



# ROSE TREE MEDIA SCHOOL DISTRICT



## K-1 EARLY LEARNING CENTER Board Update



4 June 2025

# Agenda

- 01 Prior Discussions/Review
- 02 Building Design Update
- 03 Athletic Design Update
- 04 Rose Tree Rd Design Update
- 05 Budget
- 06 Schedule
- 07 Next Steps

Dismal Run

PDS

An aerial photograph of a wooded area. In the center, there is a building with a large parking lot. To the left of the building, there is a road labeled "Dismal Run". The text "01 PRIOR DISCUSSIONS" is overlaid in large, bold, green letters. Below it, the text "LAND DEVELOPMENT PROCESS" is overlaid in smaller, white, sans-serif letters. In the bottom right corner, the text "PDS" is overlaid in white, sans-serif letters. In the bottom left corner, the logo "ICS with SCHRADERGROUP" is overlaid in white, sans-serif letters.

# 01 PRIOR DISCUSSIONS

LAND DEVELOPMENT PROCESS

PDS

# Project Update - Land Development Submission

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- Notice of Declaration of Taking for the adjacent Church property was filed with the Recorder of Deeds on May 1, 2026
- Preliminary Land Development Application was submitted on May 7, 2026 and included the following:
  - Traffic Impact Study prepared by TPD Consulting
  - Exterior Lighting Plan Photometrics by CMTA engineering
  - Declaration of Taking for the Rose Tree Road Re-Alignment
  - Civil Plans by GD Houtman & Son
  - Township Application Form
- Environmental Impact Assessment Report was omitted from the Application and will be submitted prior to the next Planning Commission application deadline
- Traffic Impact Study submission to PennDOT is complete
- Project on track for Summer 2029



# 03 Building Design Update

# AERIAL VIEW



# MAIN ENTRANCE



# DINING COMMONS



# MEDIA CENTER



An aerial photograph of a campus, likely a university, showing various athletic fields, buildings, and surrounding wooded areas. The text "03 Athletics Design Status" is overlaid in a bright green color. A small label "Dismal Run" is visible on the left side of the image.

# 03 Athletics Design Status



An aerial photograph of a wooded area with a road and buildings. The text "04 Rose Tree Rd Design Update" is overlaid in a light green color. The background shows a dense forest with a road running through it. There are some buildings and a baseball field visible in the lower right. The text "Dismal Run" is written vertically on the left side of the image.

# 04 Rose Tree Rd Design Update

PDS





# 05 BUDGET

Dismal Run

# BUDGET UPDATE

## Rose Tree Media SD New K-1 Early Learning Center

|                                    | New Construction<br>(Alt. Program) | New Construction<br>(Athletics<br>Addition) | DD Estimate<br>(Athletics &<br>Building) |                                                                                                         |
|------------------------------------|------------------------------------|---------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Building Square Footage            | 125,670                            | 125,670                                     | 130,278                                  | Area included in construction costs.                                                                    |
| <b>Building Construction Costs</b> | \$61,286,760                       | \$61,286,760                                | \$62,704,432                             |                                                                                                         |
| Alt. Athletic Programs #1          | \$0                                | \$7,480,000                                 | \$7,184,358                              | Multi-sport synthetic turf complex (Baseball, Softball, Soccer), Concession Bldg, and parking expansion |
| Construction Cost Escalation       | \$4,787,008                        | \$4,787,008                                 | \$3,882,710                              | To account for anticipated cost escalations.                                                            |
| Design Contingency                 | \$2,933,215                        | \$2,933,215                                 | \$2,588,470                              | To account for additional project requirements resulting from design.                                   |
| <b>Total Construction Budget</b>   | <b>\$69,006,983</b>                | <b>\$76,486,983</b>                         | <b>\$76,359,970</b>                      |                                                                                                         |
| Construction Contingency           | 4.3%                               | 3.8%                                        | 4.3%                                     | To account for unforeseen costs during construction.                                                    |
| General Conditions/Site Services   | 1.9%                               | 1.7%                                        | 1.8%                                     | Job Trailer, Dumpsters/Toilets, Temporary Systems, Site Supervision, etc.                               |
| Professional Services/Owner Costs  | 15.5%                              | 15.4%                                       | 15.0%                                    | Design, procurement, construction mgmt., testing, permitting, FF&E.                                     |
| <b>Total Budget (Calculated)</b>   | <b>\$83,938,585</b>                | <b>\$92,467,773</b>                         | <b>\$92,476,698</b>                      |                                                                                                         |
| <b>Total Budget</b>                | <b>\$84,000,000</b>                | <b>\$92,500,000</b>                         | <b>\$92,500,000</b>                      |                                                                                                         |

- Moving into the Construction Document phase, the construction project remains on budget; however, the construction market is facing several headwinds that could impact the budget.
  - Inflationary pressure stemming from elevated oil prices
  - Inflationary pressure from uncertainty in tariffs
  - Inflationary pressure from supply/demand dynamics due to data center boom
- Current inflationary impact modeled is roughly 3% per year
- Modeling less favorable inflation of 5% (per year) yields a project that would be 3.2% over budget
  - Standard process and prudent planning lead us into the Value Engineering phase
- Value Engineering produces a set of scope items that are deducts or additions/alternates to the base bid. This allows the district to better control the scope and cost of the project at the time of bidding.

# Value Engineering Process

## **Phase I – Info Gathering Phase (Design Team Mtgs)**

- Architect Overview of Project
- Review Documents
- Review Project Phasing
- Budget Review
- Determine Constraints
- Owners Value Objectives

## **Phase II – Creative Phase (27May26 – 12June26)**

- Brainstorming Session – Free Flow of Ideas

## **Phase III – VE Workshop and Evaluation Phase (16June26)**

- Criteria: Owner's objectives, initial cost, schedule, aesthetics, LCC., etc.
- Rank Ideas Generated
- Score Each Idea 1-5

## **Phase IV – Development Phase (16June26 – Aug26)**

- Further Develop Ideas that score 4 or 5 from the Evaluation Phase. Development Includes:
  - Investigate Idea
  - Technical Investigation (Calcs, Contact Suppliers, Vendors, Contractors as Appropriate)
  - Develop Variations of Ideas for Inclusion on VE Alternative Sheet
- Support All Ideas with:
  - Written Description of Original and Alternative Concept
  - Written Advantages and Disadvantages
  - Clearly Communicate Idea to Owner and Architect
  - Cost Information, Include LCC (if applicable) which Clearly Displays Difference Between Original and Alt.

## **Phase V – Preso. & Reporting Phase (13Aug26)**

- Review VE Summary at Design Team Meeting
- Complete Summary Report for Distribution

# Rose Tree Rd Re-alignment Budget

| Rose Tree Rd Re-alignment Budget                |           |                  |
|-------------------------------------------------|-----------|------------------|
| <b>1 PERMITS / OWNER COSTS / OFF SITE COSTS</b> |           |                  |
| PennDOT Reviews/Inspections                     | \$        | 10,000           |
| Land Acquisition                                | \$        | 100,900          |
| Electrical Relocation Charges                   | \$        | 220,000          |
| <b>SUBTOTAL:</b>                                | <b>\$</b> | <b>330,900</b>   |
| <b>2 FEES / SERVICES / BUDGETS</b>              |           |                  |
| Design & Oversight Services                     | \$        | 211,348          |
| Site Services                                   | \$        | 104,000          |
| General Conditions                              | \$        | 22,000           |
| Grant Application and Filing Fees               | \$        | 52,837           |
| Legal Fees                                      | \$        | 30,000           |
| Construction Testing                            | \$        | 210,000          |
| <b>SUBTOTAL:</b>                                | <b>\$</b> | <b>630,185</b>   |
| <b>3 CONSTRUCTION COSTS</b>                     |           |                  |
| Rose Tree Rd Construction Costs                 | \$        | 2,641,851        |
| <b>SUBTOTAL:</b>                                | <b>\$</b> | <b>2,641,851</b> |
| <b>4 CONSTRUCTION CONTINGENCY</b>               |           |                  |
| Construction Contingency                        | \$        | 105,674          |
| <b>SUBTOTAL:</b>                                | <b>\$</b> | <b>105,674</b>   |
| <b>TOTAL COSTS:</b>                             | <b>\$</b> | <b>3,708,610</b> |

# GRANT UPDATE

## **PennDOT MTF Grant (already submitted)**

- Project cost = \$3,310,191
- Grant request = \$2,516,291
- The % match calculation for this grant = Match/Grant Request
  - For example, for a 30% match of \$100k, the School District provides \$30k and the grant provides \$70k
  - Match = \$793,900
    - Property value for 3 properties, which counts towards the match = \$718,900

## **PA Department of Community and Economic Development (application due at the end of July)**

- We have not prepared this application yet.
- This match calculation is different than the above grant.
  - For example, for a 30% match of \$100k, the School District provides \$30k and the grant provides \$100k
- An example of this using \$3,310,190 project cost:
  - Grant request = \$2,546,300
  - The % match calculation for this grant = Match/Grant Request
    - Match = \$763,890
      - Property value for 3 properties, which counts towards the match = \$718,900

Both grants can be utilized simultaneously to offset the project costs



# 06 SCHEDULE

# PROPOSED TIMELINE MODIFIED BY NEW LD



## MILESTONES

## PROPOSED START

## PROPOSED FINISH

**2025 - 2029**

**Schematic Design (SD)**

March 2025

June 2025

**Design Development (DD)**

June 2025

May 2026

**Re-alignment Drawing Development**

January 2026

May 2026

**Approve Act 34 Resolution**

November 19, 2026

- ACT 34 Hearing

December 10, 2026

**Construction Documents (CD)**

May 2026

March 2027

**Permitting & Approvals**

June 2025

September 2027

**Bidding**

March 2027

April 2027

- Board Approval of Bids

May 2027

**Construction**

July 2027

August 2029

**Move-in**

August 14, 2029



# 07 NEXT STEPS

Dismal Run

PDS

# NEXT STEPS

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- Land Development Process
  - July 1, 2026 – Township comments from Land Development submission
  - July 9, 2026 – Initial response to comments
  - July 14, 2026 - Middletown Township Planning Commission Meeting
- Traffic Study
  - PennDOT anticipated response to the Traffic Study - July 2, 2026
  - Prepare the Highway Occupancy Permit (HOP) application
- Value Engineering Process (ongoing)
- Department of Community and Economic Development (DCED) Grant Submission July 2026



# DISCUSSION