



SCHRADERGROUP

GDHOUTMAN & SON, INC.

## ROSE TREE MEDIA SCHOOL DISTRICT

K-1 EARLY LEARNING CENTER Board Update

8 May 2025

WATCHING AND INTERNA OF

# DISCUSSION

01 PRIOR DISCUSSIONS
02 UPDATED INFORMATION
03 SITE CONCEPT DEVELOPMENT
04 BUILDING SYSTEMS EVALUATION & LIFE CYCLE COST COMPARISON
05 INITIAL COMMUNITY FEEDBACK GATHERED THROUGH THOUGHTEXCHANGE®

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**06 NEXT STEPS** 

# **OI PRIOR DISCUSSIONS**

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SITE DESIGN

## **MASTER PLANNING CONCEPT**

### PROPOSED SITE RIDDLE PROPERTY

BARENROAD

PENNCREST HIGH SCHOOL

**GRANITE RUN MALL** 

VERNON LANE

VAN LEER AVENUE

**RIDDLE PROPERTY** 

**SMEDLEY PROPERTY** 

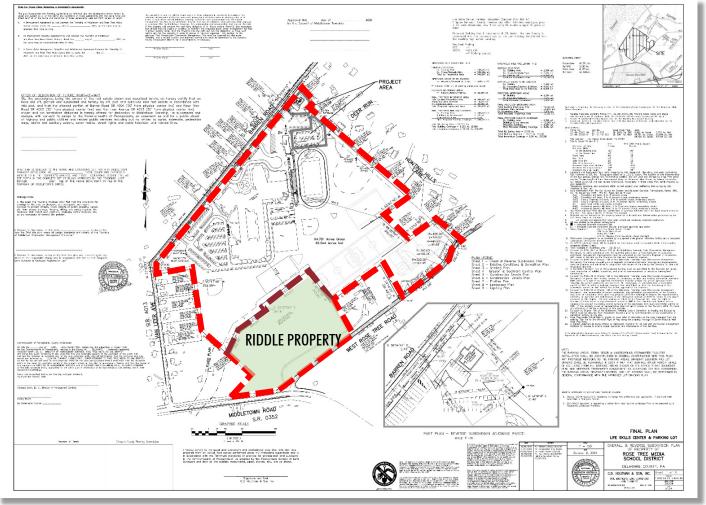
LONGVIEW PARK

W.ROSETREE ROAD

**S** with SCHRADERGROUP

S.R. 352 MIDDLETOWN ROAD

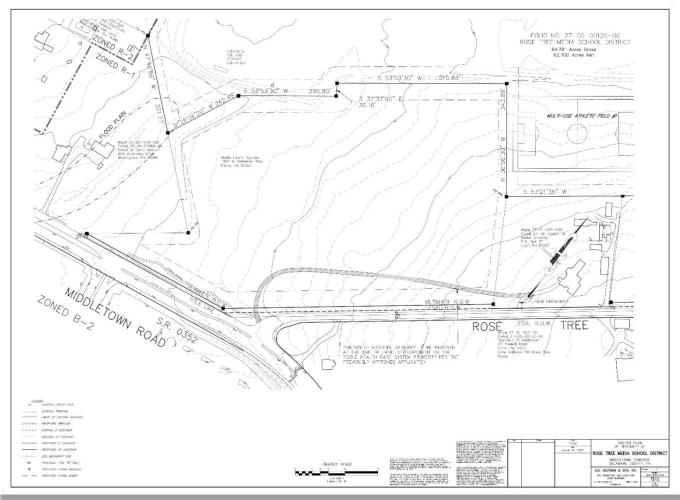
#### ORDINANCE AND ZONING TOPICS



#### **GDHOUTMAN & SON, INC.**



#### SURVEY WITH TOPOGRAPHY



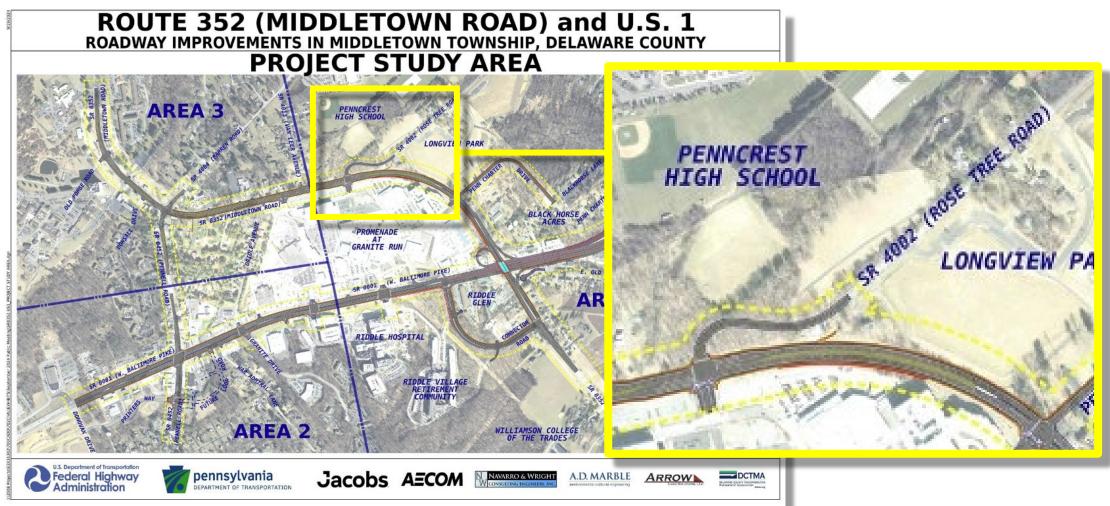
#### Notes:

- Smedley driveway
- Direction of grading
- Water course
- Setbacks

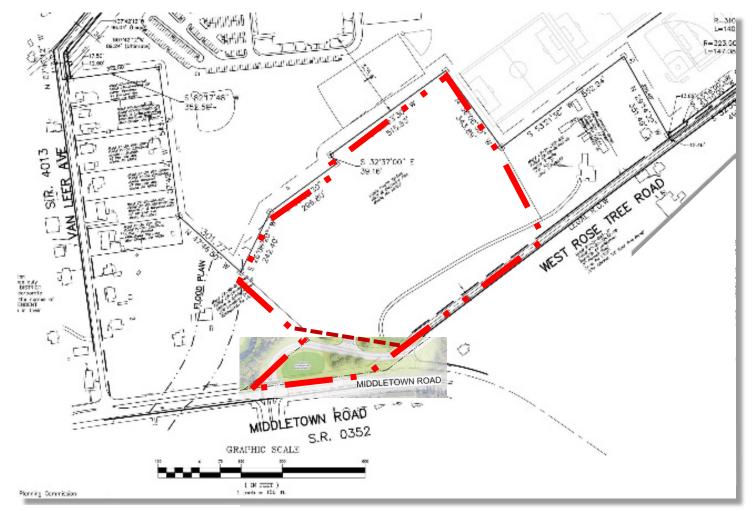
#### GDHOUTMAN & SON, INC.



PENNDOT TOPICS

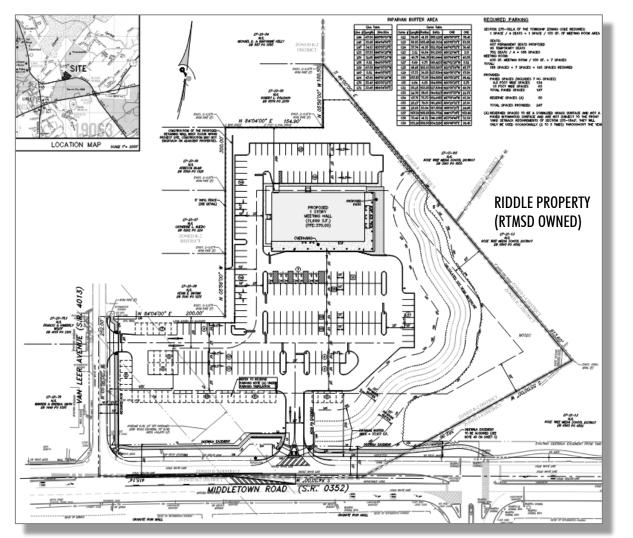


ORDINANCE AND ZONING TOPICS – Net site is approximately 13.96 Acres after PennDOT exclusions



#### GDHOUTMAN & SON, INC.

ADJACENT DEVELOPMENT – Currently approved Land Development Plan



This document represents the currently approved Land Development Plan adjacent to the RTMSD property.

## PRIOR CONCEPT SITE PLAN RIDDLE PROPERTY



# **02 NEW INFORMATION**

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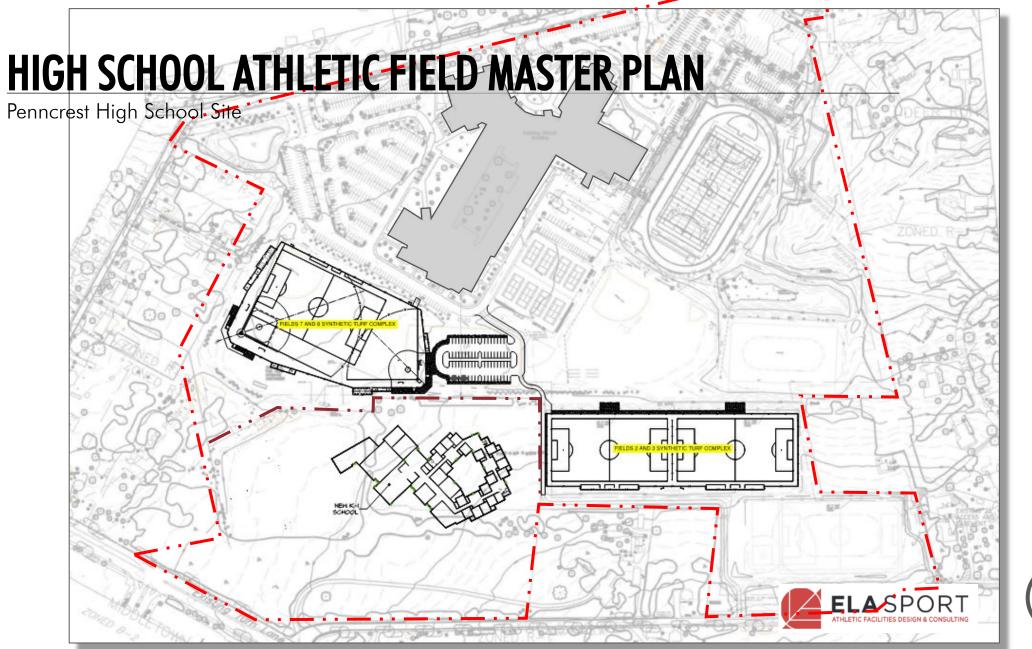
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**MASTER PLANNING** 

## **PENNCREST ATHLETIC FIELD MASTER PLAN** & PROGRAMMING



NORTH





## **PROPOSED K-1 EARLY LEARNING CENTER PROGRAMMING**

#### CONTINUED BUILDING PROGRAMMING EFFORT

IEW K-1 EARLY LEARNING CENTER	ROSE TREE MEDIA SCHOOL DIST SCHRADERGROU	
ROGRAM CAPACITY students	NET SQUARE FEET GROSSING GROSS SQUARE total factor t	
AREA SUMMARY		STUDY PHASE
1 Target Program Area 2 Existing Area in Plan		ITOTAL AREA @ STUDY PHASE 120,711 s
Addition Area in Plan Total Area in Plan		gsf "
Difference	84,912 nsf 125,670 g	
* Note that the PDE allowable grossing factor is 1.58. This number CAPACITY SUMMARY		
	Includes LLL program)	PROGRAM EVOLUTION
2 Utilization Factor 90% 3 Effective Student Capacity 817 students		
5 Ellective oldent capacity		—— K1 Building 125,670 s
AREA ANALYSIS		(includes Linking Learning to Life Program)
1 Square Feet per student: Planned 154 (Includes L	LL Program) 817 g	(includes Linking Learning to Life Program)
2 Square Feet per student: actual -	TBD	gsf
AREA COMPARISON (Program)		
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES	54,718 80,983 g	
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES	3,022 4,473	s gsf
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES 3 COMMUNITY SPACES	3,022 4,473 g 6,790 10,049 g	District Student Services
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES 3 COMMUNITY SPACES 4 FITNESS AND WELLNESS	3,022 4,473 g 6,790 10,049 g 7,668 11,349 g	District Student Services
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES 3 COMMUNITY SPACES	3,022 4,473 g 6,790 10,049 g	District Student Services
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES 3 COMMUNITY SPACES 4 FITNESS AND WELLNESS 5 PERFORMING & VISUAL ARTS	3,022     4,473       6,790     10,049       7,668     11,349       2,250     3,330	District Student Services total possible 130,767 s
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES 3 COMMUNITY SPACES 4 FITNESS AND WELLNESS 5 PERFORMING & VISUAL ARTS 6 FACILITY SUPPORT SPACES	3,022     4,473       6,790     10,049       7,668     11,349       2,250     3,330       4,970     7,356	District Student Services total possible 130,767 s
AREA COMPARISON (Program) 1 CORE STUDENT LEARNING SPACES 2 ADMINISTRATION AND STAFF SPACES 3 COMMUNITY SPACES 4 FITNESS AND WELLNESS 5 PERFORMING & VISUAL ARTS 6 FACILITY SUPPORT SPACES 7 LINKING LEARNING TO LIFE	3,022     4,473       6,790     10,049       7,668     11,349       2,250     3,330       4,970     7,356       5,494     8,131	Best District Student Services Best total possible 130,767 s

### **DESIGN ASPIRATION IMAGES**









# **03 SITE CONCEPT**

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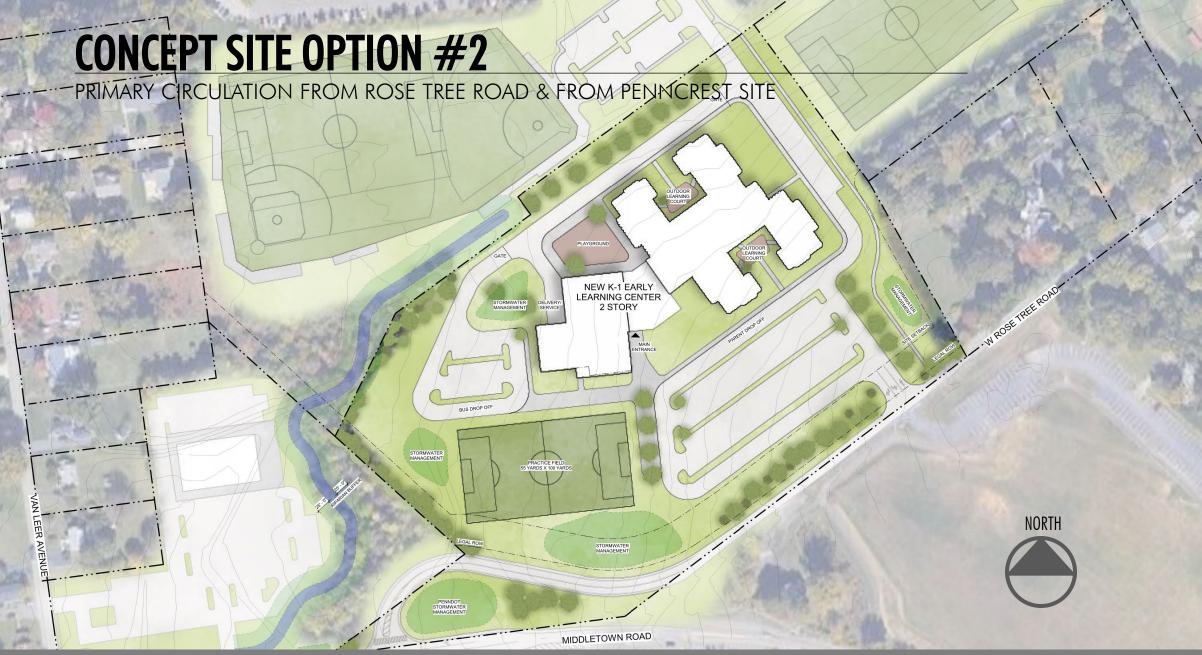
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SITE EVOLUTION

## **DEVELOPMENT OF OPTIONS**





## **COMBINED SITE DEVELOPMENT**



Opportunities and Challenges

- Site elements related to zoning
- Program synergies
- Parking
- Site and off-site circulation analysis
- Land development process
- Timeline

# 04 BUILDING SYSTEMS

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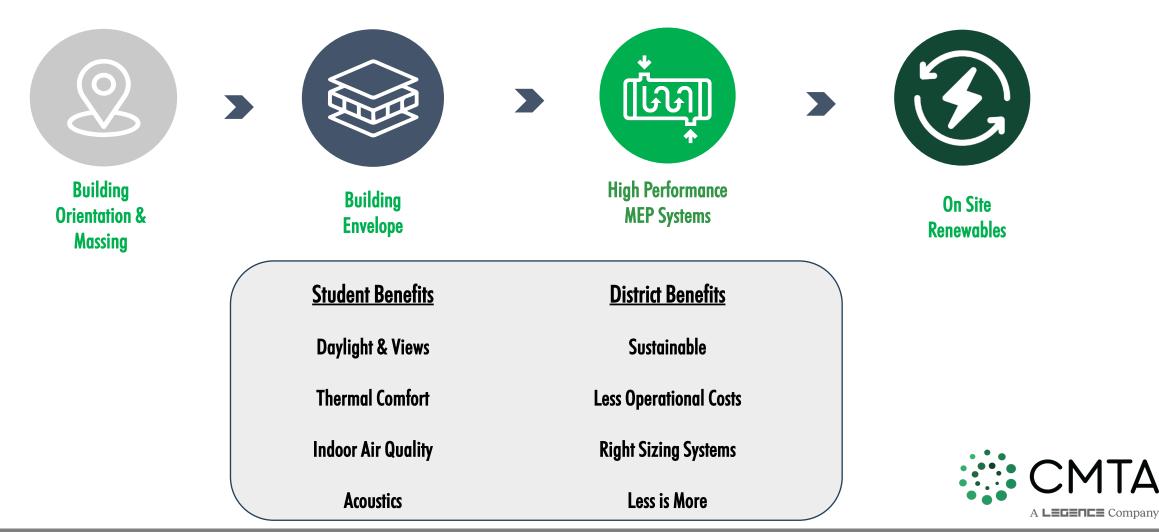
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**HVAC SYSTEMS SELECTION PROCESS** 

## **EVALUATION & LIFE CYCLE COSTING**

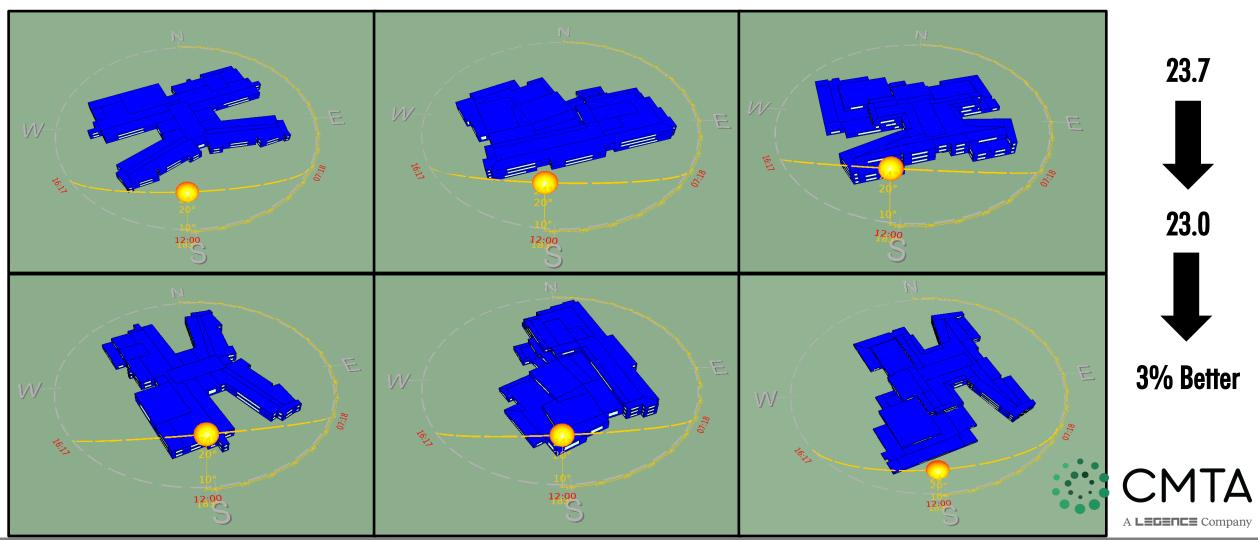
### **Integrated Design Process**





### **Massing & Orientation**



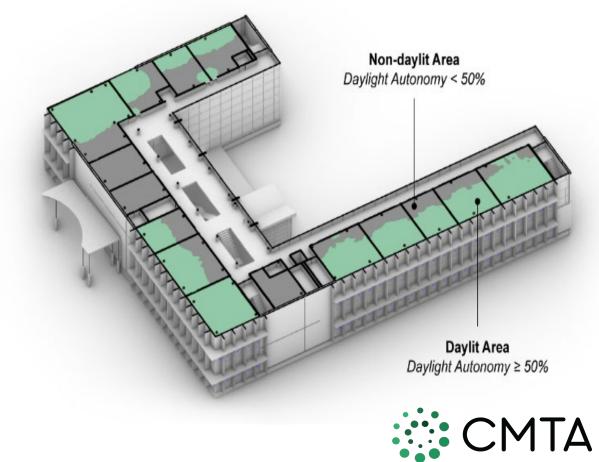


## Daylighting



**Reduced exposure to daylight has been linked to the onset of depression and impairment of cognitive function in individuals.** – WELL Standard v2





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## **HVAC Systems Options**



	Geothermal Water Source Heat Pumps (Basis of Design)	Water Source Heat Pumps (Tower / Boiler)	4-Pipe Fan Coil Units (Air-Cooled Chiller / Boiler)
First Costs	\$\$\$	\$\$	\$
Energy Performance	Excellent	Good	Fair
Maintainability & Simplicity	Excellent	Fair	Fair
Aesthetics & Acoustics	Excellent	Fair	Fair
Life Cycle Costs	Excellent	Good	Fair
<b>On-Site Fossil Fuel Emissions</b>	None, All Electric	Yes, Boilers	Yes, Boilers



## Life Cycle Cost Analysis



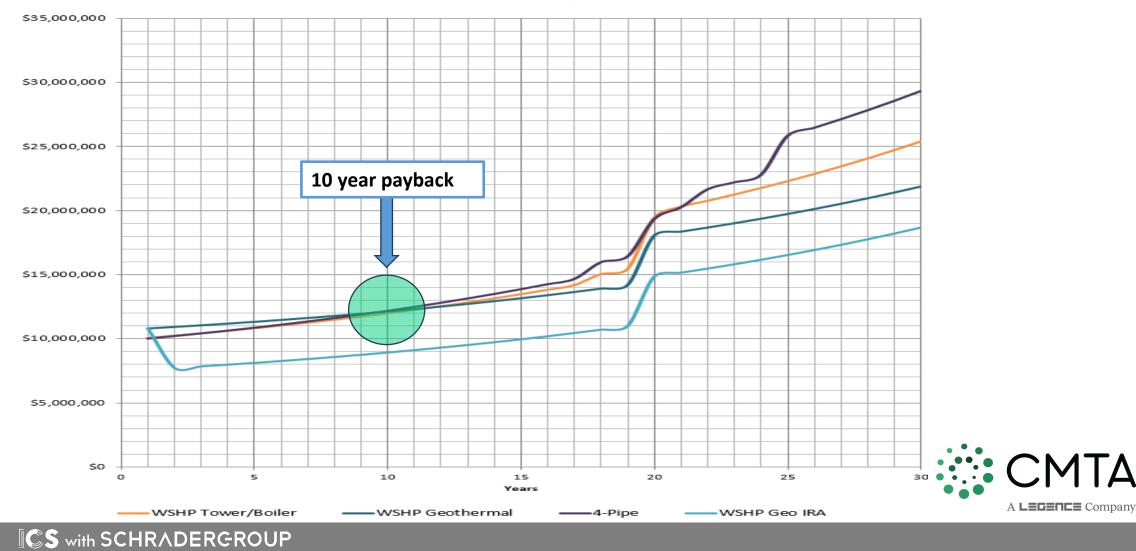
	Geothermal Water Source Heat Pumps (Basis of Design)	Water Source Heat Pumps (Tower / Boiler)	4-Pipe Fan Coil Units (Air-Cooled Chiller / Boiler)
First Costs	\$10,660,000	\$9,750,000	\$9,680,000
Floor Area & Screening	<b>\$</b> 0	\$150,000	\$150,000
Energy Performance	\$95,000/yr	\$126,000/yr	\$148,000/yr
Maintainability & Simplicity	\$19,500/yr	\$39,000/yr	\$39,000/yr
Life Cycle Costs (30 yr)	\$21,900,000	\$25,400,000	\$29,300,000
Energy Tax Credit (IRA)	\$3,200,000	<b>\$</b> 0	<b>\$</b> 0





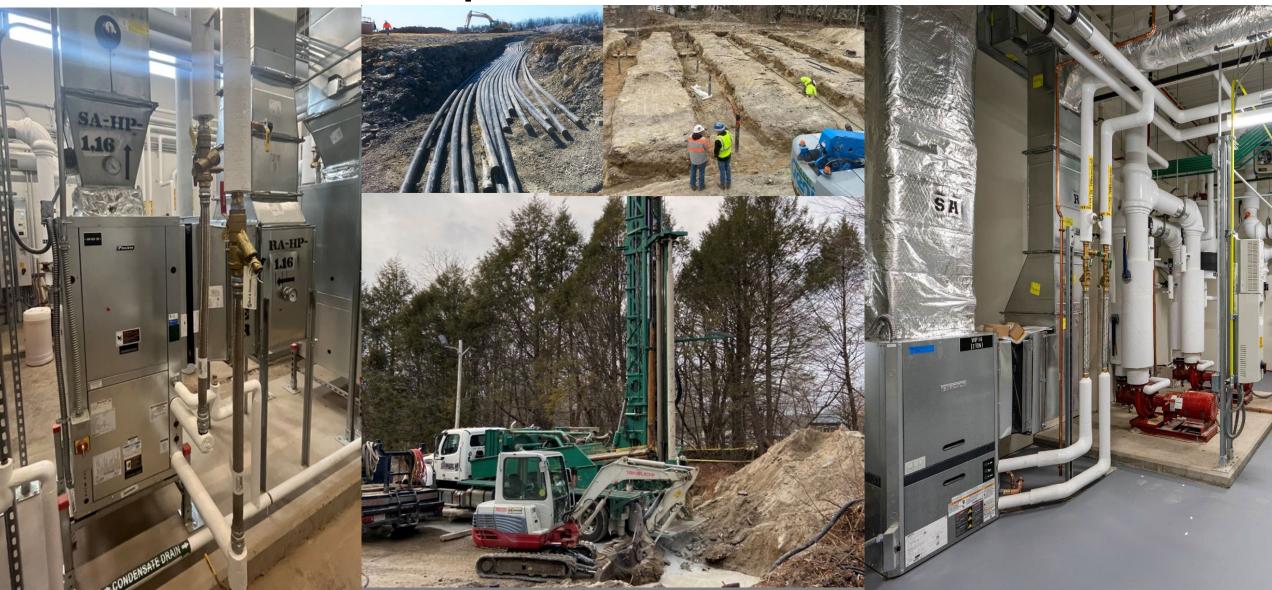


#### Life Cycle Cost Comparison - HVAC Systems Rose Tree Media K1 Learning Center



## **Geothermal Heat Pumps**





## Solar-Ready Design



Electrical switchgear sections and pathways included in the design



Roof structural capacity to be included in the design



Array sizing for Net Zero to be modeled during design



# **05 INITIAL FEEDBACK**

**OPEN HOUSE COMMUNITY FEEDBACK** 

## INITIAL COMMUNITY INPUT COLLECTED VIA THOUGHTEXCHANGE®

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## **INITIAL FEEDBACK FROM THE RTMSD COMMUNITY**

- An Open House was held by the District on April 30<sup>th</sup>, 2025
- A survey was open to the public for responses during the presentation
- Two key questions were asked about the information:
  - What questions to you have about the District's plan for the K-1 Center?
  - What advice do you have for the School Board and District Administration as they develop this Long-Range Capital Plan?
- 309 Responded so far with 112 completing the survey
- The presentation was posted online to gather additional feedback via the survey

# What questions to you have about the District's facilities plan for the K-1 Center?



#### Side A

#### concern over traffic and location

Many individuals are apprehensive about the impact the new K-1 Center will have on local traffic and the location chosen for the center. They are particularly worried about increased congestion on already busy roads, safety concerns related to traffic, and the potential for gridlock around peak hours. Some have suggested alternative locations that might better accommodate the new center without adversely affecting traffic.

#### Common ground

#### concern for student transition and wellbeing

Both sides share concerns about how the transition to the new K-1 Center will affect students, particularly the youngest ones who might have longer bus rides and face another transition when moving to the upper grades. Ensuring that any changes support the students' emotional and social wellbeing, maintaining a sense of community, and providing adequate before and aftercare are common areas of interest.

#### support for full-day kindergarten and improved facilities

Side B

There is significant support for the K-1 Center among those who see it as an opportunity to introduce full-day kindergarten and alleviate overcrowding in existing elementary schools. These individuals recognize the potential for the new center to provide better educational facilities and opportunities, ultimately benefiting students and making the district more attractive to new residents. They believe the investment is worthwhile despite potential increases in property taxes.

#### **Top 5 Themes:**

- 1. Timing and Construction
- 2. Logistics and Transportation
- 3. Budgets and Cost
- 4. School Operations
- 5. Location and Infrastructure

## What advice do you have for the School Board and District Administration as they further develop the K-1 Center?



#### Side A

#### build new center

Proponents argue that building a new K-1 center will address overcrowding in existing schools and provide educational benefits. They highlight the importance of full-day kindergarten, the need to accommodate growing student populations, and the benefits of a dedicated, agefocused facility. Transparency, community engagement, and forward-thinking design standards were also emphasized to ensure the new center meets current and future needs.

#### Common ground

#### transparency and community involvement

Both sides emphasize the importance of transparency and involving the community throughout the planning and development process. Clear communication regarding costs, progress updates, and addressing community concerns are essential. Ensuring the community understands the decisions being made and feels heard could foster support and address potential opposition.

### expand existing schools

Side B

Opponents of the new center prefer expanding current elementary schools to address overcrowding. They argue that adding new buildings at existing locations would be more cost-effective and maintain community cohesion. Concerns include the traffic congestion near the proposed location of the new center. potential disruption from transitioning young students between multiple schools, and a preference for keeping children within familiar environments.

#### **Top 5 Themes:**

- 1. Community Engagement
- 2. Curriculum and Program
- 3. Location and Transportation
- 4. Environmental Considerations
- 5. Financial Transparency

# 06 NEXT STEPS

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**PROJECT DEVELOPMENT** 

## FOR JUNE

## **NEXT STEPS FOR PROJECT DEVELOPMENT**



- Finalize combined campus plan
- Finalize budget for combined plan
- Continue building design evolution
- Determine HVAC systems
- Calibrate timeline to approval process









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