



Eastern York School District  
Facility Study  
CRA Project No. 3255

On the above date a meeting was held at the Wrightsville Elementary School for the purpose of reviewing the Elementary Consolidation Study. The below represents the writers understanding of the pertinent issues and items of discussion at the Design Conference.

#### EXISTING BUILDING TOUR

1. Mr. Enders conducted a tour of the existing building highlighting some of the existing classroom spaces.

#### EDUCATIONAL PROGRAM – BUILDING TOURS

1. On May 21<sup>st</sup> and May 22<sup>nd</sup>, faculty and staff toured Hambright Elementary School and Winding Creek Elementary School. An overview and discussion of these tours took place. Below are the pertinent comments from members of the steering committee who attended the tours.
2. Hambright Elementary School
  - Efficient storage in classrooms
  - Glass between the classrooms and corridors raises questions about safety/security
  - Classrooms seem small in size (SF)
  - Reception office is more open and inviting than Winding Creek
  - Acoustics seem louder than in Winding Creek
  - Campus plan is convenient - 5<sup>th</sup> Grade students are able to walk to the middle school
3. Winding Creek Elementary School
  - Liked convenient kindergarten drop-off area
  - Glass between the classrooms and corridors is an opportunity to react to potential security breaches
  - Two serving lines in the cafeteria reduce congestion
  - Inefficient storage in classrooms – cubbies seem small
  - Good acoustics – quieter because of carpeting on the second floor
  - How often are the learning support rooms utilized? Are they wasted space?
  - TV Studio
4. Both Elementary Schools
  - Liked abundance of natural light into classrooms
  - Liked separate cafeteria and gymnasium
  - Liked cafeteria adjacent to outdoor play area
  - Liked flexible seating, non-rectangular tables and desks
  - Main street provides straightforward circulation

#### EXISTING ELEMENTARY CAPACITIES – PHASE I

1. As a follow-up to the request at the last Steering Committee, CRA reviewed Phase I Options that incorporated 5<sup>th</sup> Grade at Eastern York Middle School.
2. CRA presented two options that permitted enough capacity for consolidation
  - Option 3: Close Kreutz Creek Elementary and consolidate to Wrightsville Elementary and Canadochly Elementary, and EYMS.
  - Option 4: Close Canadochly Elementary and consolidate to Wrightsville Elementary and Kreutz Creek Elementary, and EYMS.

## PHASE I OPTIONS - COSTS

1. Costs to consolidate schools in phase I were reviewed. These numbers were derived from estimates encompassing the following costs:
  - Utilities (savings)
  - Custodial (savings)
  - Maintenance (savings)
  - Teaching Staff (no change)
  - Transportation (more costly)
  - Food Service (more costly)
  - Critical Repairs (added costs)
  - Moving Expenses (added costs)
2. The estimated costs showed in all scenarios that consolidation of schools in Phase I would not save the district money and would instead incur additional costs over the current operating budget. A summary of each option is below (Option 1: Close Canadochly Elementary, consolidate to Wrightsville & Kreutz Creek is not shown since the option was not feasible do to capacity).
  - Option 2: Close Kreutz Creek Elementary and consolidate to Wrightsville Elementary and Canadochly Elementary - Total additional cost of \$15,419.14
  - Option 3: Close Canadochly Elementary, consolidate to Wrightsville & Kreutz Creek - Total additional cost of \$172,247.75
  - Option 4: Close Kreutz Creek Elementary and consolidate to Wrightsville Elementary and Canadochly Elementary - Total additional cost of \$131,579.32
3. The steering committee discussed these costs and came to a consensus to recommend to the board of school directors to not proceed with consolidation of schools in Phase I due to there being no cost savings. The steering committee will now focus on the long term Phase II consolidation options of new facility construction.

## GUIDING PRINCIPLES

1. The group reviewed the guiding principles established at a previous steering committee meeting and suggested alterations.
2. A suggestion was made to amend “Our Elementary Schools will be a kid centered place...” to “Our Elementary Schools will be a *student* centered place...”
3. A suggestion was made to combine:
  - “Our Elementary Schools will be a student centered place with a variety of flexible and collaborative spaces that support all types and aspects of learning.”
  - “Our Elementary Schools will be a safe and secure environment where students can learn, play, and grow.”
  - Combined Principal - “Our Elementary Schools will be a student-centered, secure place with a variety of flexible and collaborative spaces that support all types of aspects of learning where students want to learn, play and grow.”

## POTENTIAL SITES – PHASE II

1. CRA reviewed existing district owned property to identify potential site locations for a new Elementary School. The following properties were identified:
  - Kreutz Creek Elementary School (10.87 Acres)
  - South Lee Street Baseball Fields (7.40 Acres)
  - Canadochly Elementary School (16.84 Acres)

- Wrightsville Elementary School Adjacent Field (10.93 Acres, 5.55 Acres available for new construction)
  - Eastern York School District Campus (65.10 Acres, 10.60 Acres available for new construction)
2. CRA noted the developed acreage for the two school toured were 19 acres for Hambright Elementary and 16 acres for Winding Creek Elementary.
  3. A more in depth analysis of the existing sites will occur at the next steering committee meeting.
  4. A discussion was held regarding the campus site.
    - Existing Elementary Schools can stay open during construction of new Elementary School.
    - Central location within Eastern York School District.
    - How can the students be safely evacuated on a campus?
    - How will traffic be altered as a result of a new Elementary School?

Any authorized persons who take exception to any statement in this report shall notify the writer, within five (5) days from the date of receipt of this report, stating in detail the correction or omission. Otherwise, this report shall be considered correct and final.

Sincerely,



Scott Cousin, AIA, LEED AP® | Principal, Senior Project Manager  
Crabtree, Rohrbaugh & Associates - Architects  
P: 717.458.0272 C: 717.557.8382  
E: [scousin@cra-architects.com](mailto:scousin@cra-architects.com)