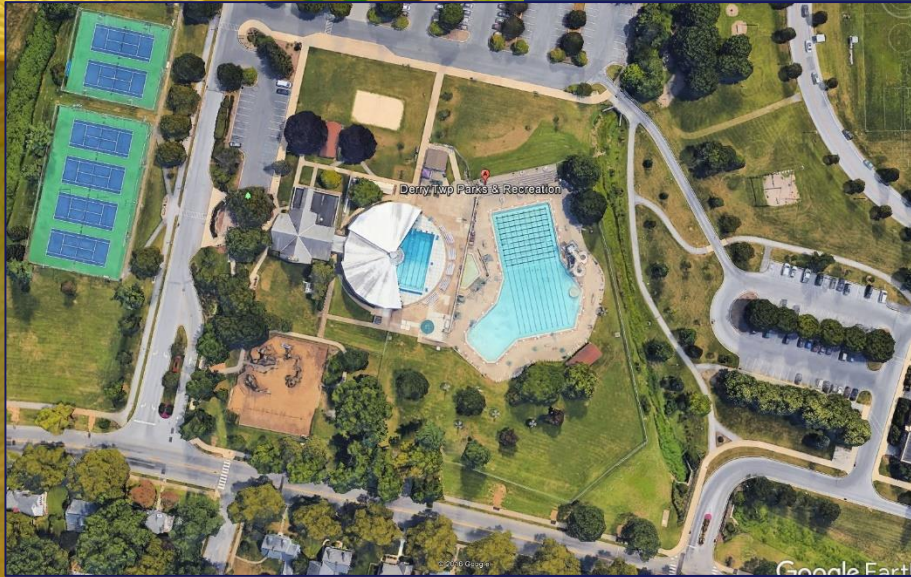


# Derry Township Community Center Schematic Design Presentation



May 8, 2018

*Extraordinary Solutions for Ordinary Budgets*



CAPITAL CONSTRUCTION MANAGEMENT, LLC

# Your Dedicated Team

## Architect



## Owner's Representative



## Civil Engineer



## Aquatics Consultant



## Acoustic Consultant



## Structural Engineer



## MEP Engineering



## Envelope Consultant



# Tonight's Presenters

- ▶ **Matt Mandia**– Derry Township Parks and Recreation Director  
Matt will provide a brief history of the current building and the planning process to date.
- ▶ **Aaron Bricker**– RGS Associates  
Aaron is the Civil Engineer for the project and will present the constraints and variables that effect how the new building will inhabit the site.
- ▶ **Jim Bogrette** – Kimmel Bogrette Architecture + Site  
Jim has been spearheading the efforts of the entire design team working towards tonight's presentation and will review the proposed floor plans and conceptual interior and exterior renderings.
- ▶ **Greg Koussis** – Capital Construction Management, LLC  
Greg will review the preliminary cost estimates and schedule for the construction of the project.



## Project History



# Project History

Presenter – Matt Mandia



**Community  
Recreation  
Center  
1932-1963**



# Project History



## Community Recreation Center - 2018



KIMMEL BOGRETTE  
Architecture + Site



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## Facility History and Use

- ▶ Facility was dedicated in memory of Milton S. Hershey on October 20, 1963 by the Hershey Chocolate Corporation and operated by the MS Hershey Foundation between 1963 -1979.
- ▶ Began as a state of the art structure at that time with innovative designs including the retractable dome.
- ▶ It was sold for \$ 1 to the Township on September 13, 1979 and has been owned and operated by the Township since that time.
- ▶ Continues to serve us today, but is significantly limited with no addition of programming space on the site in 55 years.
- ▶ Home of the Hershey High School Swim Team.
- ▶ It continues to host a multitude of ongoing aquatics and recreational programming throughout the year.



## Facility History and Use

- ▶ Site of the Townships Summer Outdoor Community Recreational pool.
- ▶ Is situated adjacent to the School District campus which has produced a clear need for a more robust after school collaborative program.
- ▶ Both program and facility demands have far exceeded the current facilities ability to accommodate those demands.
- ▶ The communities recreation, social, cultural and aquatic needs can not be fully met due to the lack of current indoor programming and aquatic space availability.
- ▶ Facility turns 55 years old this year and is showing its age in most areas of its infrastructure.





## Beginning of the Planning Process

In October of 2014, a Stakeholders Committee was established to begin the process of planning for a new community center. This group includes a wide range of community representation including Derry Township School District, Mohler Senior Center, Swimming Community, Hershey Medical Center, Milton Hershey School & citizens at large.



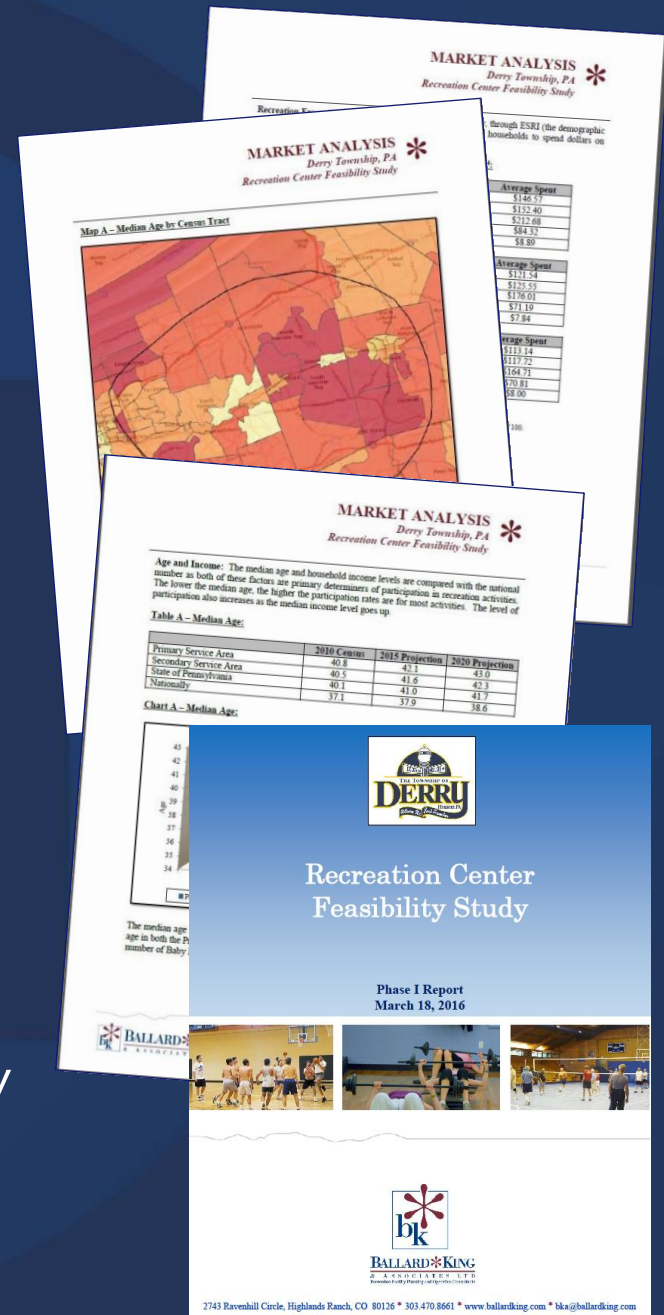
# Establish a Program for the New Facility

2015 - Consulting Services Commenced with the hiring of Ballard King Associates which included a Market Analysis, two community listening sessions (Nov. 4 & 19, 2015), and the establishment of a preliminary program for the facility based on the input collected.

Market Analysis – Demographics, Primary/Secondary Service Areas, Median Household Income, SPI – Recreation Spending Potential Index

Public Listening Sessions two listening sessions at the Recreation Center which provided many suggestions, needs and ideas that Ballard \* King integrated into their analysis.

Preliminary Program Ballard \* King Associates evaluated this data specifically with our community in mind, factoring some regional and national trends to establish a recommended preliminary program for the community center.



# Preliminary Program for the New Facility

The original Building Program identified the following major components.

- Competition pool
- Indoor leisure pool
- Seasonal outdoor pool
- Gymnasium with 2 basketball courts
- Weight and Cardio Area
- Group Exercise Rooms
- Suspended Running / Walking Track
- Multi Purpose Rooms
- Senior Center
- Youth Lounge
- Building Support spaces like offices, bathrooms, locker rooms, etc.

**CENTER COMPONENTS**  
Derry Township, PA  
Recreation Center Feasibility Study

**CENTER COMPONENTS**  
Derry Township, PA  
Recreation Center Feasibility Study

Space	Square Footage
<b>Aquatics</b>	
Competitive Pool (10 lane/33 Meter)	
Storage	
Meet Room	
<b>Senior/Community Space</b>	3,000
Multipurpose Community Room	500
Storage	500
<b>Kitchen</b>	2,100
Classrooms (3 @ 700 SF)	240
Storage (3 @ 80 SF)	400
Consignment Shop	800
Restrooms (2 @ 400 SF)	500
Office/Workroom/Storage	750
<b>Lobby</b>	8,790
<b>Subtotal</b>	2,000
<b>Passive Use Spaces</b>	600
Game Room	1,800
Party Room(s)	200
After School/Summer Youth Center	800
Storage	50
<b>Drop-in Child Care</b>	0
Restroom	1,000
<b>Support</b>	300
Lobby	1,500
Front Desk	3,000
Office Space	1,200
Locker Rooms	750
Family Locker Rooms (6)	400
Restrooms	150
Maintenance Office/Work Area	60
Custodial Closets (3)	
Vending	13,810
<b>Subtotal</b>	88,040
<b>Total</b>	17,608
<b>Net to Gross (20%)</b>	105,648
<b>Grand Total</b>	



## Moving the Planning Process Forward

- In 2016, Kimmel Bogrette Architecture + Site was hired to provide the next phase of planning which was the refinement of the building program and the development of the conceptual plan for the community center. On June 27, 2017 KBA+S presented the results of the Preliminary Design
- Ballard King Associates then conducted an Operations Analysis for the facility which established a financial roadmap for the annual operation of the facility.
- On November 14, 2017 KBA+S was hired to develop the Schematic Design. Through a number of meetings from 2017 to today Kimmel Bogrette and their team have worked with the Township to update the program with changing needs and develop a schematic building plan that meets the Township's budget.



# The Site



Google Earth

Image rendered by Cooper/CUS  
© 2018 Google  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



# Proposed Site Plan - Overall



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Architecture + Site

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KIMMEL BOGRETTE  
Architecture + Site



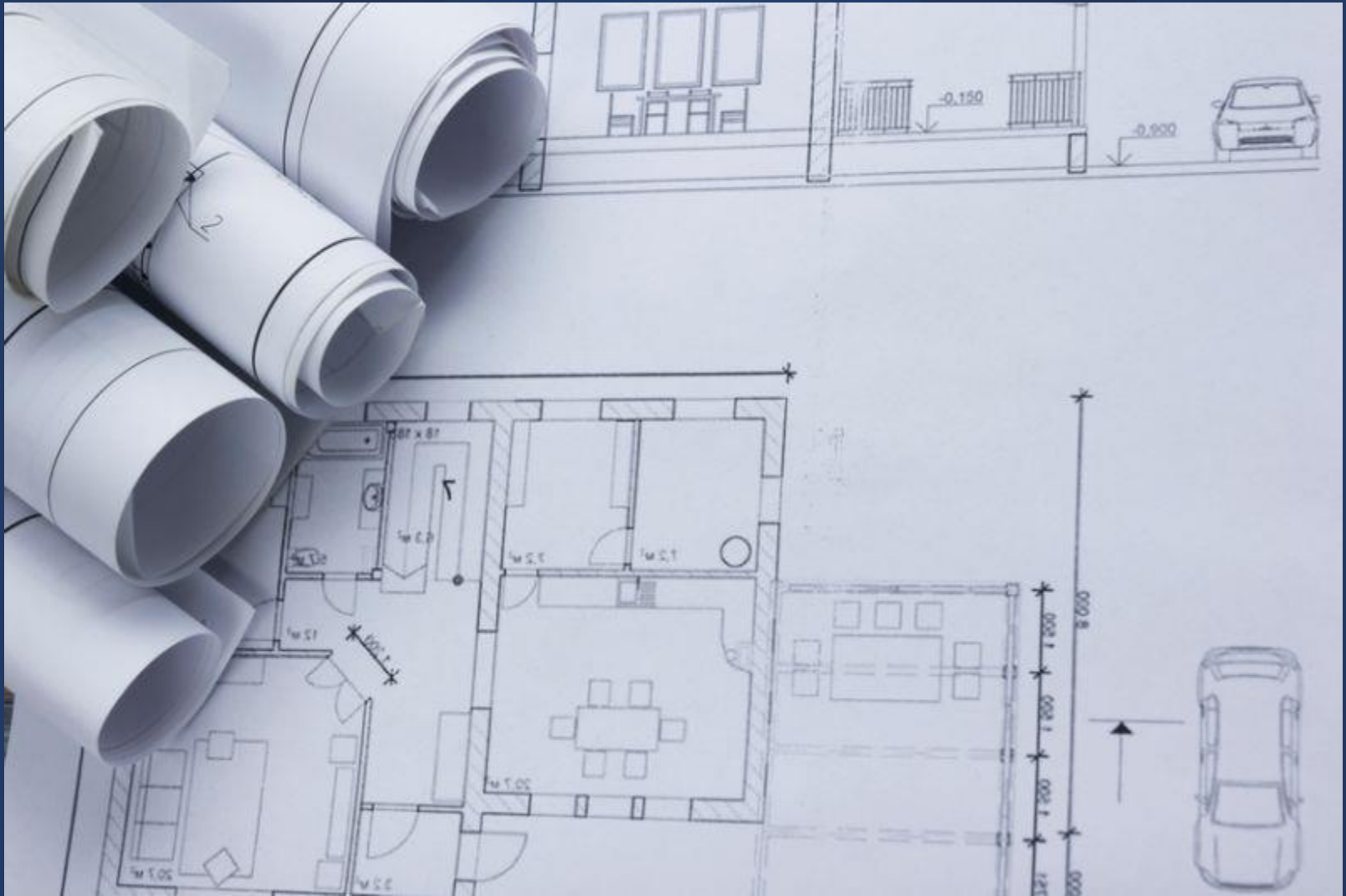
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# Proposed Site Plan - Community Center





# The Architecture



# Proposed First Floor Plan

# Presenter – Jim Bogrette

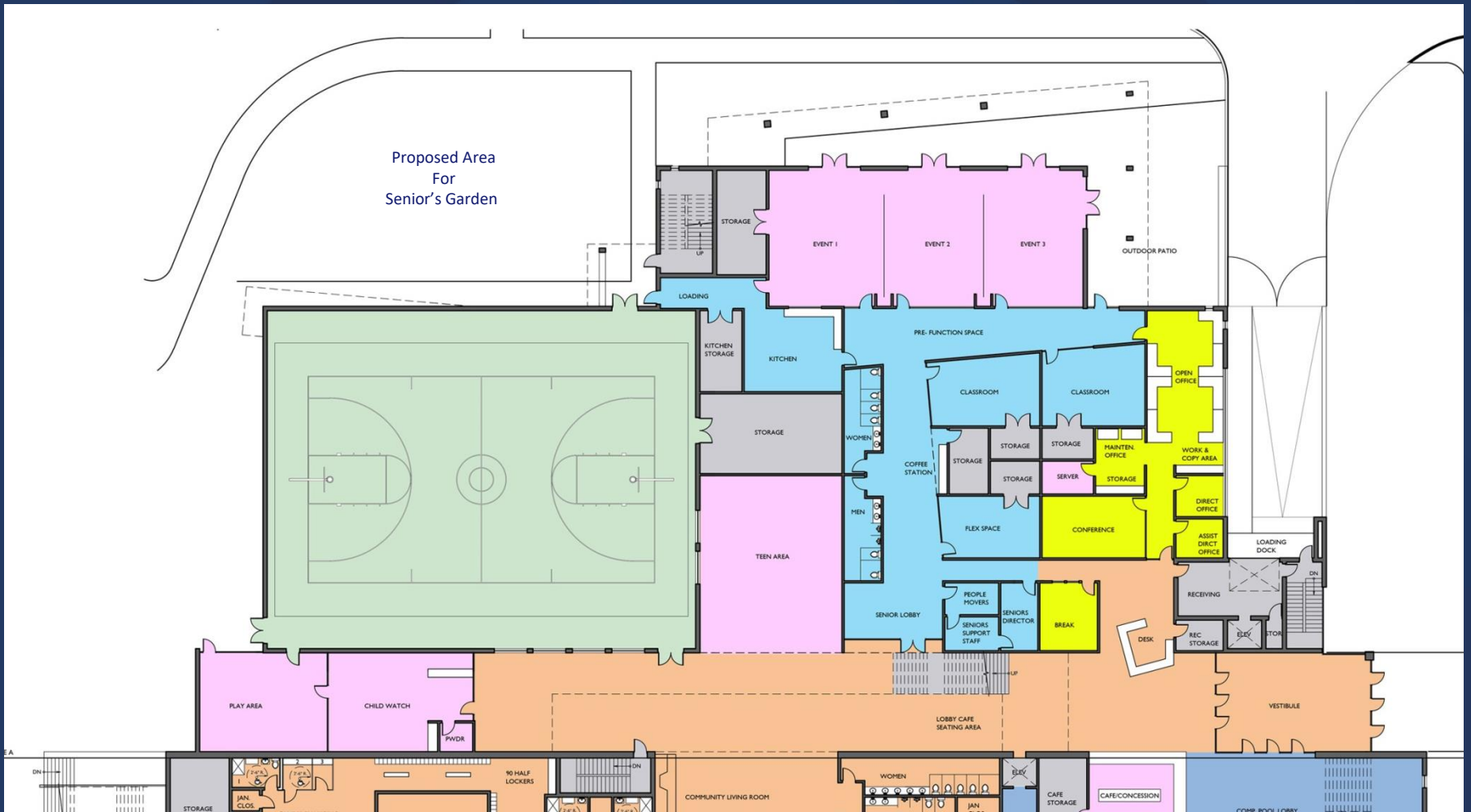


Major program changes from the original report:

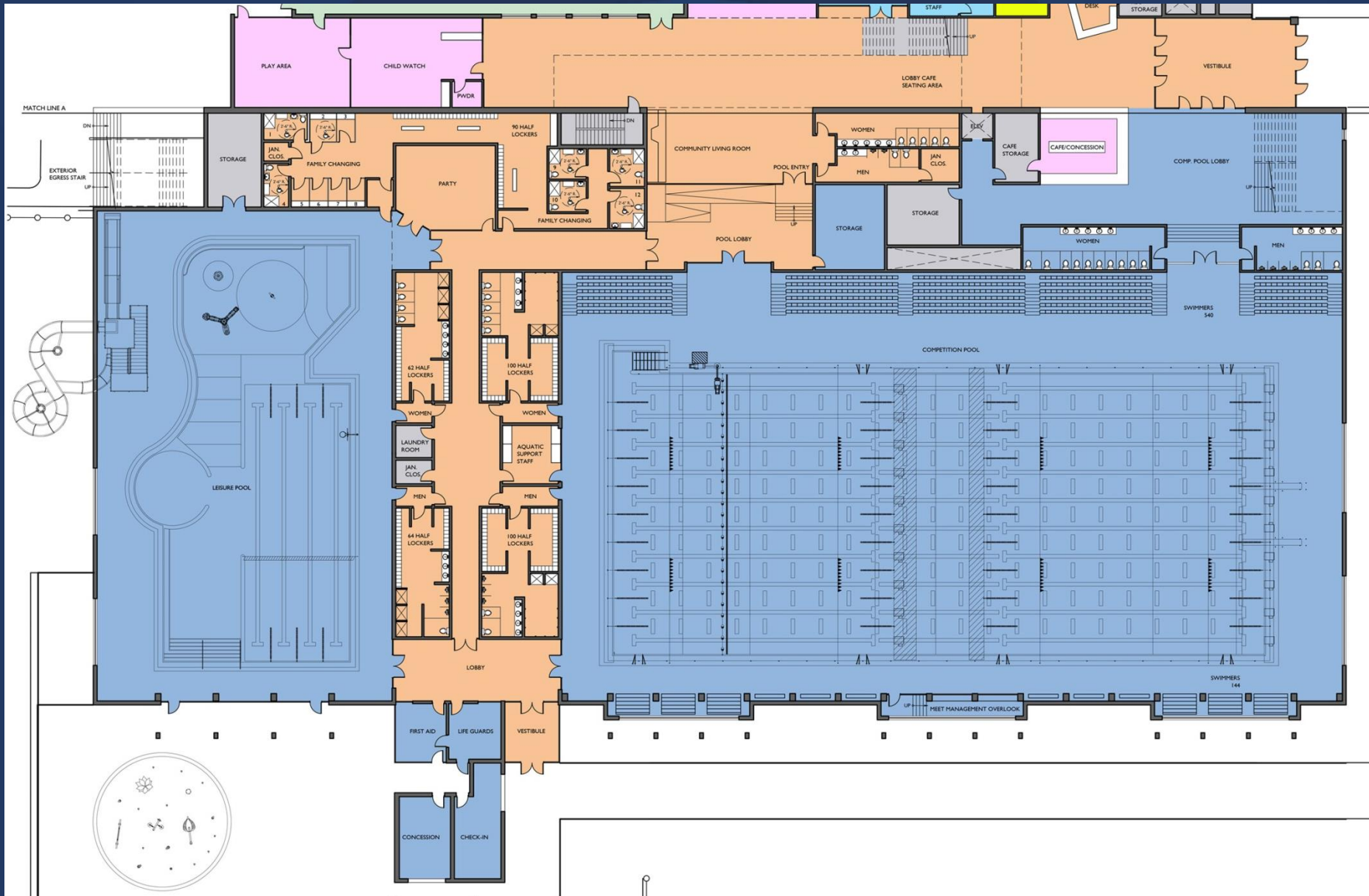
- 50 meter pool with seating for over 1,500 people
- Dedicated competition pool bathrooms and locker rooms.



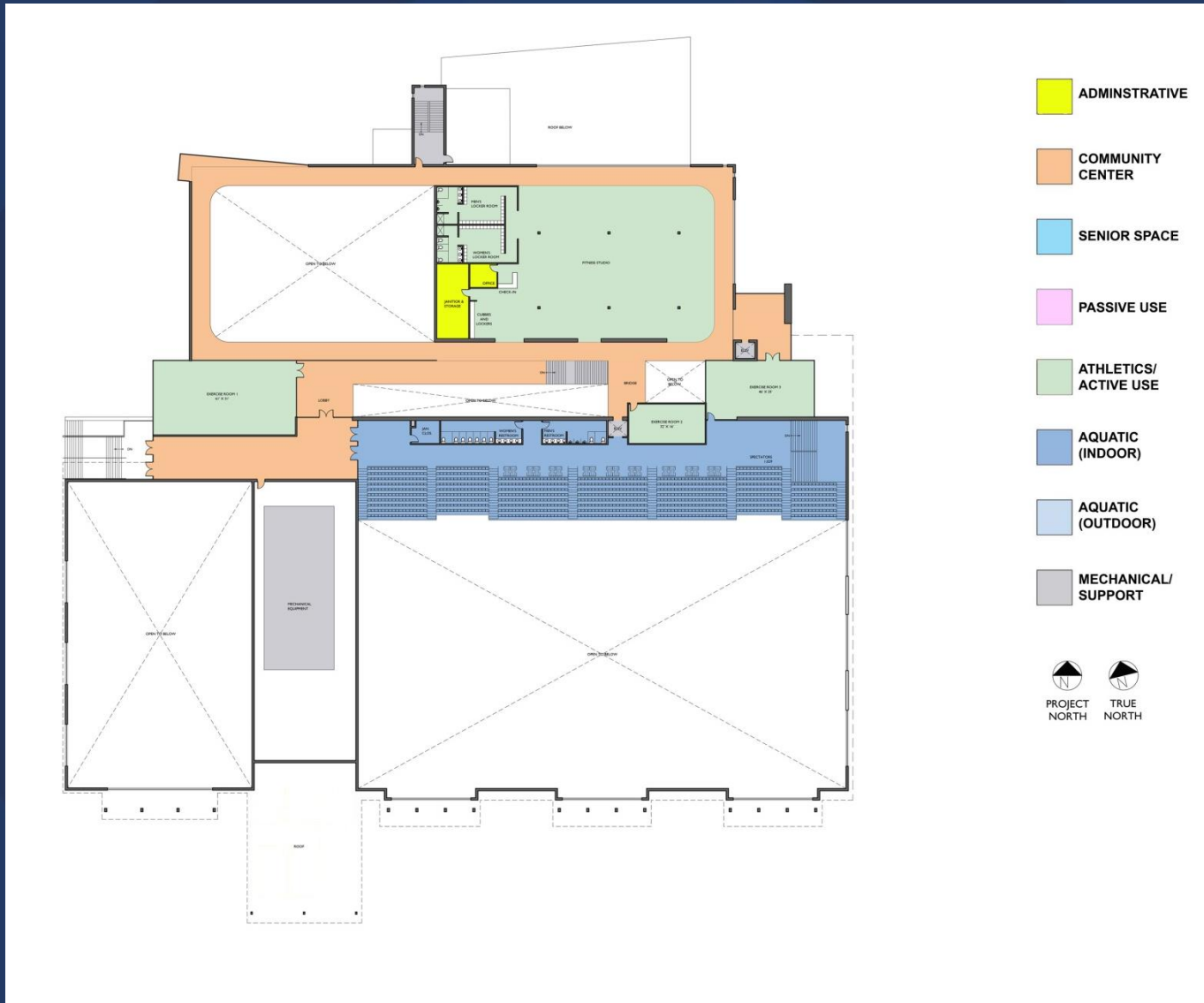
# Proposed First Floor Plan – North Side



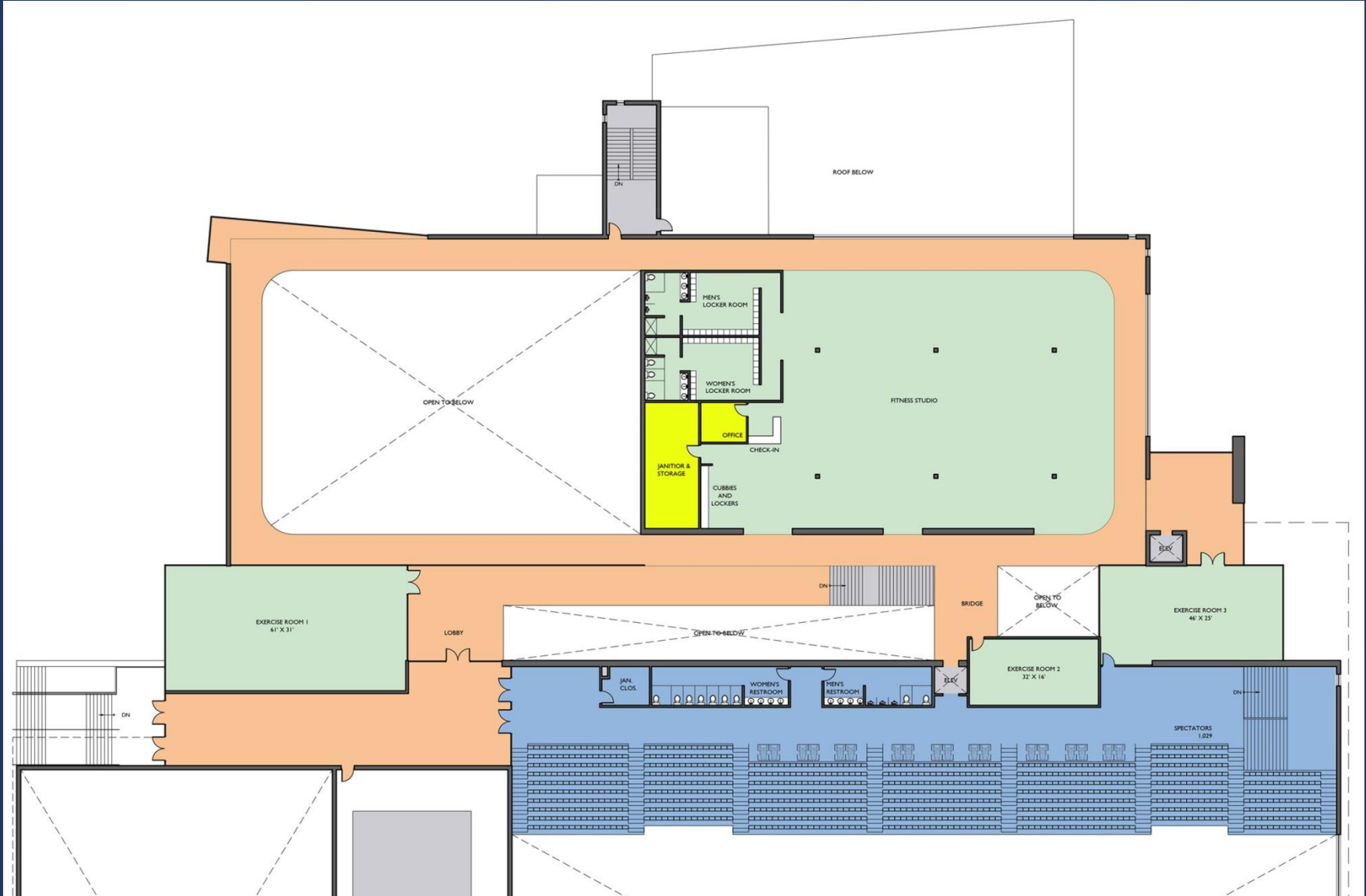
# Proposed First Floor Plan – South Side (Aquatics)



# Proposed Second Floor Plan



# Proposed Second Floor – North Side



# Proposed Exterior – View from Cocoa Ave



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# Proposed Exterior – View from Parking Lot



**KIMMEL BOGRETTE**  
Architecture + Site



interior planning  
landscape architecture  
civil engineering



**CAPITAL CONSTRUCTION MANAGEMENT, LLC**



# Proposed Exterior – View of Main Entrance



# Proposed Exterior – View of Building from Seasonal Pool



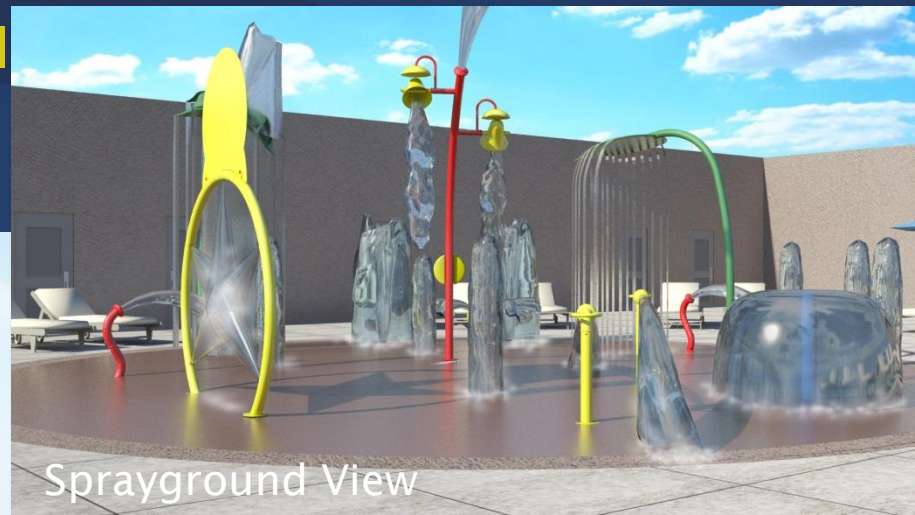
# Proposed Exterior – View of Building from Seasonal Pool



# Aquatics – Proposed Outdoor Pool



Zero Entry View



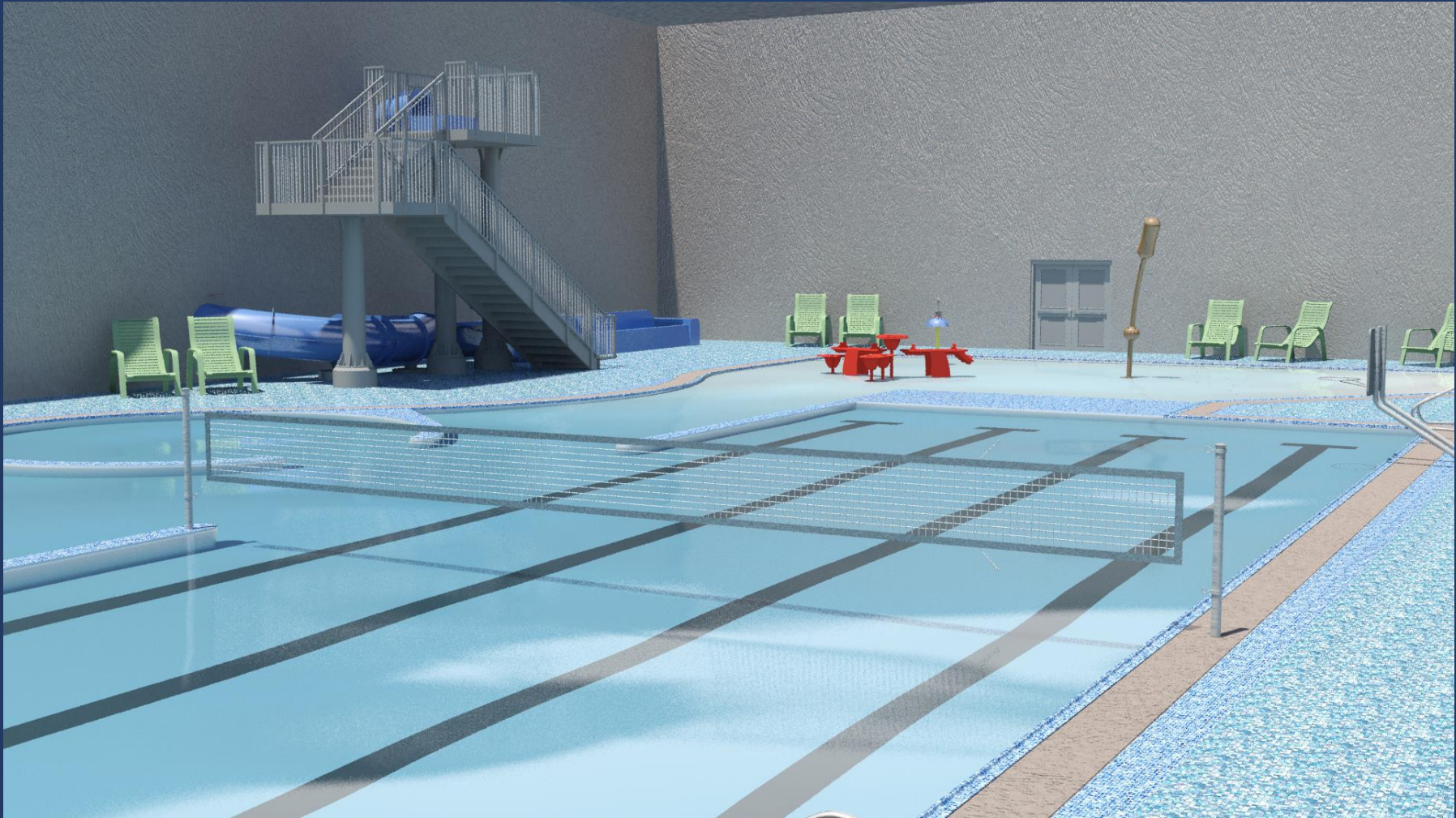
Sprayground View



Overall View



# Aquatics – Proposed Leisure Pool



# Proposed Interior – View of Competition Pool



# Proposed Exterior Materials



# Proposed Exterior – Aerial View





# Cost and Schedule



# Schematic Design Cost Estimate

# Presenter – Greg Koussis

Township's stated Total Project Budget is: \$32 million

Current Schematic Design Cost Estimate is: \$31.7 million

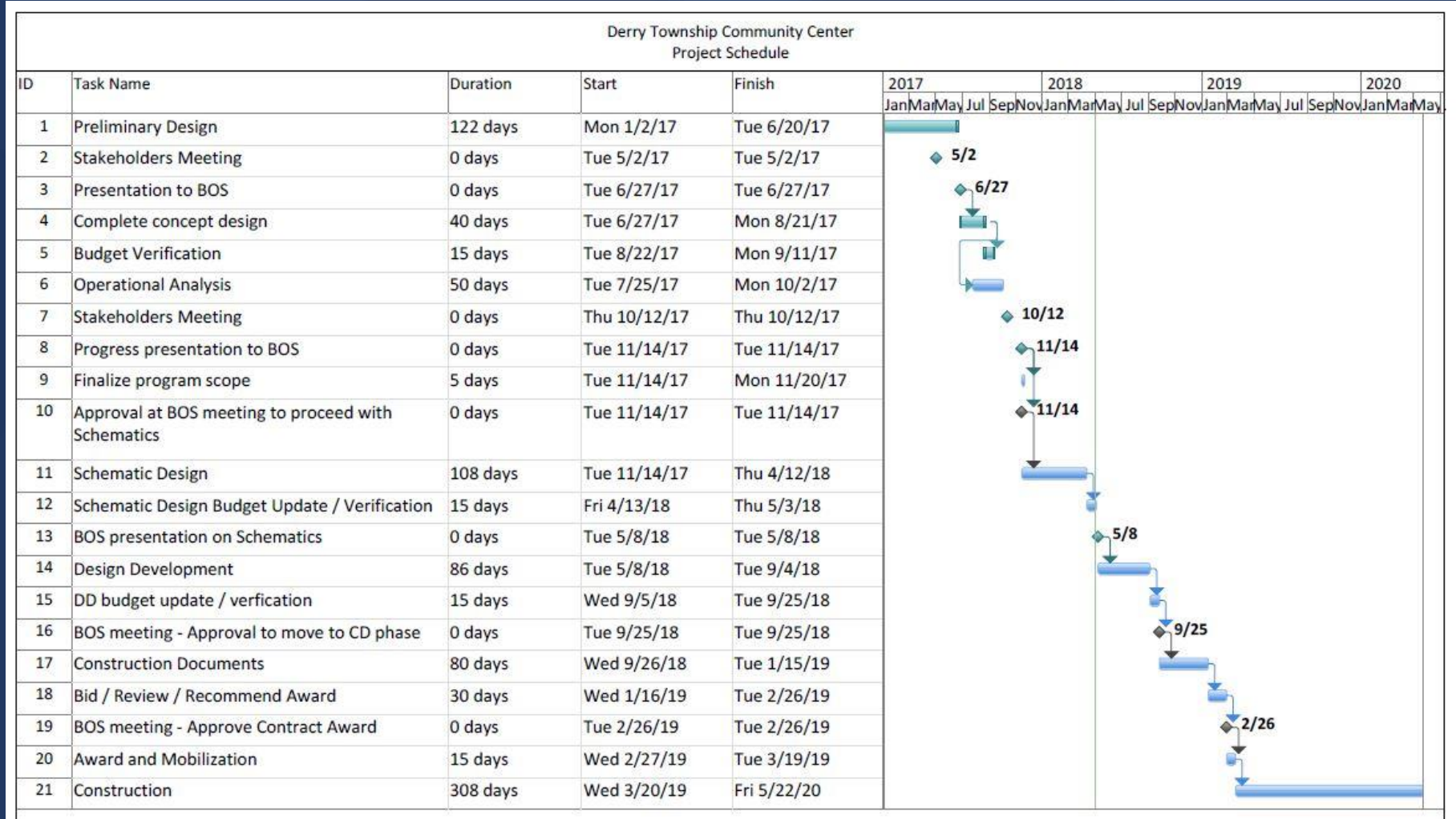
This estimate includes about \$4.4 million in proposed cost savings through value engineering.

Current Plan is approximately 123,500 square feet

Div.	Description	Total	\$/SF
<b>SOFT COSTS</b>			
1.100	Professional Services Fees	\$ 2,300,170	18.26
1.200	Other Soft costs/FFE	\$ 1,575,200	12.50
	<b>Soft Costs Subtotal</b>	<b>\$ 3,875,370</b>	<b>30.76</b>
<b>CONSTRUCTION</b>			
1	General Requirements	\$ 854,630	6.78
2	Sitework and Demolition	\$ 2,162,778	17.17
3	Concrete	\$ 1,360,879	10.80
4	Masonry	\$ 979,419	7.77
5	Metals	\$ 3,297,070	26.17
6	Wood Plastics & Composites	\$ 153,509	1.22
7	Thermal and Moisture Protection	\$ 1,831,798	14.54
8	Openings	\$ 1,637,448	13.00
9	Finishes	\$ 3,418,135	27.13
10	Specialties	\$ 580,008	4.60
11	Equipment	\$ 51,638	0.41
12	Furnishings	\$ 622,910	4.94
13	Special Construction	\$ 6,298,842	50.00
14	Conveying Equipment	\$ 183,000	1.45
15.1	Fire Suppression	\$ 475,930	3.78
15.2	Plumbing	\$ 1,053,367	8.36
15.3	HVAC	\$ 3,280,175	26.04
16	Electrical	\$ 2,694,997	21.39
	Cost Savings items identified post-schematic estimate	\$ (4,431,500)	(35.18)
	Contingency (5%)	\$ 1,325,252	10.52
	<b>Construction Subtotal</b>	<b>\$ 27,830,282</b>	<b>220.91</b>
	<b>PROJECT TOTAL</b>	<b>\$ 31,705,652</b>	<b>251.67</b>



# Proposed Project Schedule



Construction Start March 2019

Building Open May 2020



***Thank You!***



***Extraordinary Solutions for Ordinary Budgets***