

# MANHEIM TOWNSHIP SCHOOL DISTRICT



TOWN HALL MEETING

**NITRAUER ELEMENTARY SCHOOL**

January 14, 2026

# OUTLINE

**Process / Schedule**

**Facility Overview**

**Options**

**Next Steps**

# Process / Schedule

# SCHEDULE

MANHEIM TOWNSHIP SCHOOL DISTRICT PHASE 1 ARCHITECTURAL SERVICES - NITRAUER ELEMENTARY							
OVERALL PROCESS SCHEDULE	2025					2026	
Task	August	September	October	November	December	January	February
Architect Selection	●						
<b>DISCOVERY</b>							
Kick-Off Meeting		●					
Homework		■					
Building Capacity / Program		■	■	■			
Site / Building Evaluation		■	■	■			
Nitrauer Facility Team				●			
Public Survey					●		
Building Tour(s)				●			
Focus Groups (optional)				●			
<b>ANALYSIS</b>							
Enrollment / Capacity Review			■	■			
Building Metrics				■			
Educational Design Brief			■	■			
Proposed Building Program			■	■			
Priorities (MoSCoW)			■	■	■	■	
<b>OPTIONS</b>							
Preliminary Option Development				■	■		
Option Review					●		
Option Development (revised)					■	■	
Cost Estimates					■	■	
Recommendations						■	■
<b>ENGAGEMENT</b>							
Steering Committee (Administration)		●	●	●	●	●	●
Educators			●			●	
Facility Team			●			●	
Student / Families			●			●	
Public						● (Town Hall)	
School Board					●	●	● (Final Present)



# Facility Overview



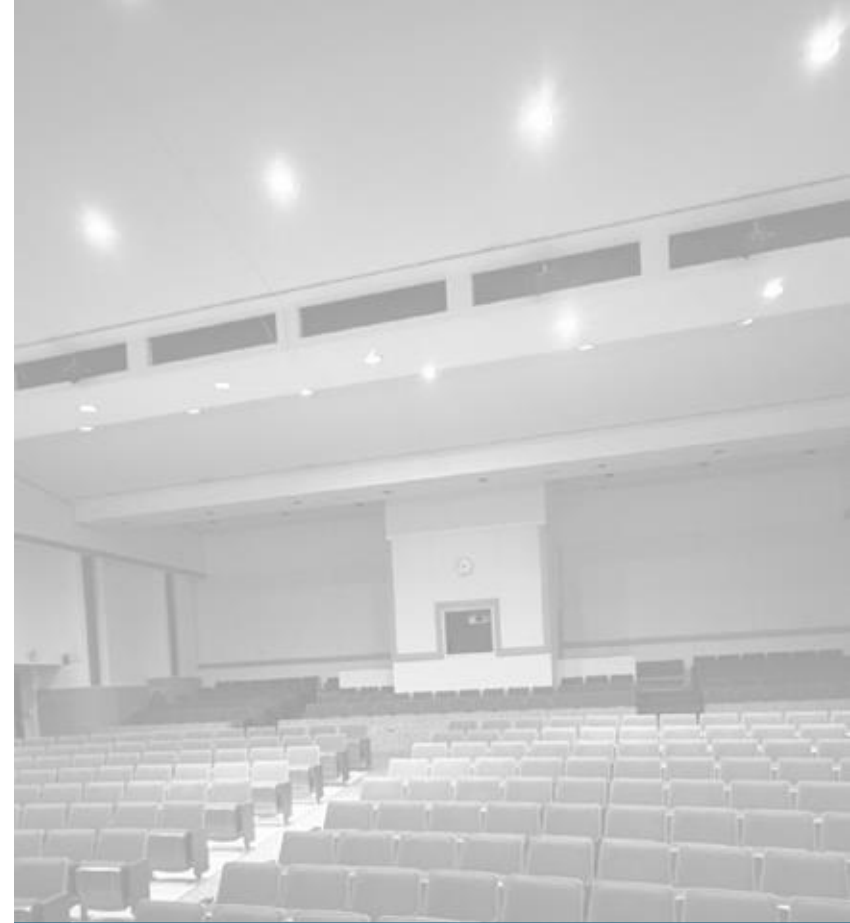
# SITE PLAN





**18.8 ACRES**

**88,768 SF**



**458**

**STUDENTS**

# SITE PLAN

OREGON PIKE

PARKING

DELIVERIES

CAR DROP-OFF

BUS LOOP / VISITOR

PLAYGROUND

ASHBOURNE AVENUE

CROOKED DRIVE



# AERIAL IMAGE



Family Dentistry  
of Lancaster

Nitrauer  
Elementary School

811

711

717

801

807

# BUILDING FLOOR PLAN



# BUILDING EVALUATION

1965 Original Building

1967 Addition

1990 Addition and Renovation

2012 Addition and Renovation

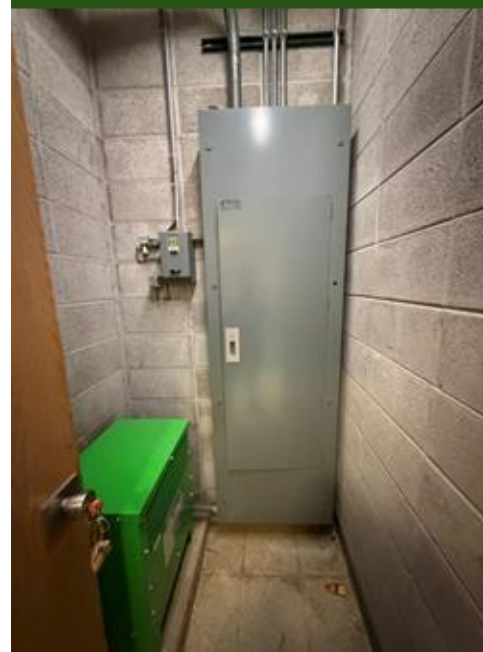


# BUILDING EVALUATION

Questionnaire / Discussion

Identification of Spaces (Building Usage)

Building Walk-through



# OBSERVATIONS

- Parts of the building date back to 1965, 1967, 1990
- Building reflects a history of investment in well-built structures
- Building has a history of good maintenance & care



# FACILITY CHALLENGES

## Building Condition

- **MEP Systems and components are approx. 35 years old and are beyond expected service life**
  - Chiller is 10 years old
  - Minimal active humidity control
  - Plumbing domestic water and drain piping original to building (Most likely needs replaced / testing)
  - Electric switchgear and distribution system in good condition
  - Lighting and AV systems are old / outdated
  - Pneumatic Controls System
- **Exterior Envelope: 36 - 59 years old**
  - **Roof system and window systems are at end of life**
  - Brick Façade in good condition (No weep holes in original building) EPDM over brick at roof., Min. insul.
  - Doors are in good condition
  - Skylights showing signs of deterioration
- **Building Interior – Well maintained / well used, dated**
  - Circulation Concerns
  - ADA deficiencies

# FACILITY CHALLENGES

## Site Condition

- Traffic flow does not work for buses and car drop-off
- Paving and sidewalks in good condition. Playground paving showing spider cracks (Faulty base)
- Play areas are not adjacent to gym or cafeteria
- Baseball fields are distant from building
- Road in good condition

## Educational Impacts

- Building and Classroom sizes – Building is small, CR sizes are typical
- Organization & Adjacencies – Multiple organizational issues with layout of the building
- Educational Environment – 35-Year-old educational environment, minimal flexibility
- General Building and Support Spaces - Not enough rest rooms
- Lacking future-ready design to program needs

# FACILITY EVALUATION

## BUILDING ASSESSMENT

The following factors are an overall approach to assessing the usefulness, value and condition of a facility.

### Rating Scale:

0.0 = Consider Demolition
1.0 = Weigh Heavy Renovations vs Discontinued Use or Demolition
2.0 = Heavy Renovations or Alterations needed
3.0 = Light Renovations or Capital Projects needed
4.0 = Brand New or Like-New Facility

## OVERALL SITE CONDITIONS

1	GENERAL CONDITIONS	2.67	
2	CIRCULATION	2.63	
3	PAVEMENT (ASPHALT & CONCRETE)	3.00	
4	PLAY AREAS	2.50	
5	ATHLETIC FIELDS & AMENITIES	2.00	

**OVERALL SITE RATING** **2.56**

## OVERALL BUILDING CONDITIONS

<b>GENERAL EDUCATION &amp; BUILDING</b>			<b>2.81</b>
1	LEARNING ENVIRONMENTS - CORE	2.55	
2	PERFORMING ARTS	3.00	
3	TECHNOLOGY/ STEM/ ART	3.00	
4	ATHLETICS	3.60	
5	COMMONS SPACES	2.68	
6	ADMINISTRATIVE	2.52	
7	SUPPORT SPACES	2.34	

**BUILDING CONDITIONS** **2.93**

1	BUILDING ENVELOPE	2.89	
2	BUILDING INTERIOR	3.20	
3	INTERIOR FINISHES	3.03	
4	SUPPORT SPACES - GENERAL	2.61	

**SYSTEMS CONDITIONS** **2.22**

1	MECHANICAL SYSTEMS	1.71	
2	PLUMBING SYSTEMS	1.83	
3	ELECTRICAL SYSTEMS	2.67	
4	FIRE PROTECTION SYSTEMS	2.00	
5	LOW VOLTAGE SYSTEMS	2.88	

**OVERALL BUILDING RATING** **2.65**

## OVERALL EDUCATIONAL RATING

<b>BUILDING &amp; PROPERTY</b>			<b>2.58</b>
1	SURROUNDING CONTEXT & SITE	2.78	
2	PHYSICAL FEATURES & APPEARANCE	2.69	
3	ORGANIZATION, WAYFINDING AND COMFORT	2.31	
4	SAFETY & SECURITY	2.55	

**EDUCATIONAL IMPACTS** **2.03**

1	BUILDING & CLASSROOM SIZES		
2	ORGANIZATION & ADJACENCIES	2.18	
3	EDUCATIONAL ENVIRONMENTS	2.31	
4	GENERAL BUILDING & SUPPORT SPACES	1.60	

**OVERALL EDUCATIONAL RATING** **2.30**

# Priorities

- ❑ Wants and Needs
- ❑ Priorities
- ❑ Goals

# MoSCoW METHOD



## Facility Assessment Priorities

### PRIORITIES TO INFORM OPTIONS

**Must-Have**  
**M**

*Non-negotiables*

**Should-Have**  
**S**

*Added Value*

**Could-Have**  
**C**

*Nice, but not necessary*

**Won't-Have**  
**W**

*Non-Starter*

### Must-Have

*Non-negotiables*

- Equity of programs across elementary schools
- **Keep “neighborhood” elementary schools**
- Safe and Secure Building
- **Address aging infrastructure**
- Healthy Building Design
- Fiscally Responsible Approach
- Seamless Technology
- **Educational approach for the future (MT Future Ready)**
- Building capacity for enrollment growth / Redistricting

- Sufficient classrooms for Spanish Immersion Program

- Separation of public and education spaces

- **Collaboration and flexible spaces**

- Solar

- Geothermal System

- Sustainable / Green Design

- **Keep existing Auditorium and Gymnasium**

- Large flexible gathering space (200)

### Should-Have

*Added Value*

- Sustainability approach that includes ROI
- **Revised site traffic patterns to address current conflicts**
- Appropriate scale of building for elementary school
- Future addition for Pre-K
- District wide approach for enrollment growth
- Student Centered Education/Teacher Flexible Approach

- **Minimal student disruption during construction**

### Won't-Have

*Not to be Building*

*Non-Starter*

- “That’s the way we’ve always done it”

# GOALS

- **Consider 2 stories**
- Outside entrance for Envision program
- Closer / better access to baseball fields for students from playground
- Provide outdoor classroom / education area
- Locate SGIs together with folding partition that flexes into classroom
- Locate mechanical room on first floor
- Locate teacher planning rooms in pods
- Guidance suite adjacent to office with access from the corridor
- Health suite adjacent to office
- Group bathrooms adjacent to cafeteria
- **Locate STEM adjacent to Learning Commons**
- Sinks shall be in all classrooms
- Walking path around site
- Options for addressing capacity issues at Reidenbaugh Elementary (I.E. Move Spanish immersion and IU Classes)
- Consider if Neff II Building (Currently not used) could be beneficial to the project (Phasing?)
- Provide separate playgrounds (Kindergarten and 1-4)
- **Gym and Cafeteria adjacencies to playground and fields**
- Wayfinding cues in building design
- Flow (Interaction/collaboration) of students in wings/pods

# Options

## Status Quo

- Existing building footprint: New systems
- Existing building footprint: New systems and selected renovation areas

## Additions and Renovations

- Renovations & Alternations in Existing building
- New Addition
- Demolition of portion(s) of Existing building

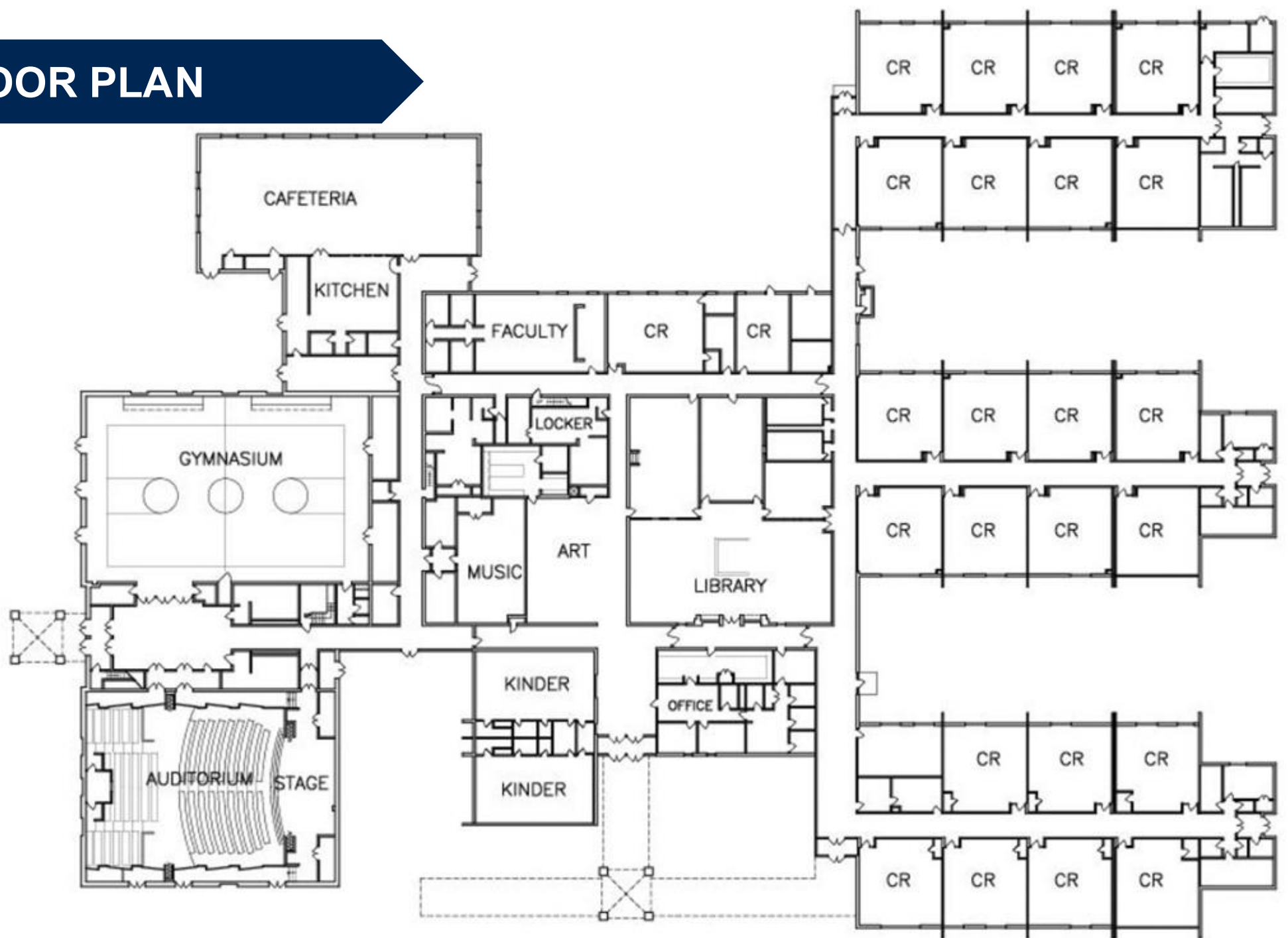
## New Building

- Outside Existing building footprint
- Reconfigure site layout

# SITE PLAN



# BUILDING FLOOR PLAN



# EXISTING SITE PLAN

OREGON PIKE

PARKING

CAR DROP-OFF

DELIVERIES

BUS LOOP / VISITOR

PLAYGROUND

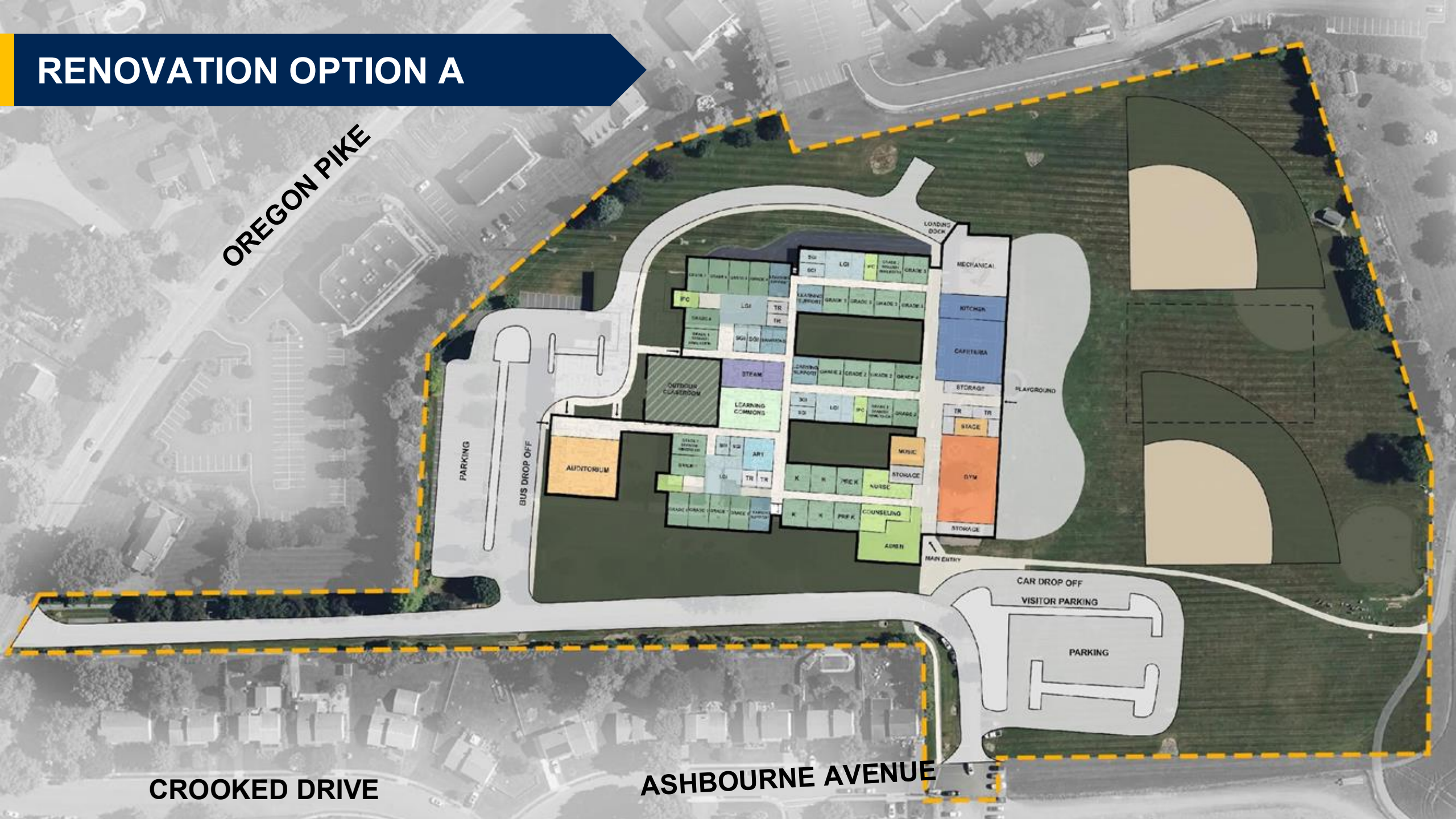
CROOKED DRIVE

ASHBOURNE AVENUE



# RENOVATION OPTION A

OREGON PIKE



PARKING

BUS DROP OFF

AUDITORIUM

OUTDOOR CLASSROOM

STEAM

LEARNING COMMONS

ART

MUSIC

STORAGE

GYM

STORAGE

MAIN ENTRY

CAR DROP OFF

VISITOR PARKING

PARKING

LOADING DOCK

MECHANICAL

KITCHEN

CAFETERIA

STORAGE

PLAYGROUND

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STAGE

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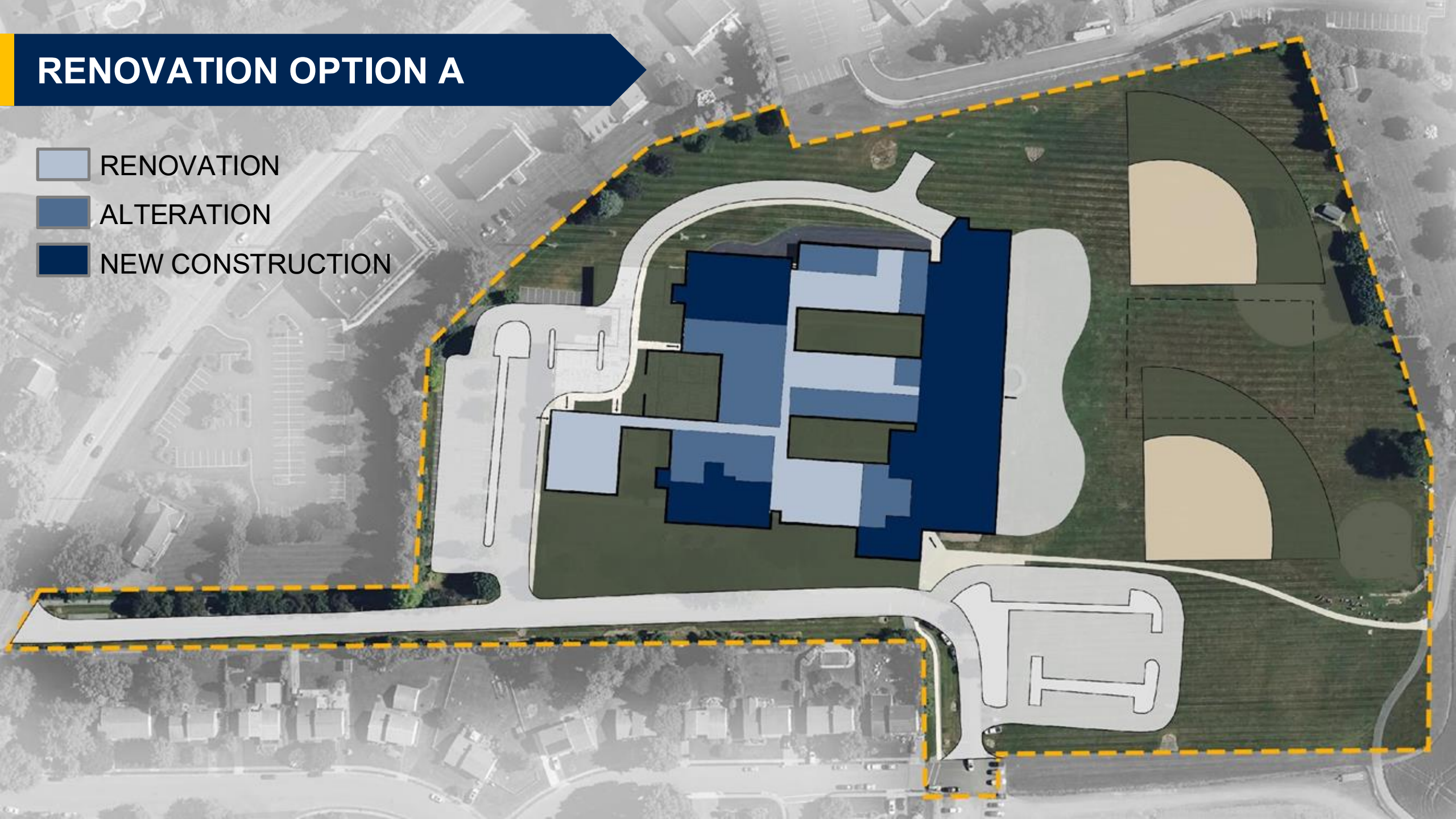
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CROOKED DRIVE

ASHBOURNE AVENUE

# RENOVATION OPTION A

- RENOVATION
- ALTERATION
- NEW CONSTRUCTION



# RENOVATION OPTION A

## Department Legend

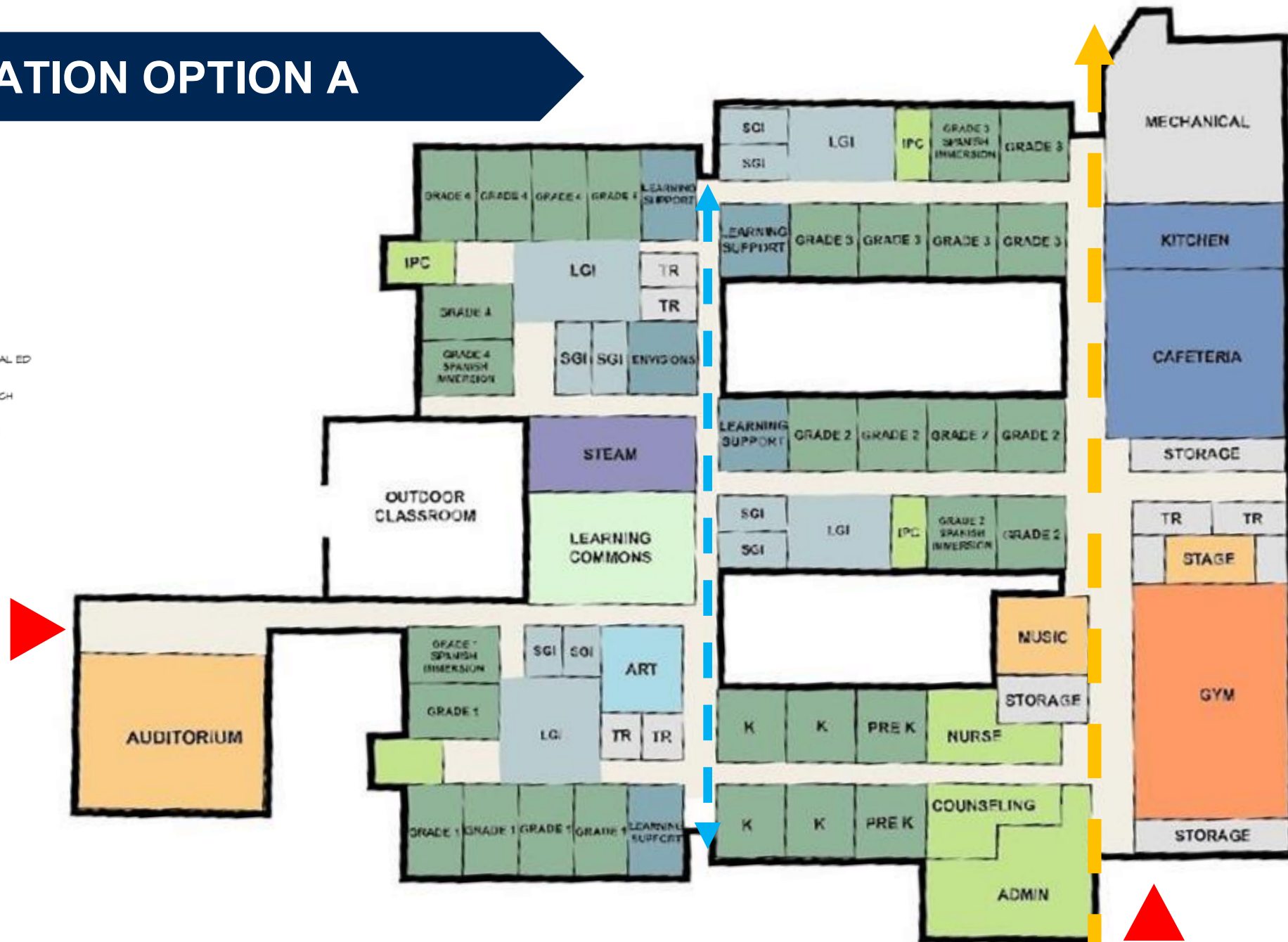
- ADMIN-COUNSEL-NURSE
- ATHLETICS-PE
- CAFETERIA-DINING
- CIRCULATION
- CLASSROOM
- FINE ARTS
- FLEX LEARNING-LGI
- LEARNING COMMONS
- LEARNING SUPPORT-SPECIAL ED
- PERFORMING ARTS
- STEM-TECH ED-DIGITAL TECH
- SUPPORT AREAS
- UTILITY-BUILDING SYSTEMS



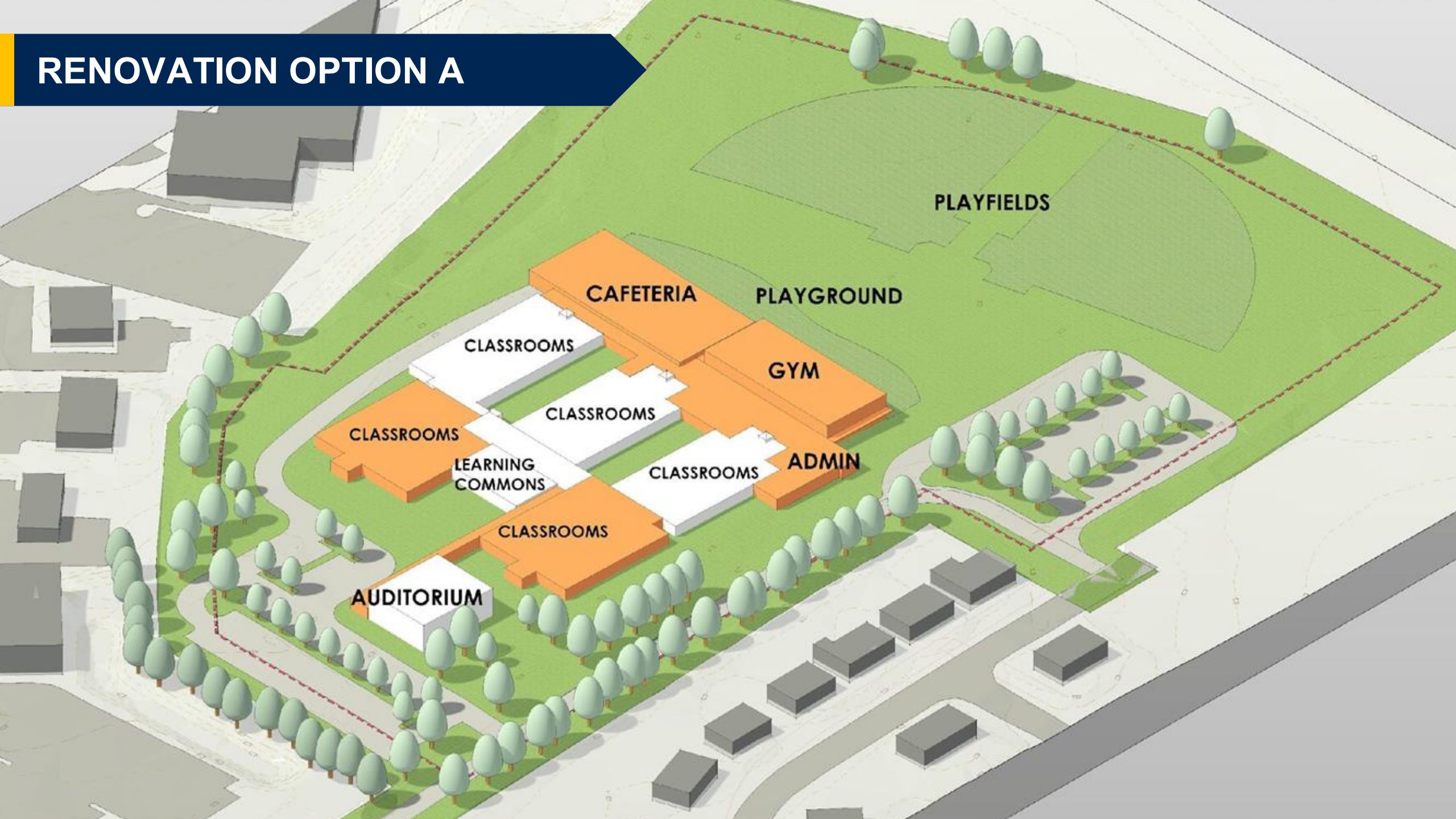
# RENOVATION OPTION A

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# RENOVATION OPTION A



# RENOVATION OPTION B

OREGON PIKE



STORMWATER

PLAYGROUND

PARKING

BUS DROP OFF

CAR DROP OFF

VISITOR PARKING

MAIN ENTRY

LOADING DOCK

MECHANICAL

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STORMWATER

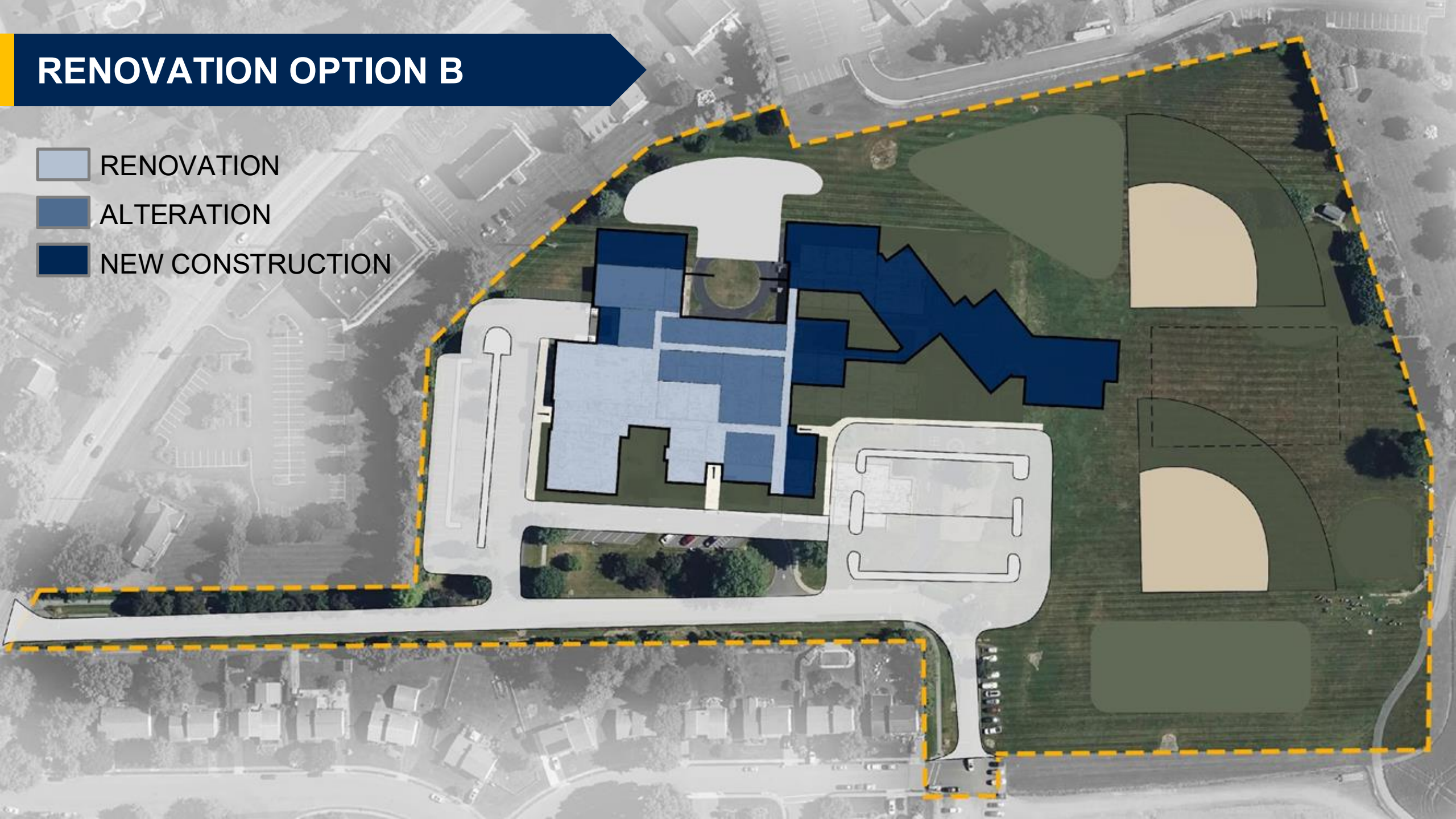
STORMWATER

CROOKED DRIVE

ASHBOURNE AVENUE

# RENOVATION OPTION B

- RENOVATION
- ALTERATION
- NEW CONSTRUCTION



# RENOVATION OPTION B

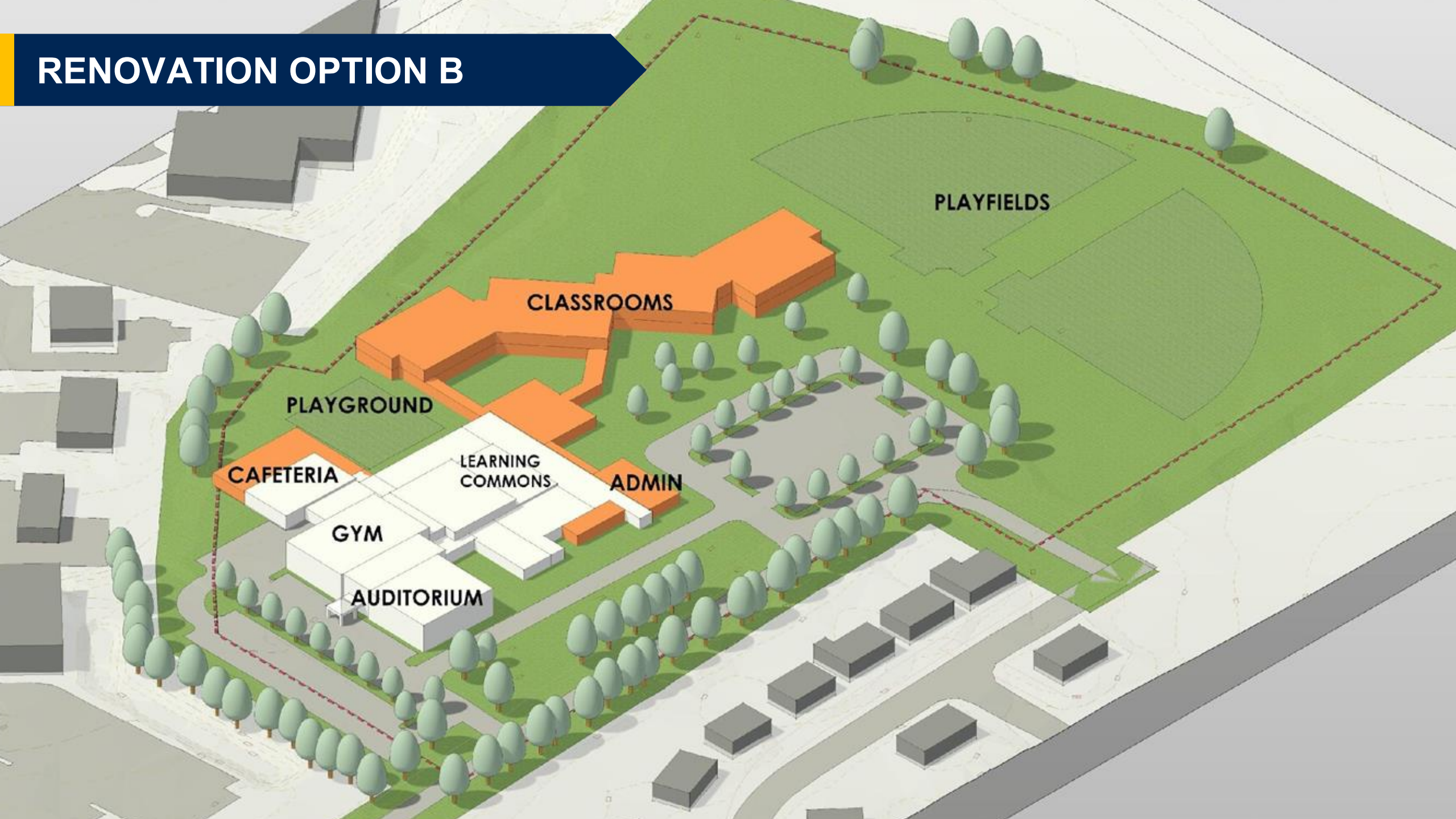
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# RENOVATION OPTION B



# NEW OPTION – SITE PLAN

OREGON PIKE

CROOKED DRIVE

ASHBOURNE AVENUE

FLOOR 01



# NEW OPTION – SITE PLAN

OREGON PIKE

PARKING

BUS DROP-OFF

CAR DROP-OFF

PARKING

PLAYGROUND

DOCK

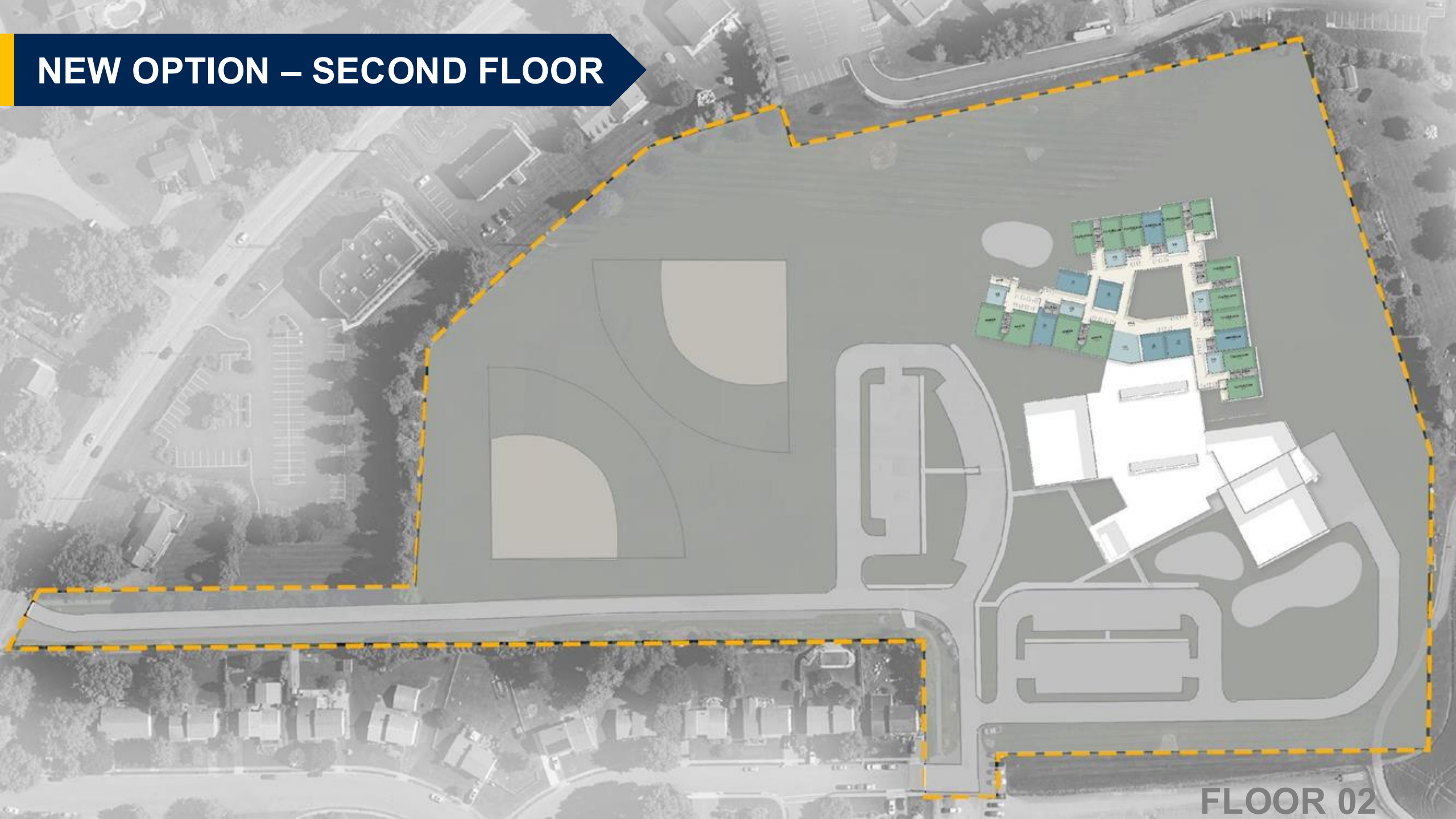
CROOKED DRIVE

ASHBOURNE AVENUE

FLOOR 01



# NEW OPTION – SECOND FLOOR



FLOOR 02

# NEW OPTION - PLANS



FLOOR 01

## Department Legend

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FLOOR 02

# NEW OPTION - PLANS

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- CAFETERIA-DINING
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FLOOR 01

# NEW OPTION

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  - SUPPORT AREAS
  - UTILITY-BUILDING SYSTEMS



FLOOR 02

# NEW OPTION



# 3 OPTIONS



# Next Steps

- ❑ February 3, 2026 – Steering Committee Meeting
- ❑ February 5, 2026 – Facilities Committee Meeting  
Options, Cost Estimates and Recommendations
- ❑ February 19, 2026 – Board Meeting  
Options / Recommendation / Vote

# QUESTIONS AND COMMENTS



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THANK  
YOU

rlps  
ARCHITECTS