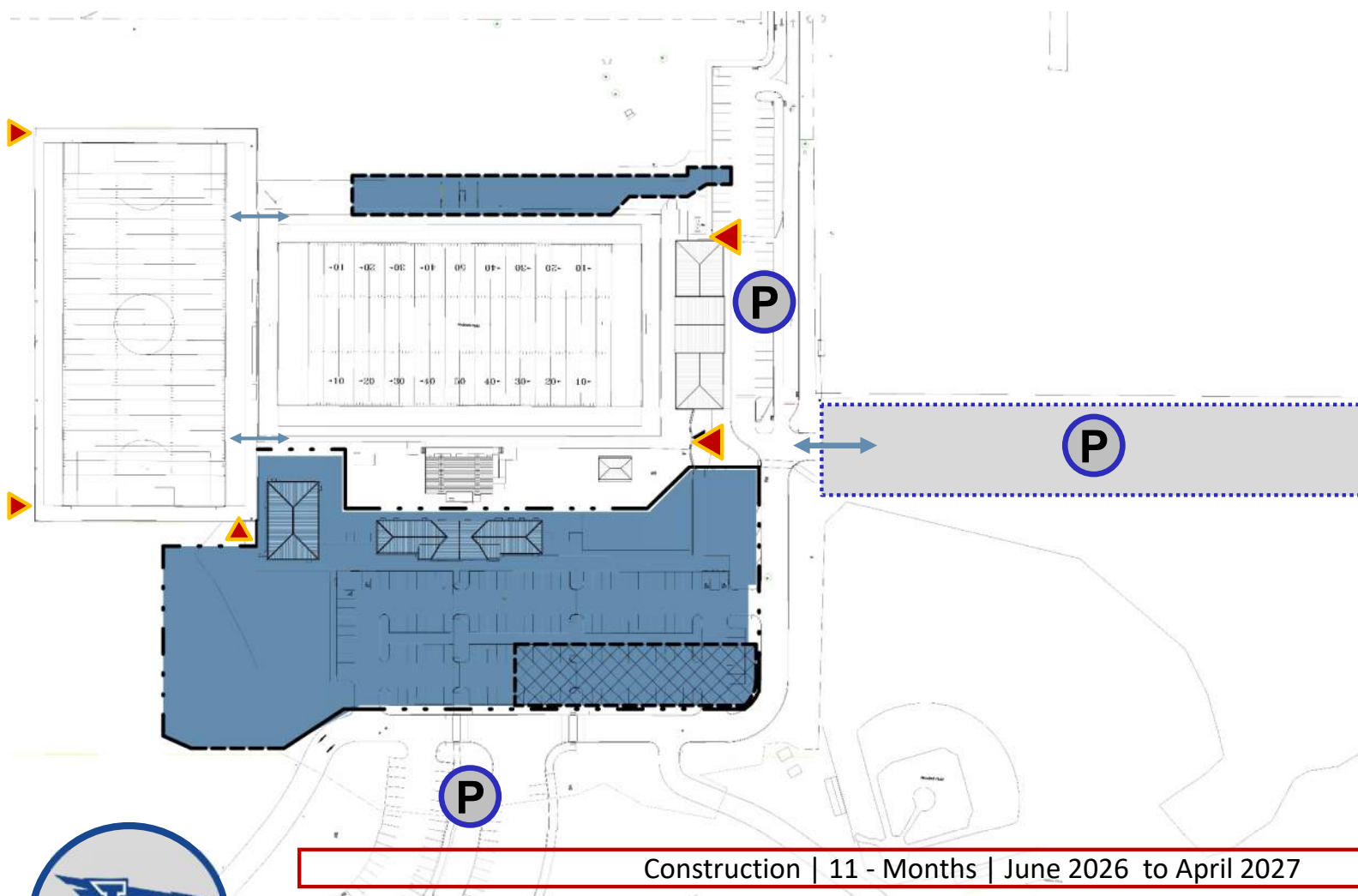
Construction | 11 - Months | June 2026 to April 2027

**Mobilization & Fencing**  
June 8, 2026

**PHASE 1 :: June 8 – Aug. 15. 2026**

- Summer Work
- All outside of existing fencing
- Limited parking
- Site driveway interruption
- Scope of Work
  - MS Driveway
  - Site Stormwater
  - Demo backstop
  - Site Grading / work





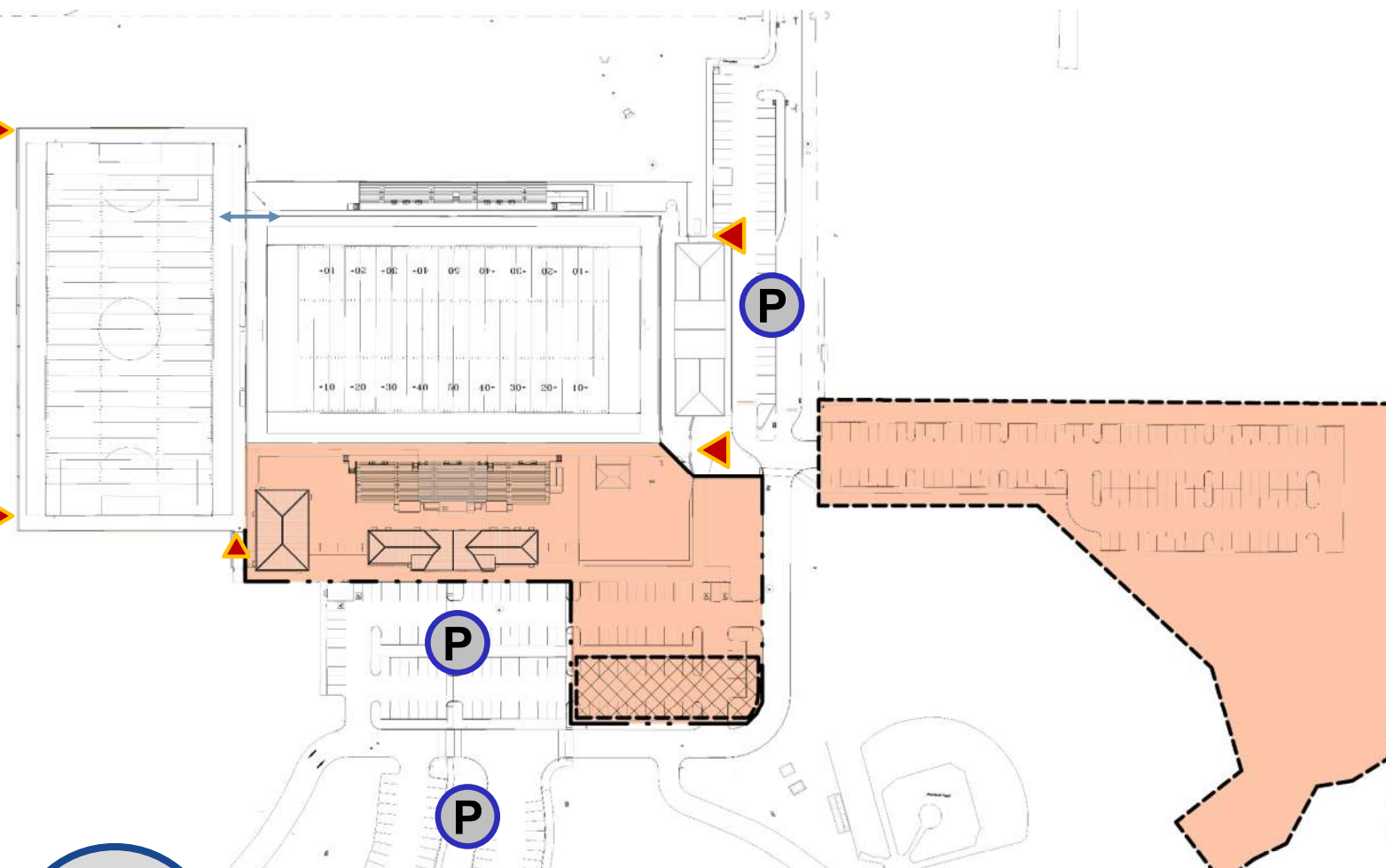
**PHASE 2 :: Aug. 15 – Dec. 1, 2026**

- Starts prior to 26-27 school year
- Campus driveway complete
- Parking access restored
- Existing fencing demolished
- Limited Home-side impact
- Visitor-side impact
- Scope of Work
  - Site Stormwater
  - Parking Area
  - Field Houses
  - Visitor Grandstands



Construction | 11 - Months | June 2026 to April 2027

|                                                          |                                                               |                                                                    |
|----------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------|
| <b><u>Mobilization &amp; Fencing</u></b><br>June 8, 2026 | <b><u>Roadway &amp; Parking</u></b><br>June 8 – Aug. 15, 2026 | <b><u>Field House &amp; Visitors</u></b><br>Aug. 15 – Dec. 1, 2026 |
|----------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------|



**PHASE 3 :: Dec. 1 – Apr. 30, 2027**

- Visitor-side complete
- New parking open (82 spaces)
- Home-side, no access
- No Press-Box
- Scope of Work
  - Fieldhouses
  - Home grandstand
  - Home parking
  - Baseball / field parking

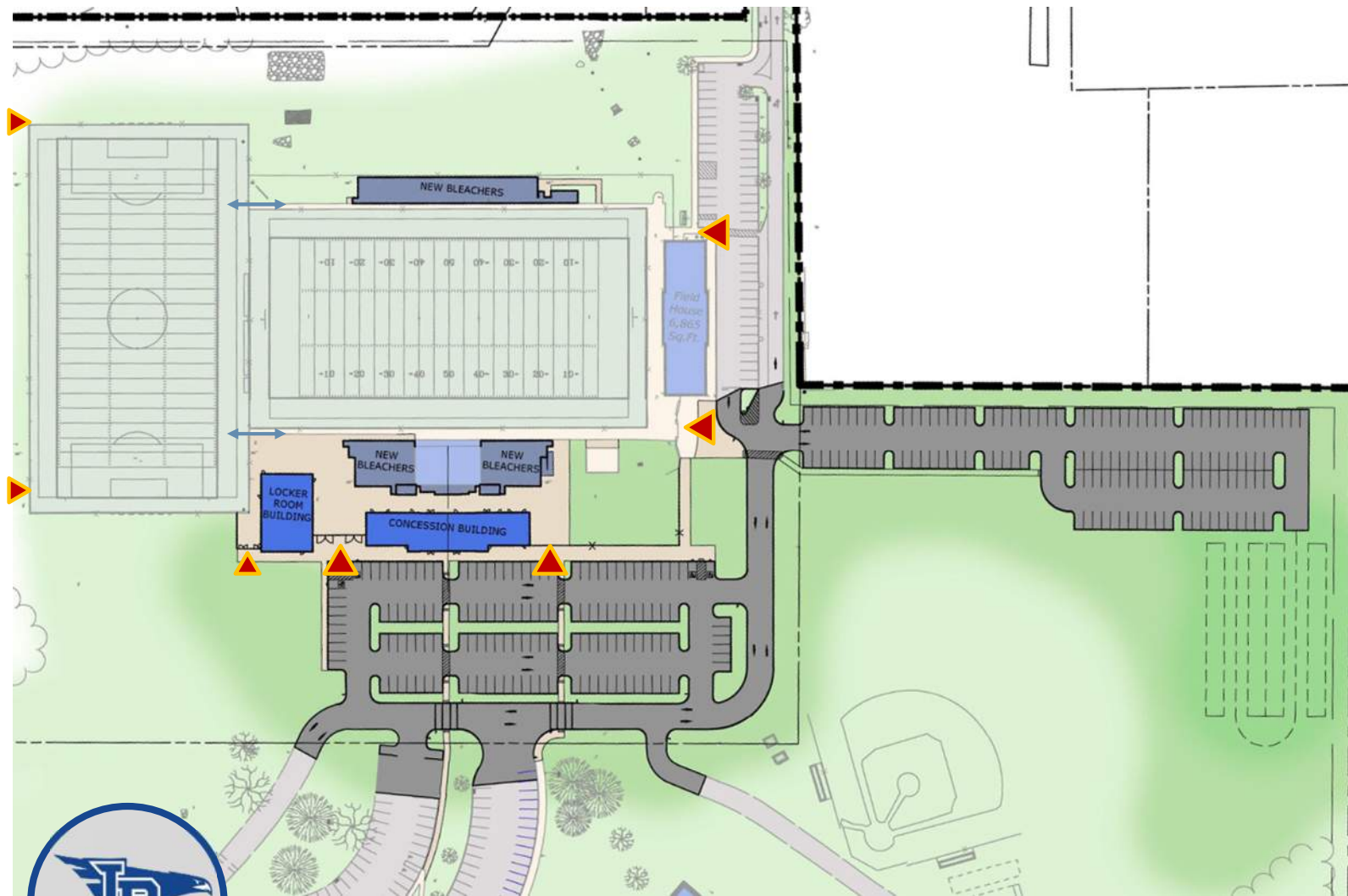
Construction | 11 - Months | June 2026 to April 2027

**Mobilization & Fencing**  
June 8, 2026

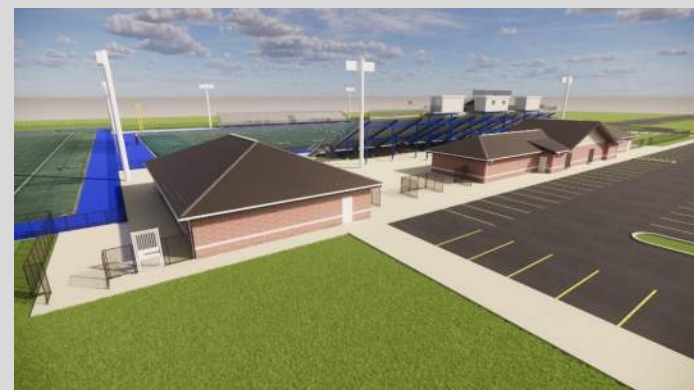
**Roadway & Parking**  
June 8 – Aug. 15, 2026

**Field House & Visitors**  
Aug. 15 – Dec. 1, 2026

**Buildings, Parking, Home**  
Dec. 1, 2026 – April 30, 2027



**Completed – May 2027**



- ✓ September 25      Submit NPDES application (County)
- ✓ October 15      Submit LD & Conditional Use Application
- October 30      Resubmit NPDES application (County)
- November 6      Hummelstown Planning Commission #1
- December 4      Hummelstown Planning Commission #2
- December 18      Hummelstown Borough Council
- Dec. – April      NPDES Comments & Resubmissions
- April 2, 2026      *Potential Receipt of NPDES permit*
- April – May      Post Financial Security & Record Plans

## Phase 1: Falcon Fields – Land Development Timeline *Update*