



ROSE TREE MEDIA SCHOOL DISTRICT

K-1 EARLY LEARNING CENTER Board Update

5 JUNE 2025



DISCUSSION

01 PRIOR DISCUSSIONS

02 SCHEMATIC DESIGN

03 BUDGET

04 ACT 34

05 COMMUNITY FEEDBACK GATHERED THROUGH THOUGHTEXCHANGE®

06 NEXT STEPS

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01 PRIOR DISCUSSIONS

SITE DESIGN

MASTER PLANNING CONCEPT

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PROPOSED SITE

RIDDLE PROPERTY

PENNCREST HIGH SCHOOL

W. ROSE TREE ROAD

SMEDLEY PROPERTY

BARREN ROAD

VERNON LANE

VAN LEER AVENUE

RIDDLE PROPERTY

LONGVIEW PARK

S.R. 352 MIDDLETOWN ROAD

GRANITE RUN MALL

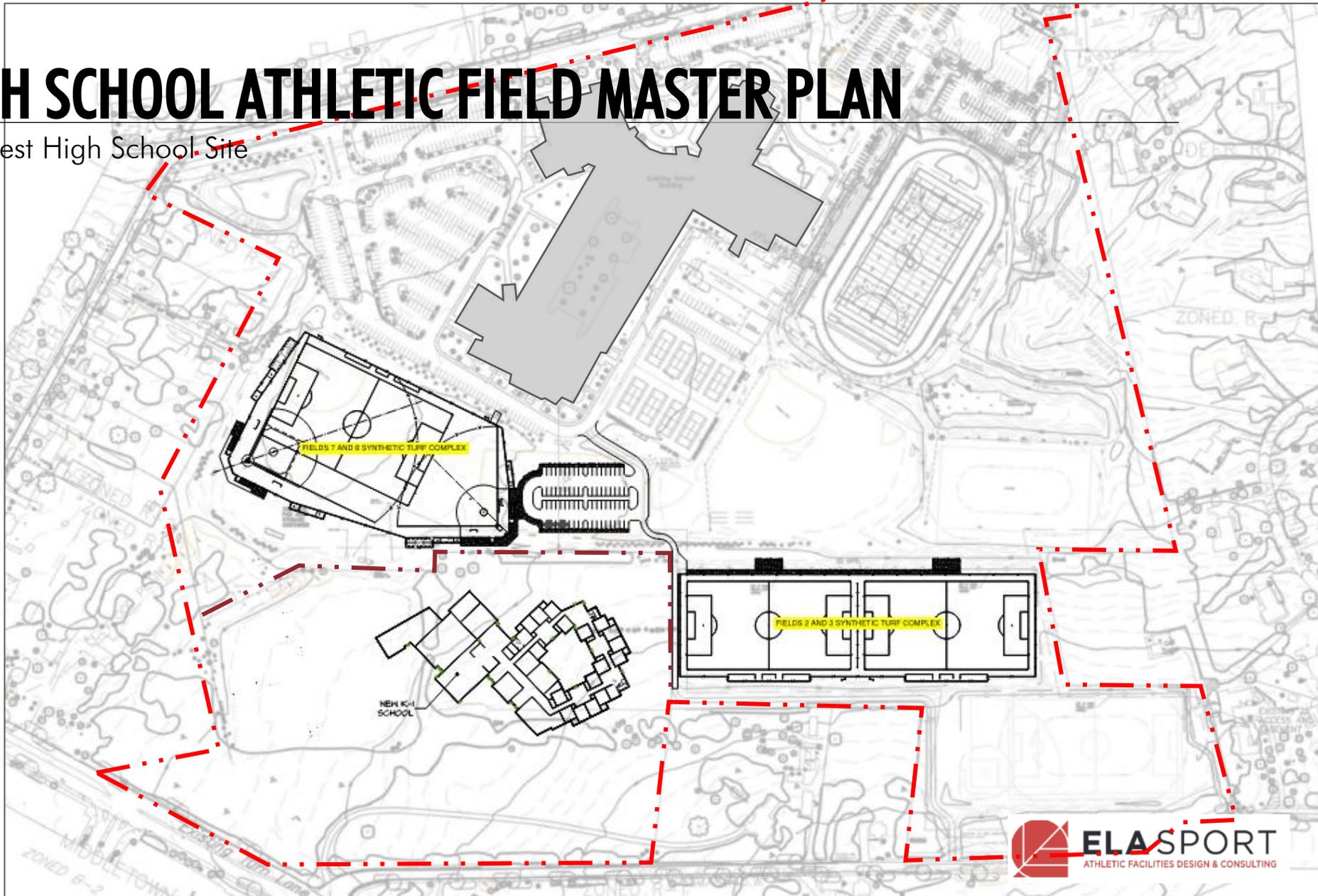
PRIOR CONCEPT SITE PLAN

RIDDLE PROPERTY



HIGH SCHOOL ATHLETIC FIELD MASTER PLAN

Penncrest High School Site



CAMPUS PLAN

Penncrest and Riddle Sites



PROPOSED K-1 EARLY LEARNING CENTER PROGRAMMING

CONTINUED BUILDING PROGRAMMING EFFORT

NEW K-1 EARLY LEARNING CENTER		ROSE TREE MEDIA SCHOOL DISTRICT		
04.01.2025 DRAFT		SCHRADERGROUP		
04.16.2025 Update				
PROGRAM	CAPACITY students	NET SQUARE FEET total	GROSSING factor	GROSS SQUARE FEET total
A. AREA SUMMARY				
1 Target Program Area		84,912 nsf	1.48 *	125,670 gsf
2 Existing Area in Plan				- gsf
Addition Area in Plan				- gsf
Total Area in Plan		- nsf	TBD *	- gsf
Difference		84,912 nsf		125,670 gsf
* Note that the PDE allowable grossing factor is 1.58. This number is reduced due to spaces included in Section 6				
B. CAPACITY SUMMARY				
1 Teaching Stations	40	908 students (Includes LLL program)		
2 Utilization Factor	90%			
3 Effective Student Capacity		817 students		
C. AREA ANALYSIS				
1 Square Feet per student: Planned		154 (Includes LLL Program)		817 gsf
2 Square Feet per student: actual		-		TBD gsf
D. AREA COMPARISON (Program)				
1 CORE STUDENT LEARNING SPACES		54,718		80,983 gsf
2 ADMINISTRATION AND STAFF SPACES		3,022		4,473 gsf
3 COMMUNITY SPACES		6,790		10,049 gsf
4 FITNESS AND WELLNESS		7,668		11,349 gsf
5 PERFORMING & VISUAL ARTS		2,250		3,330 gsf
6 FACILITY SUPPORT SPACES		4,970		7,356 gsf
7 LINKING LEARNING TO LIFE		5,494		8,131 gsf
TOTAL PRIMARY GSF		84,912 nsf		125,670 gsf
8 DISTRICT STUDENT SERVICES		3,444		5,097 gsf
TOTAL WITH ALTERNATE DISTRICT STUDENT SERVICES		88,356		130,767

TOTAL PROJECT
BUILDING AREA (for 817 students)

STUDY PHASE
TOTAL AREA @ STUDY PHASE 120,711 s.f.

PROGRAM EVOLUTION
K1 Building 125,670 s.f.
(includes Linking Learning to Life Program)

Possible Alternate for District Student Services 5,097 s.f.
total possible 130,767 s.f.

DESIGN ASPIRATION IMAGES





02 SCHEMATIC DESIGN

SITE EVOLUTION

DEVELOPMENT OF OPTIONS

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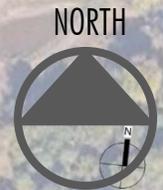
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CAMPUS SITE PLAN

PRIMARY CIRCULATION FROM ROSE TREE ROAD & FROM PENNCREST SITE



K-1 SITE PLAN

PRIMARY CIRCULATION FROM ROSE TREE ROAD & FROM PENNCREST SITE



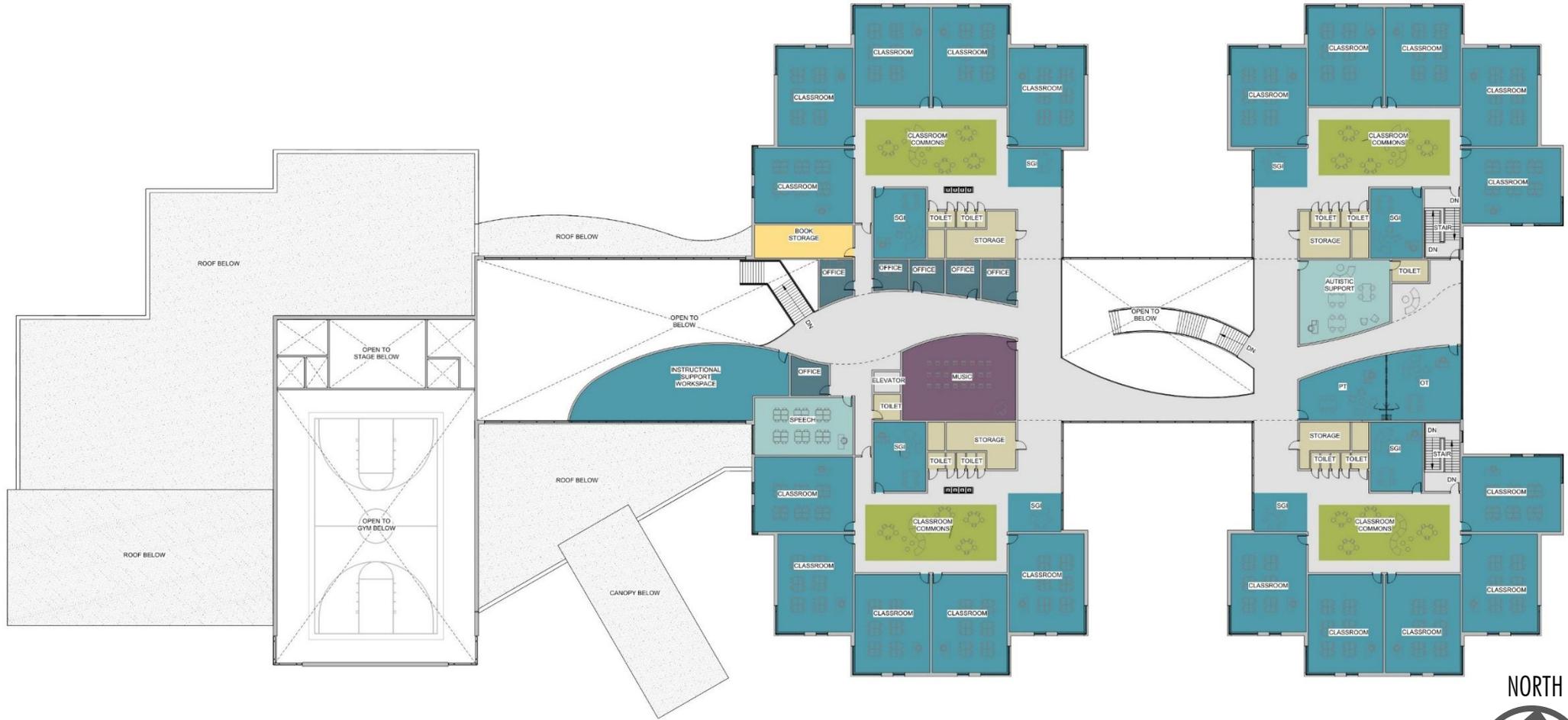
FIRST FLOOR PLAN



NORTH



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



03 BUDGET

Dismal Run

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BUDGET UPDATE

Rose Tree Media SD					
New K-1 Early Learning Center					
	New Construction (Original Budget)	New Construction (Alt. Program)	New Construction (Athletics Alt. 1)	New Construction (Athletics Alt. 2)	
Building Square Footage	120,711	125,670	125,670	125,670	Area included in construction costs.
Building Construction Costs	\$51,664,308	\$53,786,760	\$53,786,760	\$53,786,760	General, mechanical, electrical, plumbing costs for the building.
Demo & Site Work	\$7,000,000	\$7,500,000	\$7,500,000	\$7,500,000	Site work allowance.
Alt. Athletic Programs #1	\$0	\$0	\$8,705,000	\$8,705,000	Multi-sport synthetic turf complex (Baseball, Softball, Soccer).
Alt. Athletic Programs #2	\$0	\$0	\$0	\$7,015,000	Multi-purpose synthetic turf fields - Fields 2 & 3, and SLMS Stadium.
Other Construction Costs	\$7,000,000	\$7,500,000	\$16,205,000	\$23,220,000	
Construction Cost Escalation	\$4,787,008	\$4,787,008	\$4,787,008	\$4,787,008	To account for anticipated cost escalations.
Design Contingency	\$2,933,215	\$2,933,215	\$2,933,215	\$2,933,215	To account for additional project requirements resulting from design.
Total Construction Budget	\$66,384,531	\$69,006,983	\$77,711,983	\$84,726,983	
Construction Contingency	4.4%	4.3%	3.8%	3.5%	To account for unforeseen costs during construction.
General Conditions/Site Services	2.0%	1.9%	1.7%	1.5%	Job Trailer, Dumpsters/Toilets, Temporary Systems, Site Supervision, etc.
Professional Services/Owner Costs	16.0%	15.5%	15.1%	14.8%	Design, procurement, construction mgmt., testing, permitting, FF&E.
Total Budget (Calculated)	\$81,273,077	\$83,938,585	\$93,692,773	\$101,471,326	
Total Budget	\$81,500,000	\$84,000,000	\$93,700,000	\$101,500,000	

04 ACT 34

PRIOR REIMBURSEMENT PROCESS

DEPARTMENT OF EDUCATION

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Refer to PLANCON – D02

Total estimated new construction cost is \$75,182,506 which includes the new building and site costs (including design contingency & escalation), plus fees and FFE (but not construction contingency)

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CDC:	Project Name:	Project #:	
Rose Tree Media SD	RTMSD K1 Center		
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	45,942,400		45,942,400
2. Heating and Ventilating	10,612,538		10,612,538
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	3,679,013		3,679,013
4. Electrical	8,773,031		8,773,031
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	69,006,982		69,006,982
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	69,006,982		69,006,982
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	5,175,524		5,175,524
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	5,175,524		5,175,524
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	1,000,000		1,000,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment			
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	75,182,506		75,182,506
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	75,182,506		75,182,506
* Type "No Fee" beside each item for which no design fee is charged.			

Refer to PLANCON – D04
SECTION V / Page 25

Site Costs and Fees
(\$10,692,772 + \$1,069,277)
are subtracted from the
TOTAL PROJECT COSTS for
Act 34 Maximum Building
Construction Cost

DETAILED COSTS				
District/CTC: Rose Tree Media SD		Project Name: RTMSD K1 Center		Project #:
		NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)				
1. General (include Rough Grading to Receive Building)		8,444,766		8,444,766
2. Heating and Ventilating		1,698,006		1,698,006
3. Plumbing		250,000		250,000
4. Electrical		300,000		300,000
5. Other: _____				
6. Other: _____				
7. A-1 thru A-6 - Subtotal		10,692,772		10,692,772
8. Construction Insurance				
a. Owner Controlled Insurance Program on Site Development Costs				
b. Builder's Risk Insurance (if not included in primes)				
c. Construction Insurance - Subtotal				
9. Site Development Costs - Total		10,692,772		10,692,772
B. ARCHITECT'S FEE ON SITE DEVELOPMENT		1,069,277		1,069,277
				EXISTING
C. ASBESTOS ABATEMENT				
1. Asbestos Abatement				
2. AHERA Clearance Air Monitoring				
3. Asbestos Abatement - Total (D02, line A-5)				
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)				
E. ROOF REPLACEMENT/REPAIR				
1. Roof Replacement Repair				
2. Owner Controlled Insurance Program on Roof Replacement/Repair				
3. Builder's Risk Insurance (if not included in primes)				
4. Roof Replacement/Repair - Total				
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR				

Refer to PLANCON – D20

The ACT 34 MAXIMUM BUILDING CONSTRUCTION COST is \$63,420,456

If the ACT 34 MAXIMUM BUILDING CONSTRUCTION COST based on bids is exceeded by 8% or \$68,494,093, a second Act 34 Hearing would be required

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC: Rose Tree Media SD	Project Name: RTMSD K1 Center	Project #:
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)</p>		\$ <u>75,182,506</u>
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>10,692,772</u>	<p>↑</p> <p>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</p>
2. Architect's Fees on the above excludable costs	\$ <u>1,069,277</u>	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$ _____	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ <u>11,762,049</u>	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)</p>		\$ <u>63,420,456</u>
<p>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</p>		
<p><u>IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.</u></p>		
<p>D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)</p>		\$ <u>68,494,093</u>
<p>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</p>		

Act 34 *Scheduled Area for Total Building* is the calculator to develop the Referendum Maximum from using the *Aggregate Building Expenditure cost*.

In the case of all of the scheduled areas in this building, Act 34 Capacity is **2,532**.

This **IS NOT** the building capacity, it is merely a calculation methodology developed in 1973 for the sake of the "Taj Mahal" Act to create a threshold cost that a district must build under.

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)													
District/CTC: Rose Tree Media SD				Project Name: RTMSD K1 Center				Project #:					
ACT 34 CAPACITY FRACTION													
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)										USE AREAS			
										FROM 82,070 sq.ft.			
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)										APPROVED			
										PART A 82,070 sq.ft.			
C. ACT 34 CAPACITY FRACTION (line A divided by line B)										1.0000 (ROUND TO 4 DEC PL)			
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***													
ELEMENTARY BUILDING													
	550-659 SQ FT			660-769 SQ FT			770-849 SQ FT			850+ SQ FT			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ELMS TOTAL
KINDERGARTEN	XXX	XXX	XXX	32			34			35	20	700	700
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35	20	700	700
SMALL GROUP/SEMINAR	24	17	408	32			34			XXX	XXX	XXX	408
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35	10	350	350
COMPUTER ROOM	XXX	XXX	XXX	32			34			35	1	35	35
ART ROOM	XXX	XXX	XXX	32			34			35	1	35	35
MUSIC ROOM **	XXX	XXX	XXX	32			34			35	1	35	35
REG PRE-SCHOOL	XXX	XXX	XXX	32			34			35			
SPEC ED PRE-SCHOOL	XXX	XXX	XXX	32			34			35			
SPECIAL ED CLSRM	XXX	XXX	XXX	32			34			35	7	245	245
SPECIAL ED RESOURCE (MAX = 1 RM)	24	4	96	32			34			35			24
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35			
D. BUILDING TOTAL													2532
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)													
F. ELEMENTARY CAPACITY (D plus E)													2,532
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													2532
DISTRICT ADMINISTRATION OFFICES													
H. TOTAL NUMBER OF POSITIONS TO BE HOUSED (A16, Number of Positions Listed)													
I. ACT 34 DISTRICT ADMINISTRATION OFFICE CAPACITY (H times 1.3; rounded to nearest whole number)													
VOCATIONAL BUILDING													
J. TOTAL SCHEDULED AREA (A17, Building Total, column #12)													_____ sq.ft.
K. VOCATIONAL CAPACITY (J divided by 100 times 1.44; rounded to nearest whole number)													_____
L. ACT 34 VOCATIONAL CAPACITY (K times C; rounded to nearest whole number)													_____

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

** ONLY INCLUDE MUSIC CLASSROOMS; DO NOT INCLUDE BAND ROOMS, CHORAL ROOMS OR INSTRUMENTAL ROOMS



Refer to PLANCON – D23

Calculated Aggregate Building Expenditure: Act 34 Elementary Capacity at 2532 (PDE D21) \$25,785 per pupil cost limit for a total of \$65,287,620

If the Act 34 Maximum Building Construction Cost of **\$63,420,456** is less than the Aggregate Building Expenditure of **\$65,287,620**, then a Referendum is **not required**.

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CTC:	Project Name:	Project #:
Rose Tree Media SD	RTMSD K1 Center	
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	2532	
2. 2010-2011 Per Pupil Cost Limit	\$25,785	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ 65,287,620
B. GRADES 7-9		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)		
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)		(ROUND TO 2 DEC PL)
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)		
2. 2010-2011 Per Pupil Cost Limit	\$38,664	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ _____
C. GRADES 10-12 / DAO		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)		
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)		(ROUND TO 2 DEC PL)
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)		
d. Act 34 District Administration Office Capacity (D21, line I)		
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)		
2. 2010-2011 Per Pupil Cost Limit	\$47,892	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$ _____
D. VOCATIONAL		
1. Act 34 Vocational Capacity (D21, line L)		
2. 2010-2011 Per Pupil Cost Limit	\$27,374	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$ _____
E. AGGREGATE BUILDING EXPENDITURE STANDARD (A-3 plus B-3 plus C-3 plus D-3)		
		\$ 65,287,620
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ 63,420,456
IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES A REFERENDUM.		
REFERENDUM (if applicable)		
	Date Advertised	_____
	Date Held	_____

05 COMMUNITY FEEDBACK

OPEN HOUSE COMMUNITY FEEDBACK

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 30th, 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?*
- The presentation was posted online to gather additional feedback via the survey
- 643 Responded with 270 completing the survey

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

Side A

Traffic Concerns

Many responses highlight significant worries about the traffic impact in an already congested area. Several comments point out the difficulties during peak times at intersections and suggest alternatives to the chosen site. Safety concerns due to increased traffic and challenging road conditions are frequently mentioned.

Common ground

Effective Planning

Both sides agree on the necessity for careful and effective planning to address concerns such as traffic, safety, and environmental impact. There is a shared desire for thorough consideration of logistics, including transportation, community impact, and the seamless transition of students between grades and schools.

Side B

Support for New School

Respondents in support of the new K-1 Center highlight the need for a dedicated space for early childhood education and the benefits of a more modern, sustainable facility. These comments often express excitement about the initiative, the opportunity for full-day kindergarten, and the positive impact on the broader educational environment in the district.

Top 5 Themes:

1. Traffic and Location
2. Educational Model Impact
3. Budgets and Cost
4. Logistics (start/end times, bus routes, etc.)
5. Project Timeline and Outcomes

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



Top 5 Themes:

1. Community Engagement
2. Full Day Kindergarten Support
3. Site and Infrastructure
4. Cost and Funding
5. Educational Excellence

06 NEXT STEPS

PROJECT DEVELOPMENT

Dismal Run

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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

October 2025

- ACT 34 Hearing

November 2025

Construction Documents (CD)

November 2025

May 2026

Permitting & Approvals

June 2025

September 2026

Bidding

May 2026

June 2026

- Board Approval of Bids

August 2026

Construction

September 2026

August 2028

Move-in

August 2028

August 2028

NEXT STEPS FOR PROJECT DEVELOPMENT



- Approve updated budget for K-1 Center Building
- Determine Athletic Field option(s)
- Authorize design team to proceed with design and land development



A LEGENCE Company



A LEGENCE Company with

GDHOUTMAN & SON, INC.
CIVIL ENGINEERS LAND SURVEYORS

SCHRADER GROUP

A HORD COPLAN MACHT STUDIO