



Crabtree, Rohrbaugh & Associates

# **KARNS CITY** **AREA SCHOOL DISTRICT**

FACILITY STUDY UPDATE

May 11, 2020


1. OPTION DEVELOPMENT
2. OPTION REVIEW
3. COST SUMMARY
4. PHASING
5. NEXT STEPS

# AGENDA

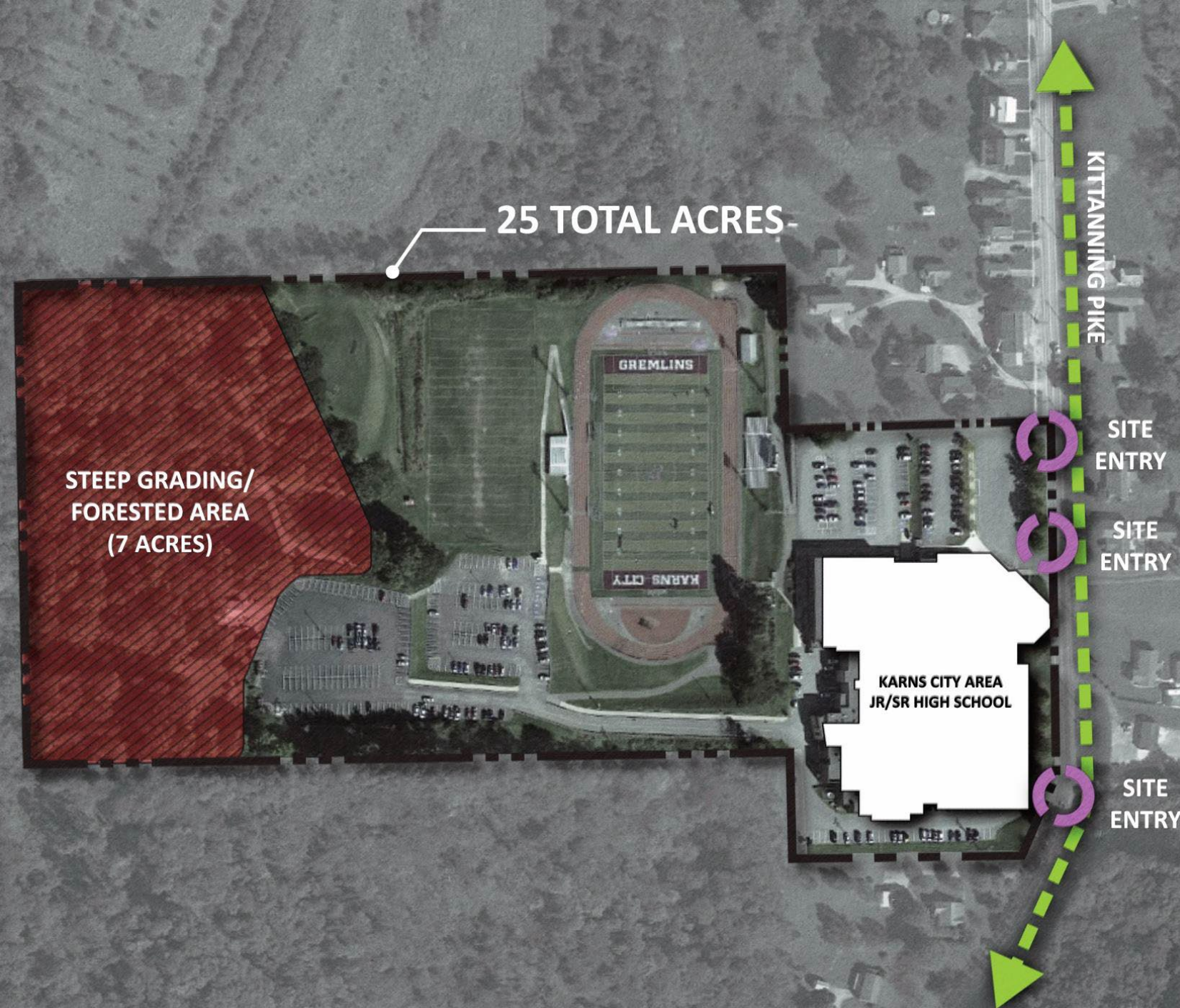
### GUIDING PRINCIPLES

1. Plan for a stabilized enrollment of 1300 – 1500 students
2. Facilities must meet current construction standards
3. Student safety is priority (Building entrances, accessibility and security)
4. Minimal student transitions (currently 1 transition)
5. Provide equitable spaces and opportunities to all students
6. Minimize District operational costs
7. School campus should be easy to navigate
8. Schools corridors should be easy to navigate
9. Student centered environments (instead of teacher focused)
10. Separation of Jr. High academic spaces from Sr. High
11. Separate the academic spaces from public spaces

# OPTION DEVELOPMENT

		Sugarcreek ES		Chicora ES		Jr/Sr High School		New School		Remarks
		Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	
	<b>Option 1</b>	K-6	Limited Reno	K - 6	Limited Reno	7 - 12	Limited Reno			Does not address educational program
	<b>Option 2</b>	Close	None	K-5	Add & Reno	6 - 12	Reno			Insufficient capacity in existing High School
	<b>Option 3</b>	Close	None	K-6	Add & Reno	7 - 12	Reno			Must address site circulation concerns
	<b>Option 4</b>	Close	None	K-6	Add & Reno	7 - 12	Add/Reno New Gym & DAO			Limited site area for HS expansion
	<b>Option 5</b>	Close	None	K-6	Add & Reno	7 - 12	Add/Reno New Admin			Limited site area for HS expansion
	<b>Option 6</b>	Close	None	K-6	Add & Reno	7 - 12	Add/Reno New Admin, Gym & DAO			Limited site area for HS expansion
	<b>Option 7</b>	Close	None	Close	None	K - 12	Add/Reno New ES addition			Limited site area for HS expansion
	<b>Option 8</b>	Close	None	Close	None	7 - 12	Reno	K - 6	New Construction	Existing site area limited for future development
	<b>Option 9</b>	Close	None	Close	None	Close	Demolish	K - 12	New Construction	Existing site area limited for future development
	<b>Option 10</b>	Close	None	Close	None	K-6	Reno	7 - 12	New Construction	Existing site limited for future development

\* Options 1-9 presented in CJA May 2019 District Feasibility Study



## OPTION DEVELOPMENT

1. Limited land to develop due to steep slopes and forested area.
2. Vehicular circulation challenges:
  - Bus and Parent drop-off separation.
  - Traffic congestion during evening events.
  - Poor sight lines from south entrance driveway.
3. Regulatory Agency Reviews
  - Stormwater Management
  - Lot coverage

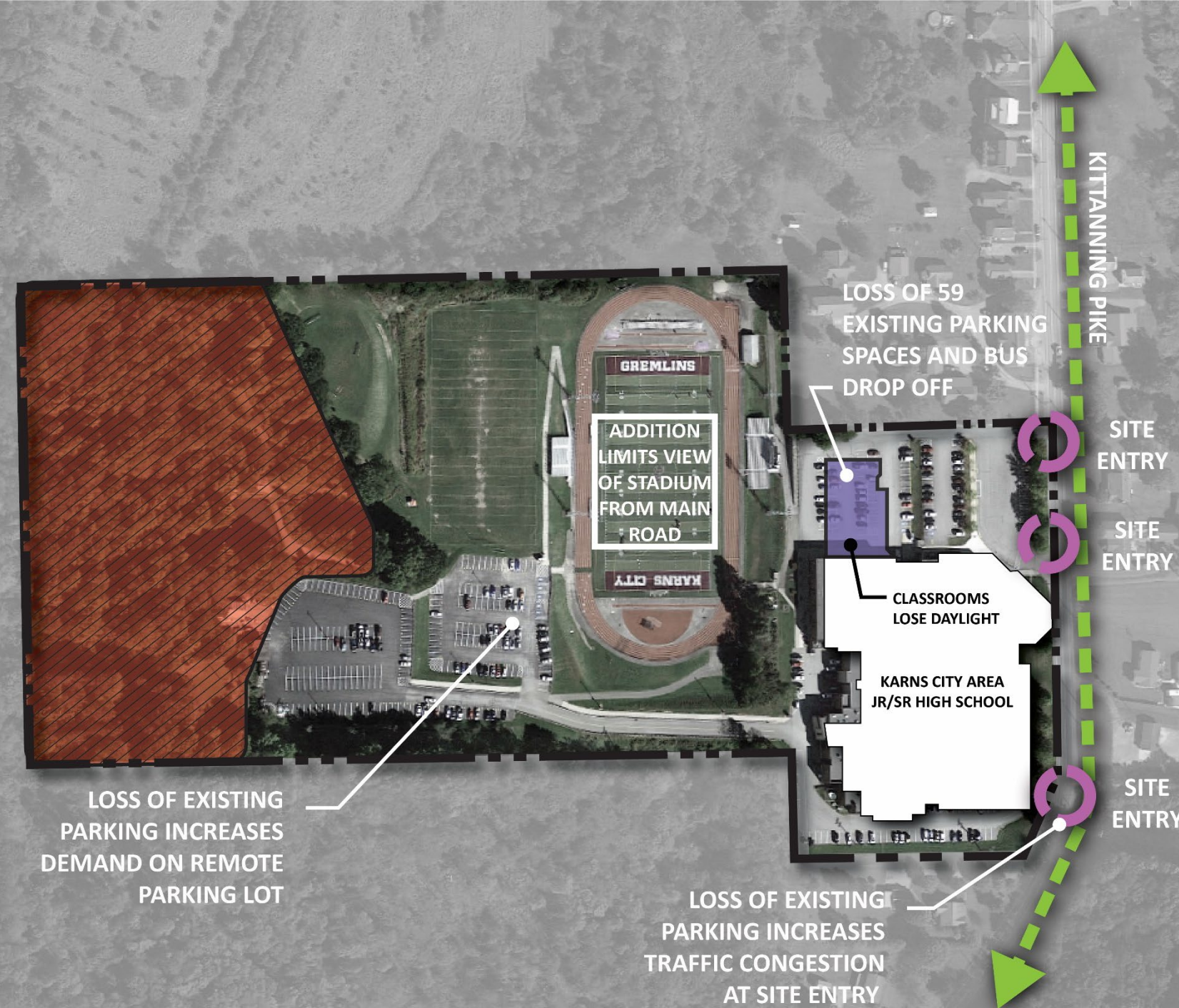
**\*Eliminates Options 4, 6, 7, 8 and 9 on existing site**

# OPTION DEVELOPMENT

## OPTION 4

Gymnasium & DAO addition:

1. Decreases existing parking by 59 spaces.
2. Eliminates bus drop-off zone.
3. Increases use of existing south driveway and Stadium parking.

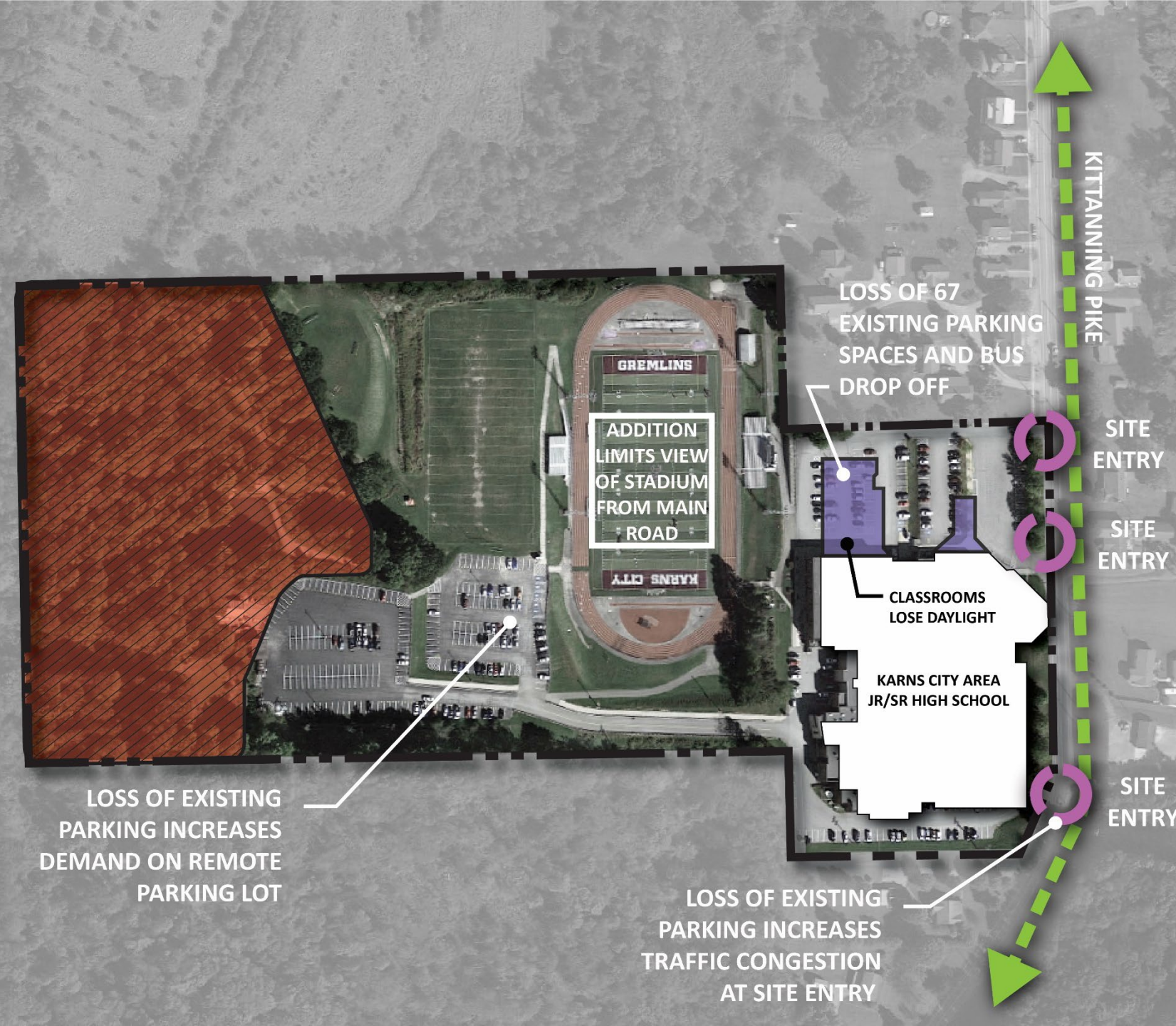


## OPTION DEVELOPMENT

### OPTION 6

Admin, Gymnasium & DAO addition:

1. Decreases existing parking by 59 spaces.
2. Eliminates bus drop-off zone.
3. Increases use of existing south driveway and Stadium parking.
4. Organization of Admin layout not ideal for school operation (dead end corridor).

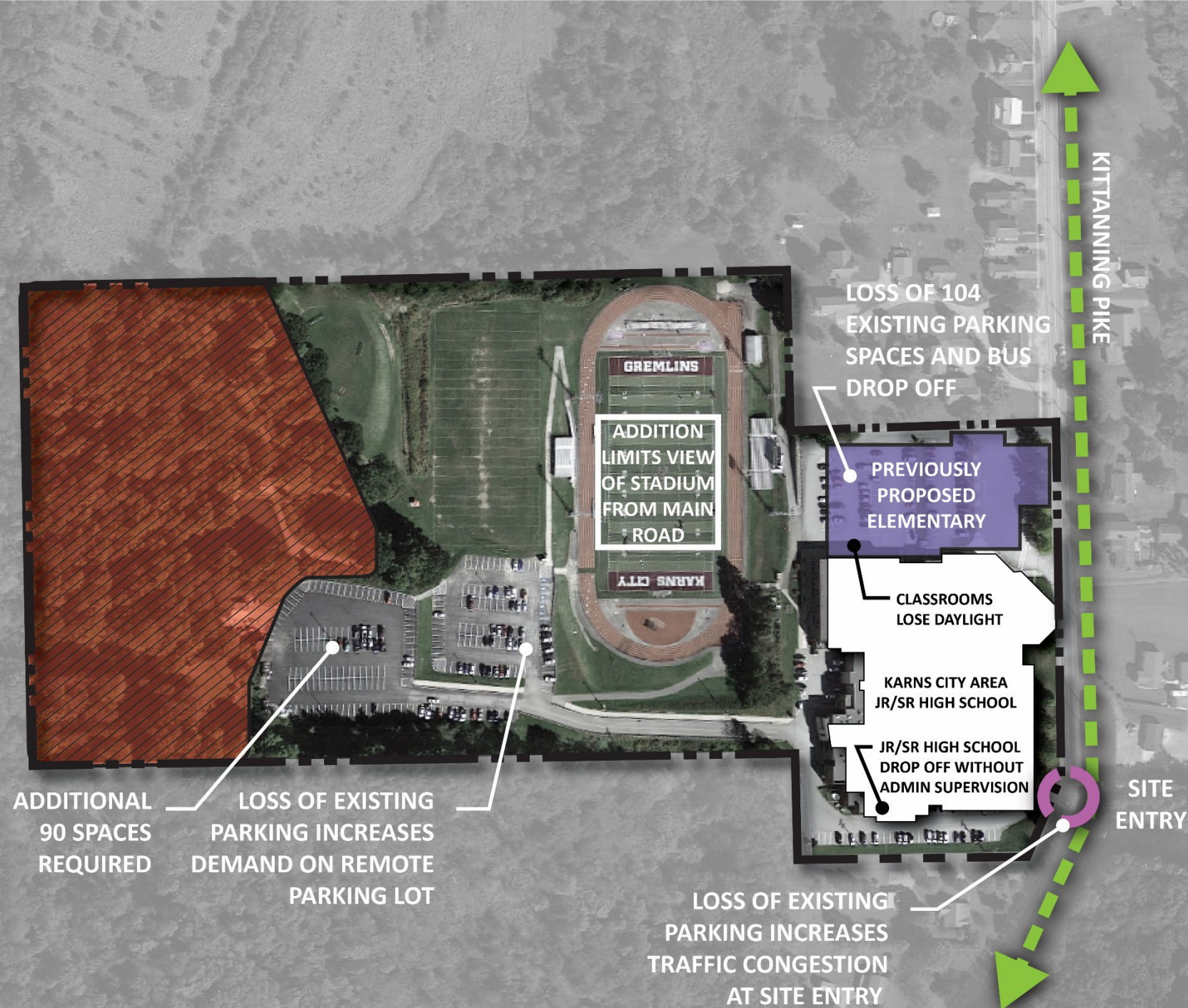


# OPTION DEVELOPMENT

## OPTION 7

### Elementary School addition:

1. Eliminates all of existing spaces in north parking lot which will result in parking being remote from main entrance.
2. Eliminates bus drop-off zone adjacent to main entrance.
3. Increases use of existing south driveway and Stadium parking.

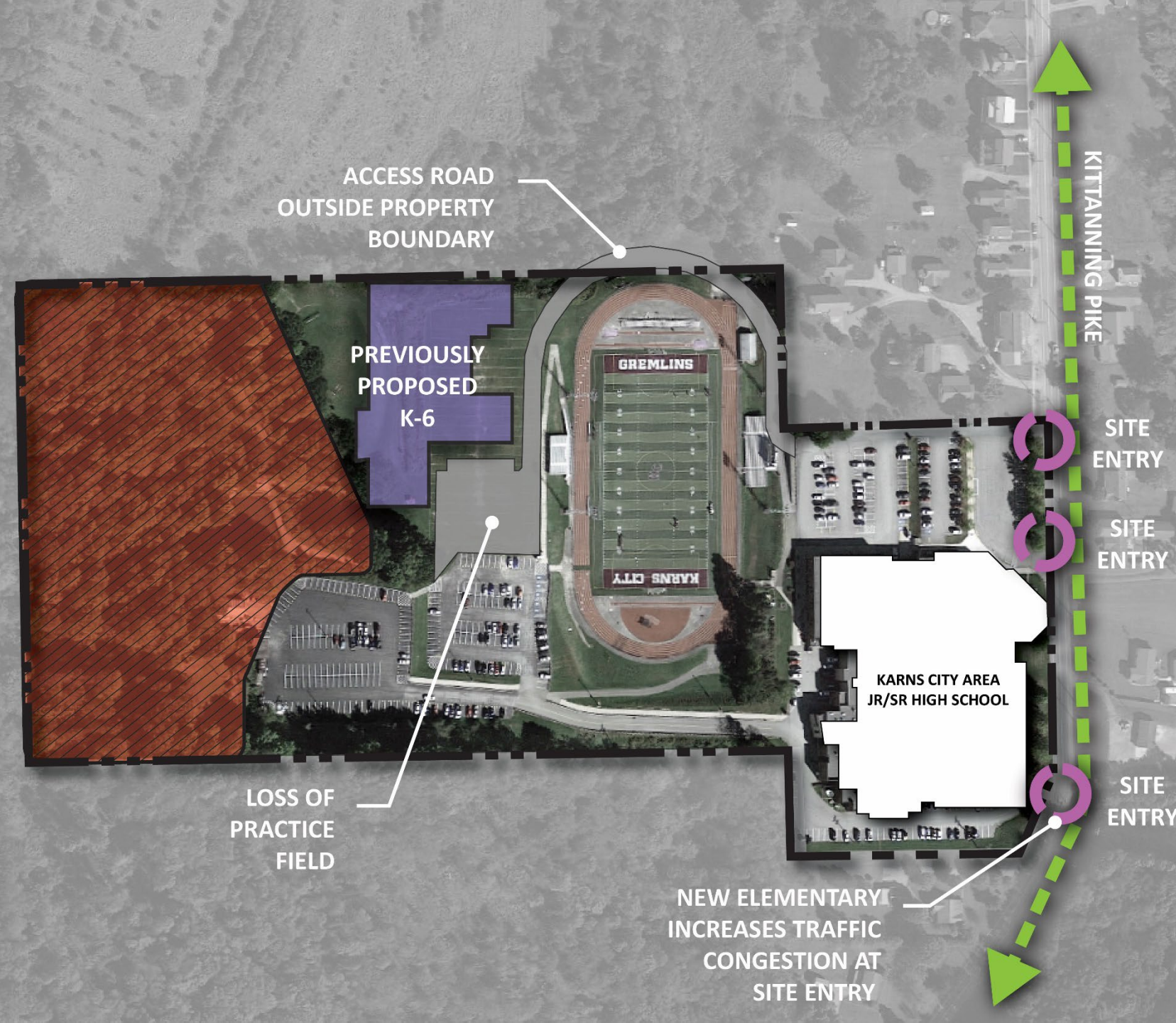


## OPTION DEVELOPMENT

### OPTION 8

#### New K-6:

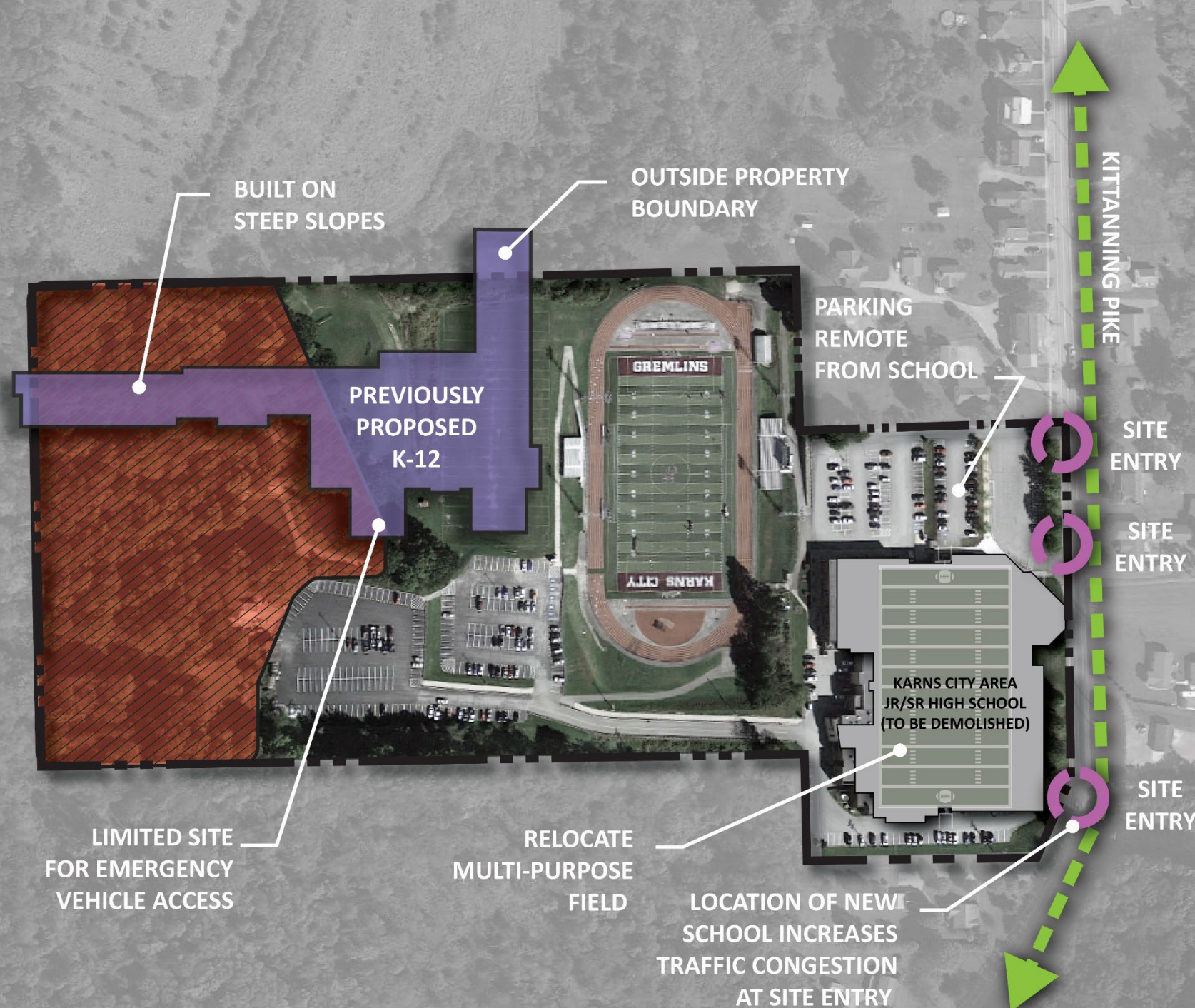
1. Requires new school to be 3 floors.
2. Increases use of existing south driveway and Stadium parking.
3. Loss of practice field.
4. No space for emergency vehicular access.



## OPTION DEVELOPMENT

### OPTION 9 New K-12:

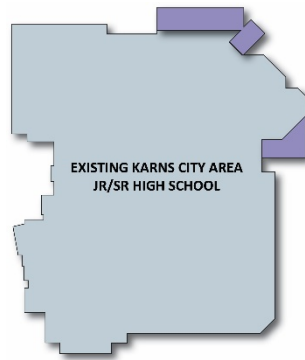
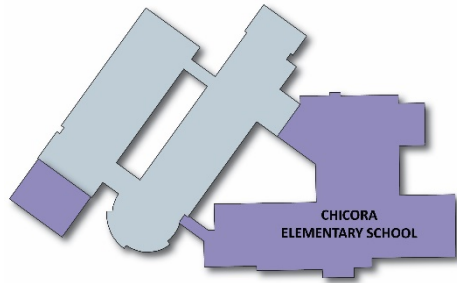
1. Requires construction on steep slopes and forested area which will increase construction costs.
2. Increases use of existing south driveway and Stadium parking.
3. North parking remote from School.
4. No space for emergency vehicular access.



## ② OPTION REVIEW

## OPTION 3

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K-6: Chicora ES – Additions and renovations

7-12: Jr/Sr High School – Renovations w/minor additions



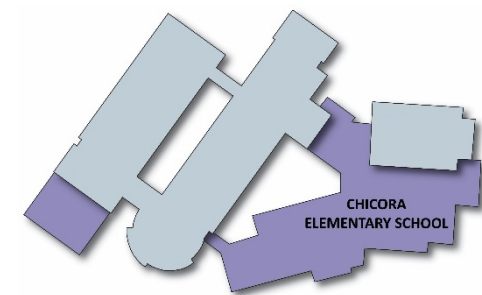
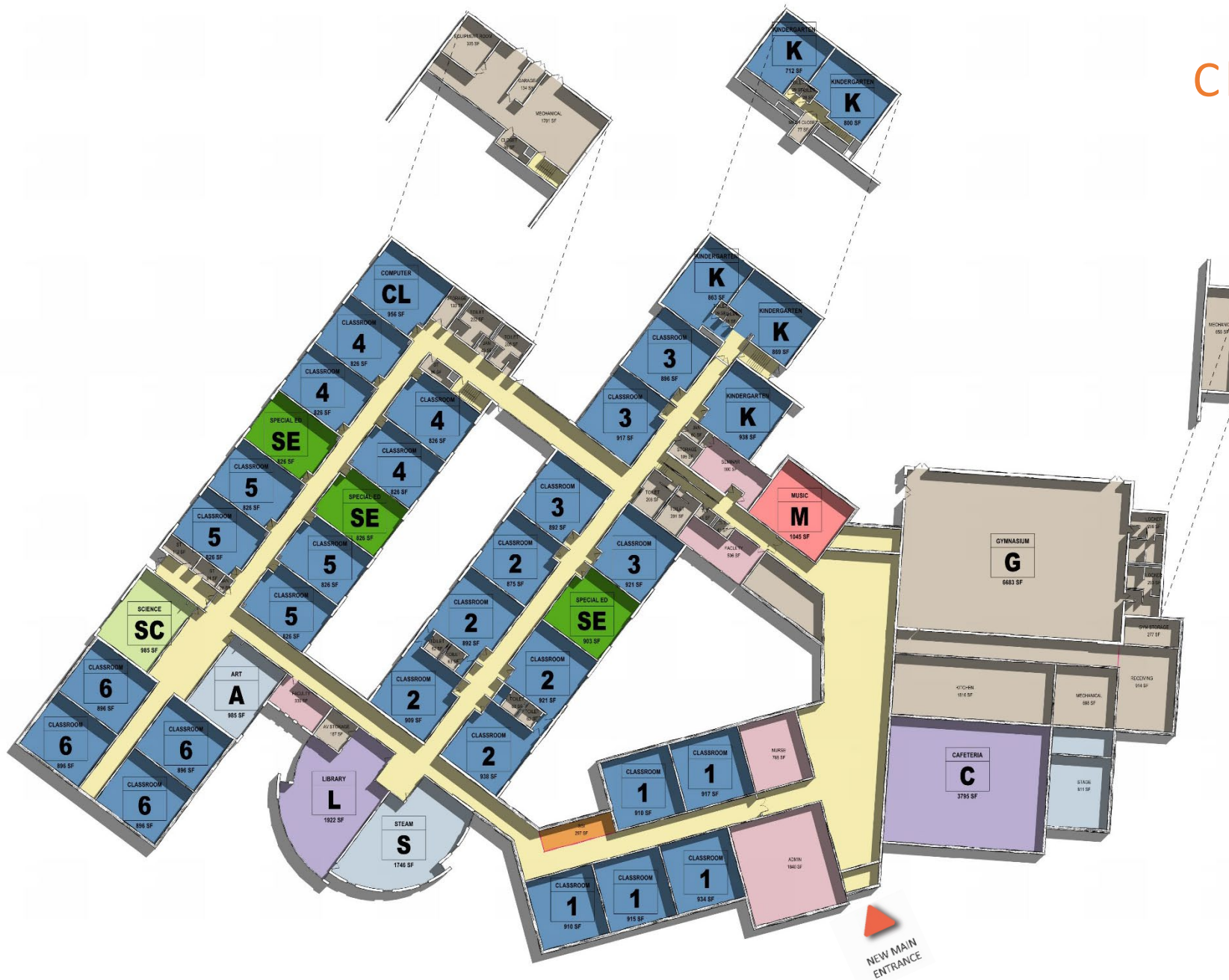
## OPTION 3 Chicora ES Site Plan

1. Separate bus and parent drop-off drive-ways.
2. New main entrance that is identifiable and visible to visitors
3. New visitor and staff parking.
4. New service drive
5. Relocated play area
6. Pave existing overflow parking

## OPTION 3

### Chicora ES Floor Plan

1. Expand Admin., Guidance & Nurse.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Develop Main Street for building organization.
5. Include open collaboration areas.



# OPTION 3 High School Site Plan

## Option A (3 properties)

1. New entrance and turning lane to improve vehicular circulation during Stadium events.
2. New student parking.
3. May require a traffic signal.

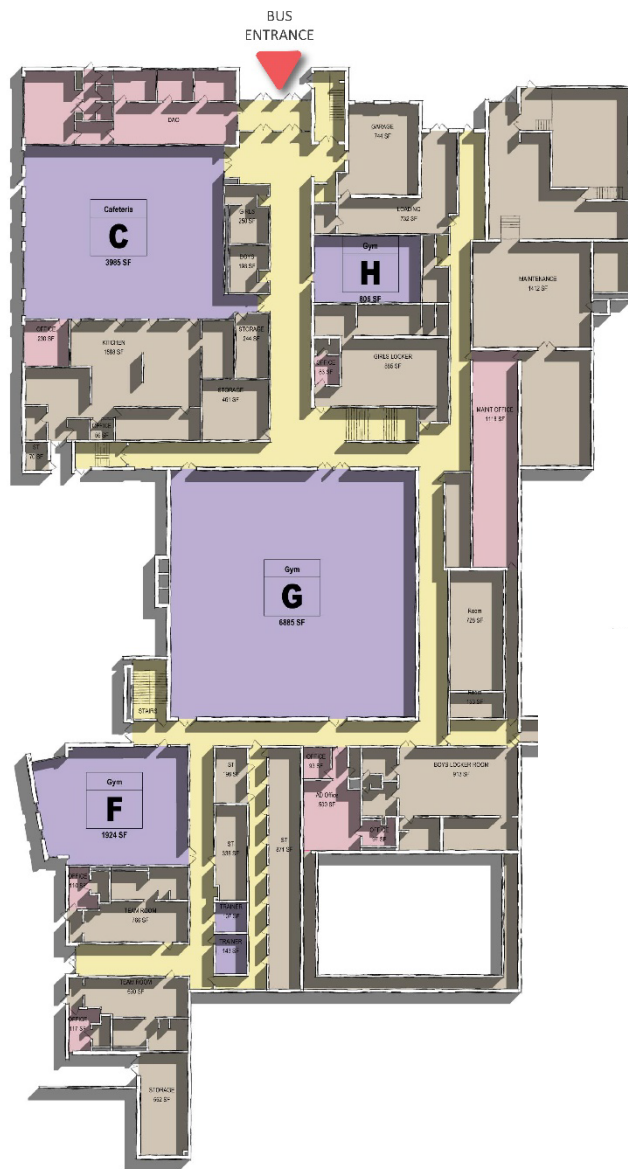
## Option B (3 properties)

1. New entrance.
2. Separate bus and parent drop-off.
3. New visitor and staff parking.
4. New outdoor plaza.
5. New service drive (optional)

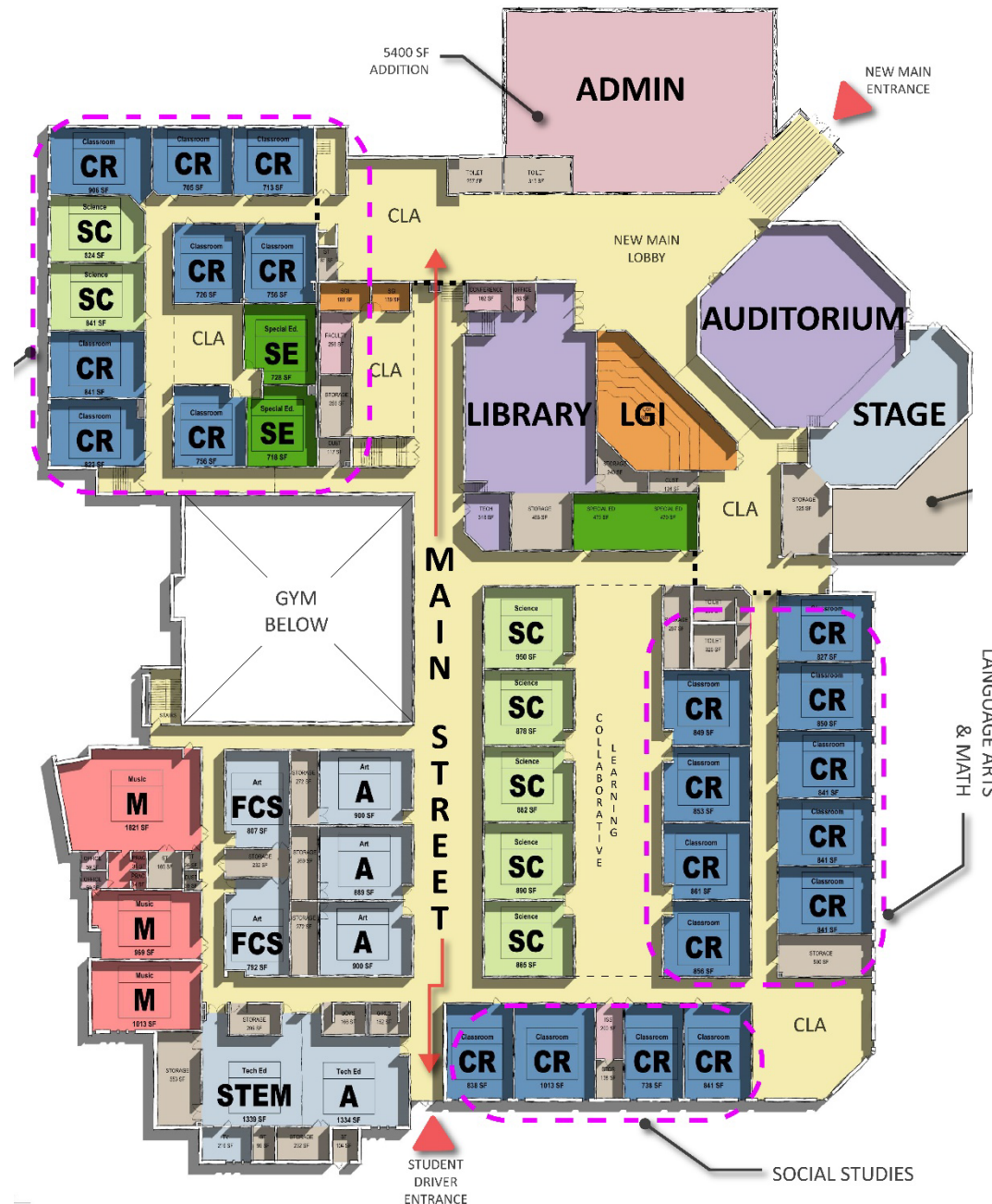
## Option C (1 property)

1. Continuous driveway around property.





Ground Floor



First Floor

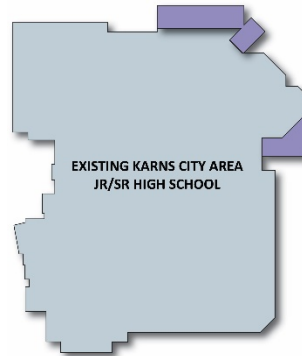
## OPTION 3 Jr/Sr High School Floor Plan

1. Expand Admin., Guidance & Nurse.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Develop Main Street for building organization.
5. Open collaboration areas.
6. Storage addition for adjacent to Stage.



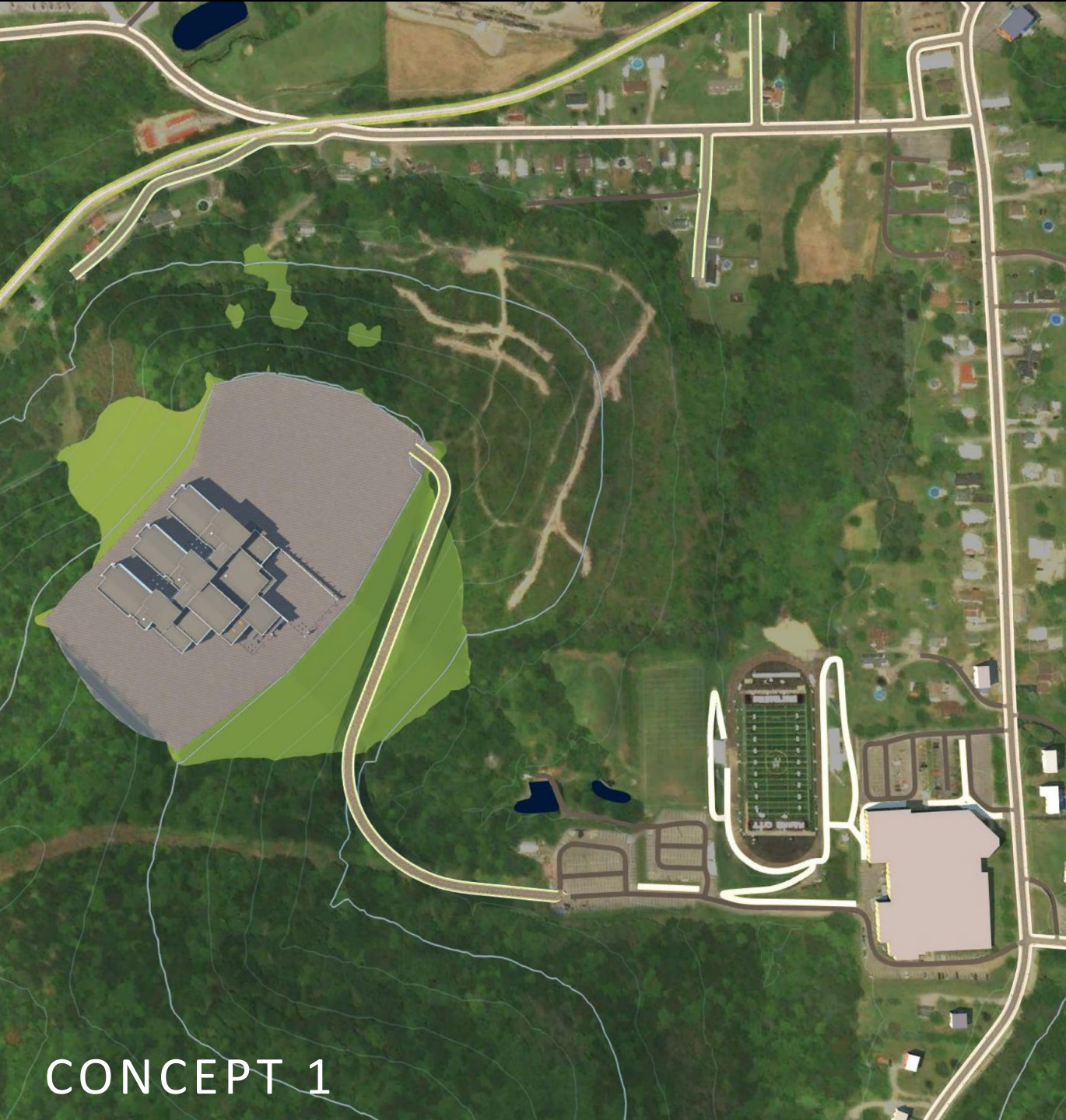
## OPTION 8

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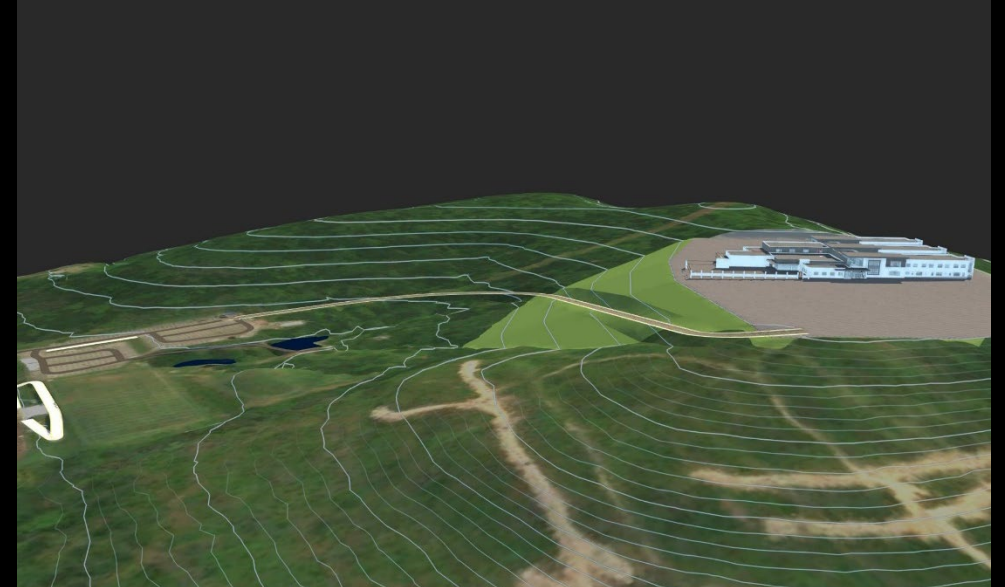


K-6: New Elementary School (requires site acquisition)

7-12: Jr/Sr High School – Renovations w/minor additions



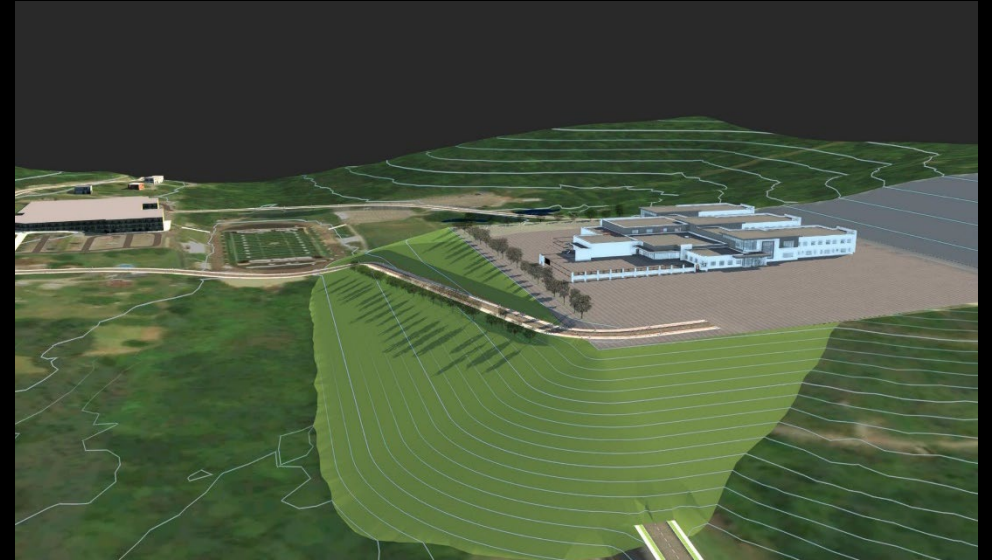
## OPTION 8 New Elementary Site Plan





CONCEPT 2

## OPTION 8 New Elementary Site Plan

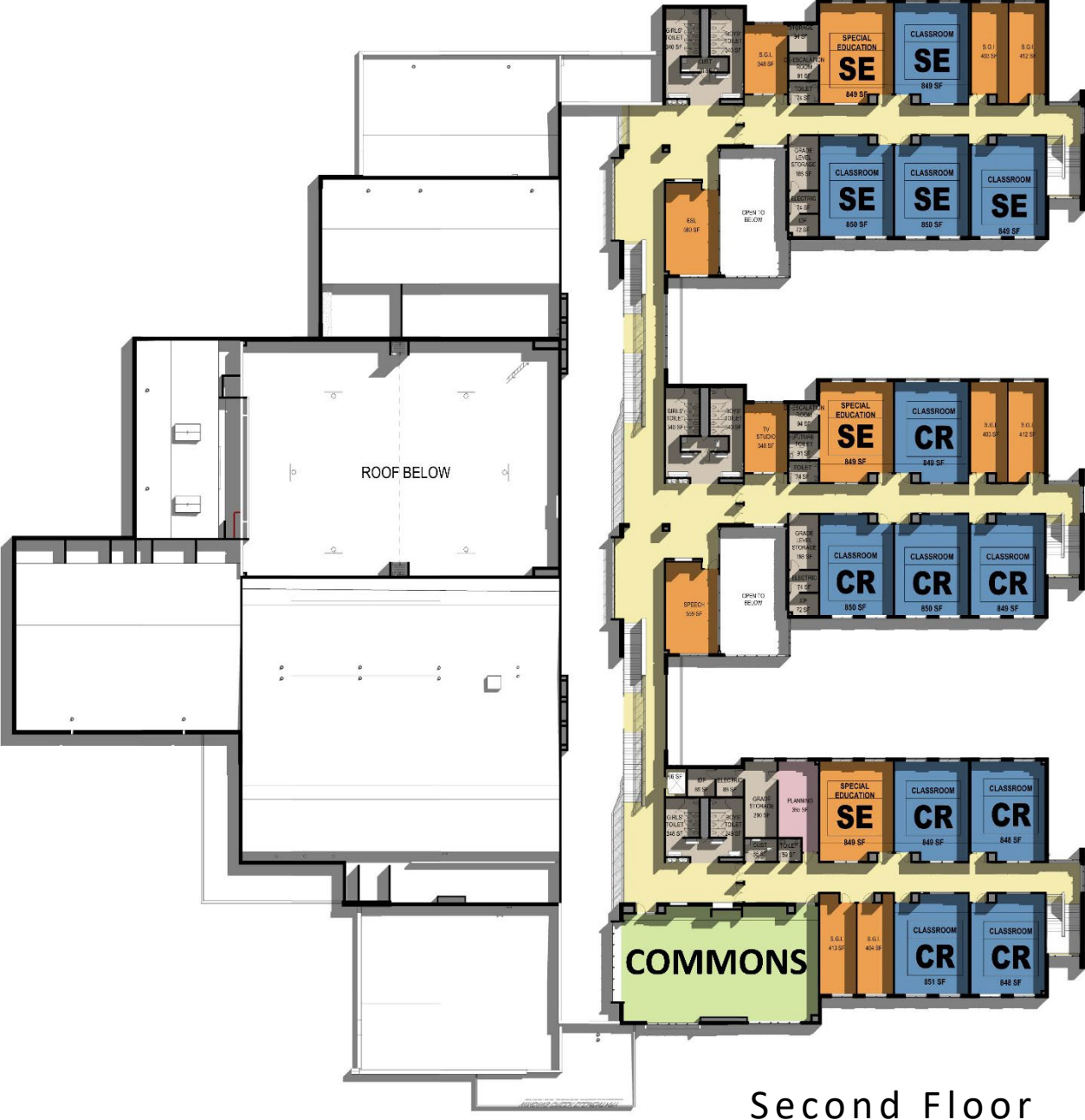


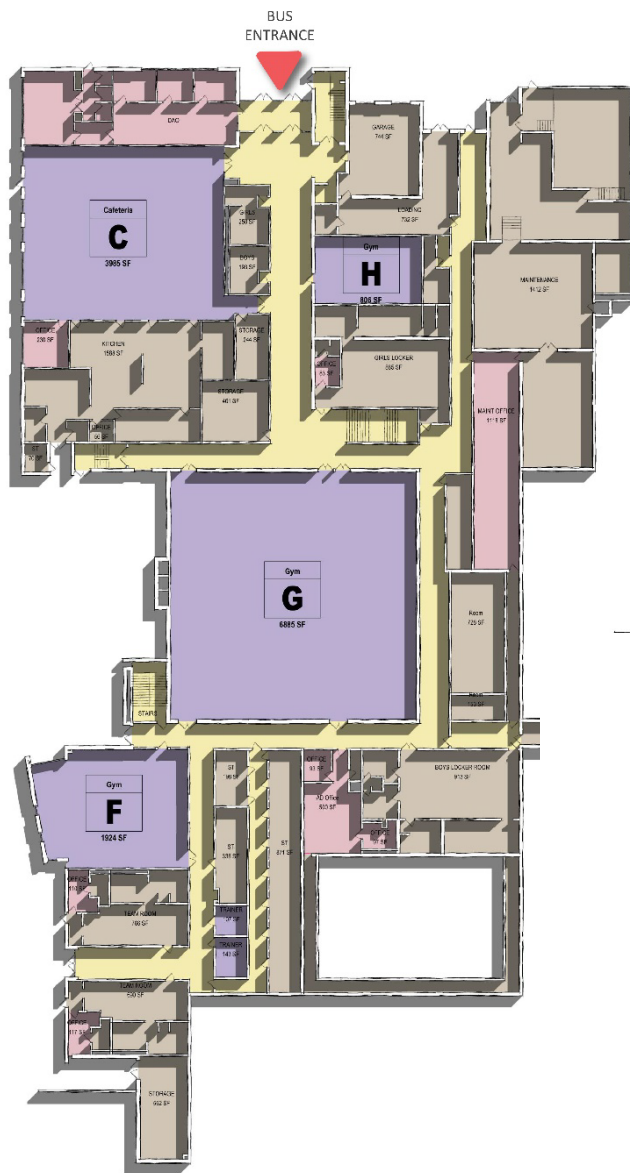
# OPTION 8 New Elementary Floor Plan

1. Conceptual floor plan to accommodate grade level separation and projected enrollment (125,500 SF)
2. Main Street separates Academic Spaces from Public Spaces.
3. Open collaboration areas.

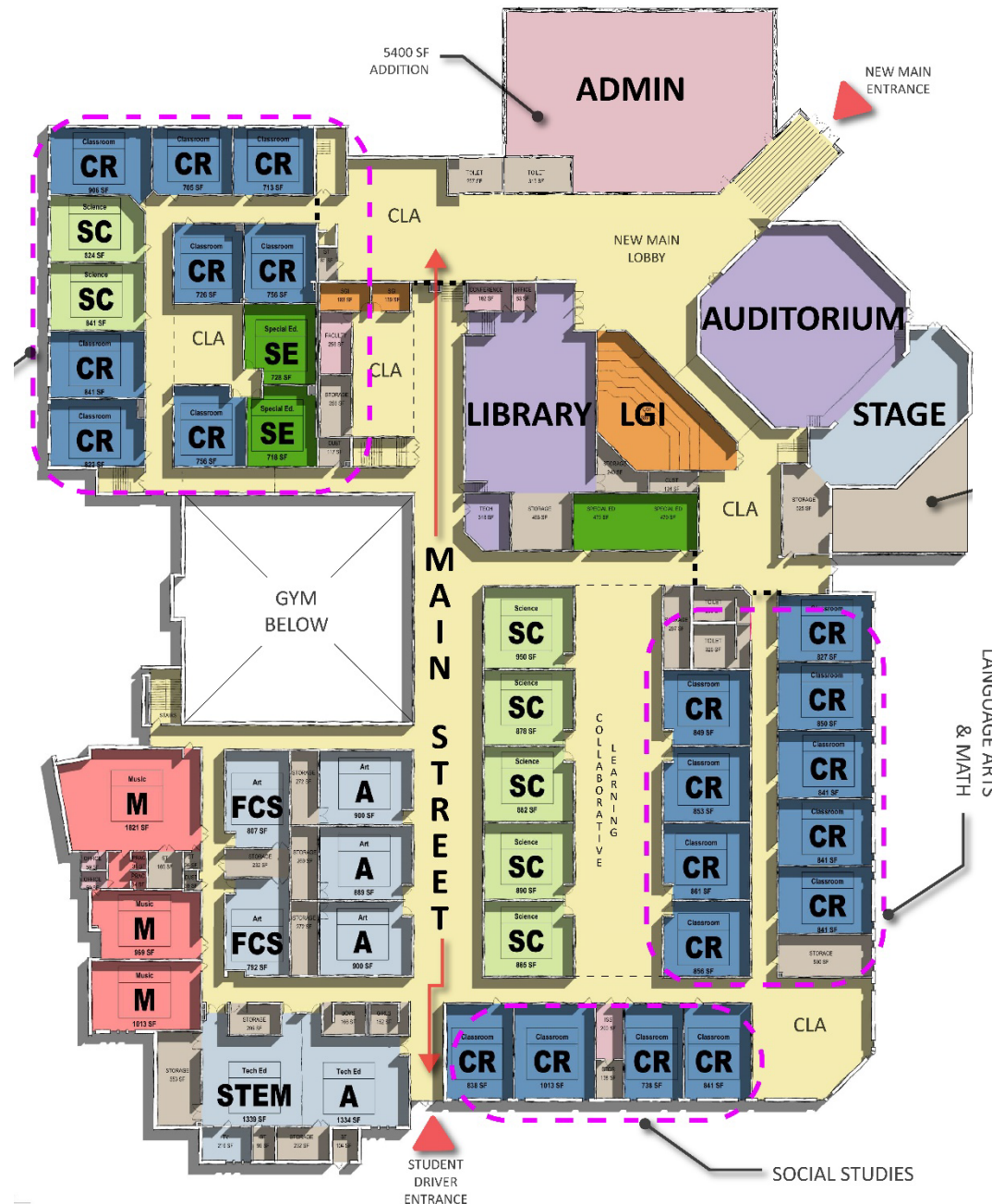


OPTION 8  
New Elementary  
Floor Plan





Ground Floor



First Floor

## OPTION 8 Jr/Sr High School Floor Plan

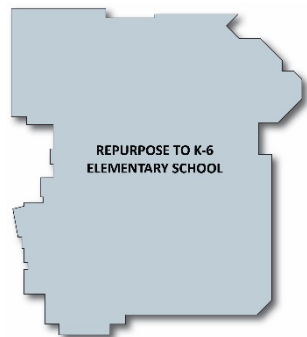
1. Expand Admin., Guidance & Nurse.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Separate Jr High from Sr. High
5. Develop Main Street for building organization.
6. Open collaboration areas.
7. Storage addition for adjacent to Stage.



AFTER HOURS  
LOCKDOWN POINT

## OPTION 10

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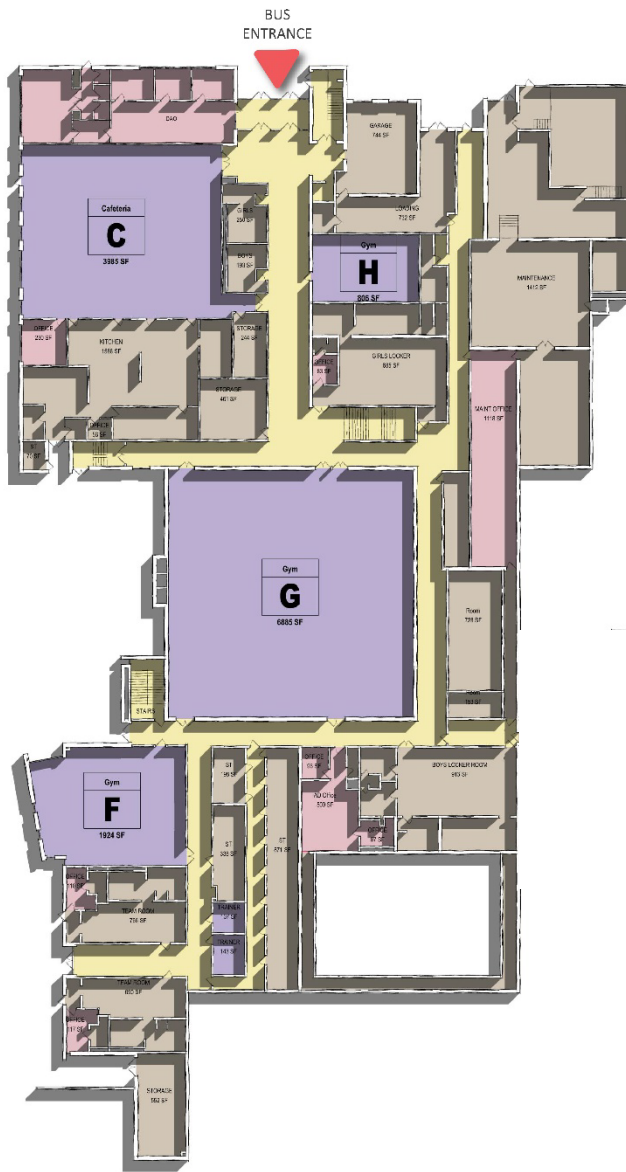


K-6: Repurpose existing HS to ES

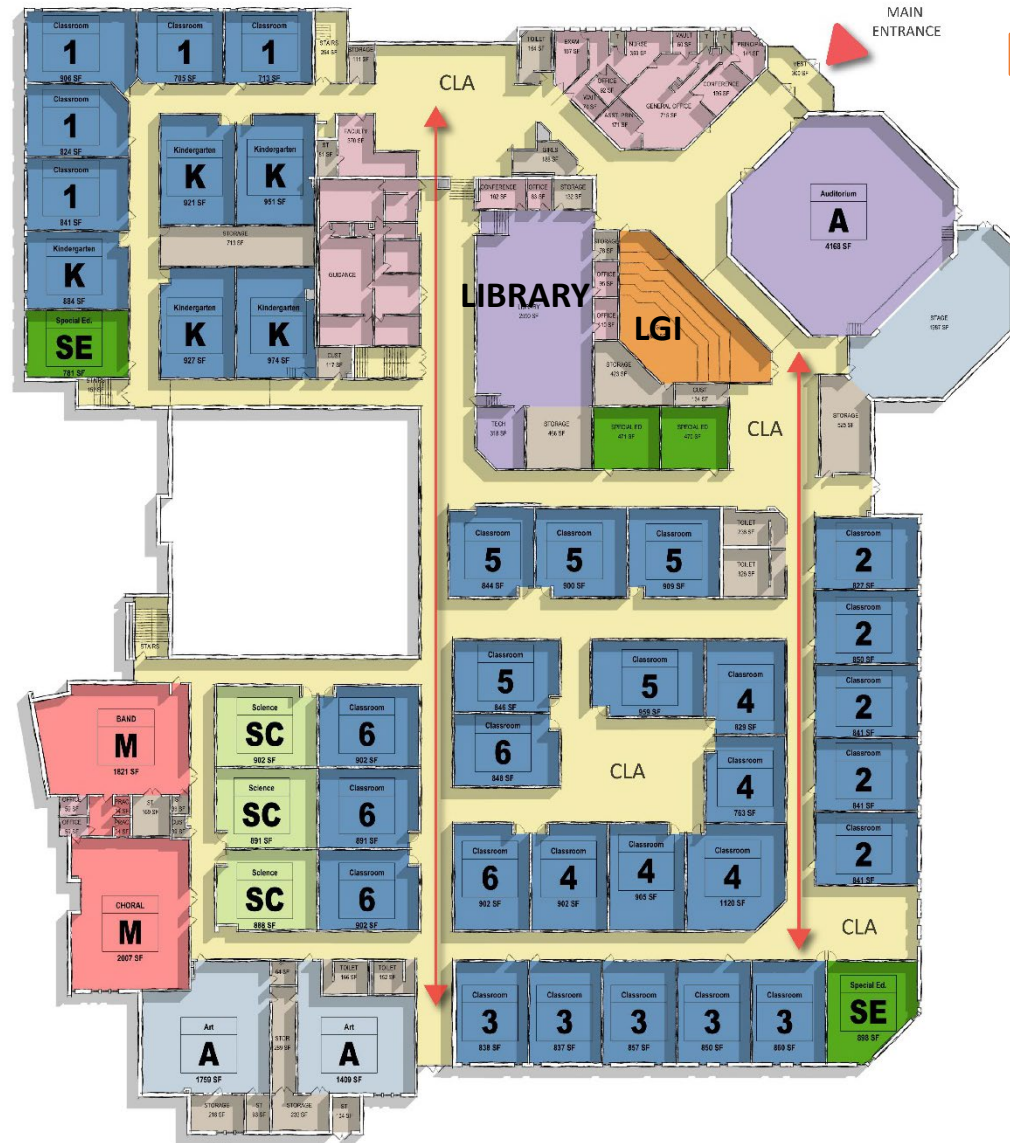
7-12: New Jr/Sr High School (requires site acquisition)

# OPTION 10 Elementary School Floor Plan

1. Create Secure Vestibule
2. Separate Academic Spaces from Public Spaces.
3. Separate K-1 from 2-5.
4. Include open collaboration areas.



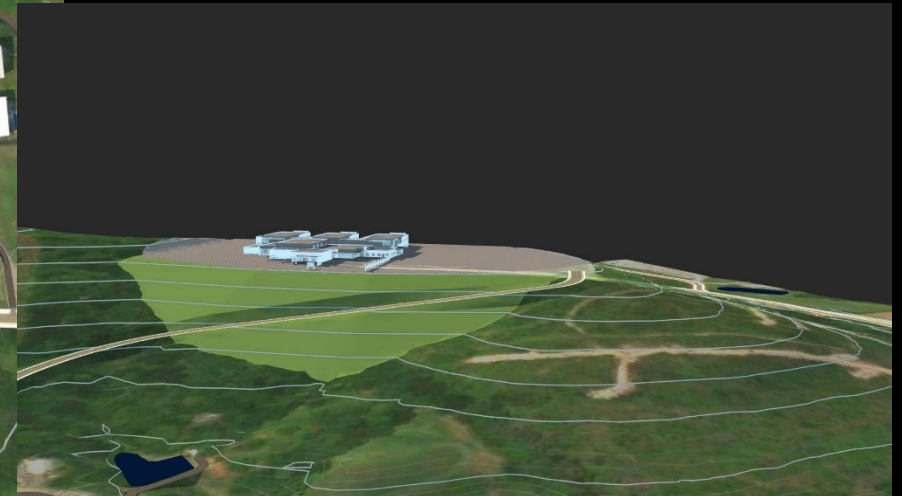
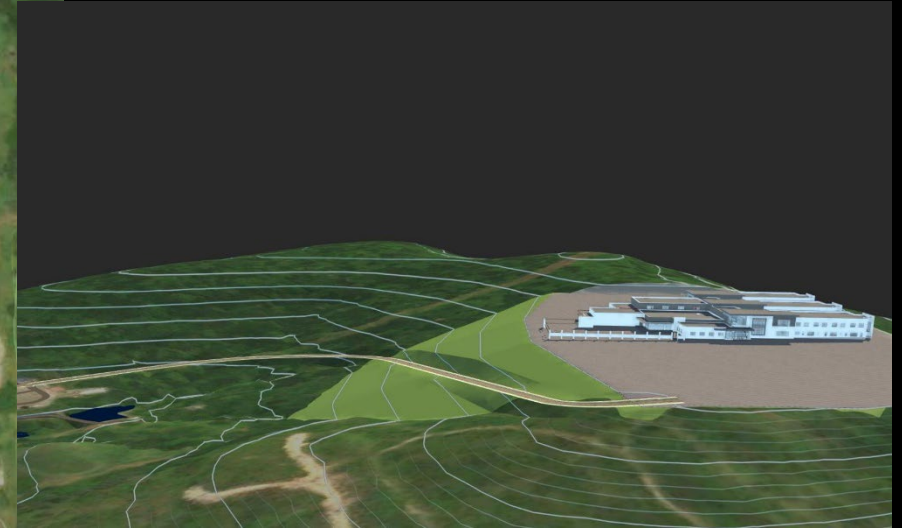
Ground Floor



First Floor



# OPTION 10 New High School Site Plan



# OPTION 10 New High School Floor Plan

1. Conceptual floor plan to accommodate grade level separation and projected enrollment.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Develop Main Street for building organization.
5. Secondary entrance for evening events.
6. Include open collaboration areas.



# OPTION 10

## New High School

### Floor Plan



#### BUILDING AREA SUMMARY

FIRST FLOOR AREA - 181,137 SF

SECOND FLOOR AREA - 31,236 SF

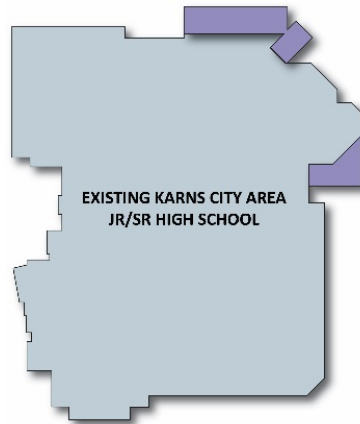
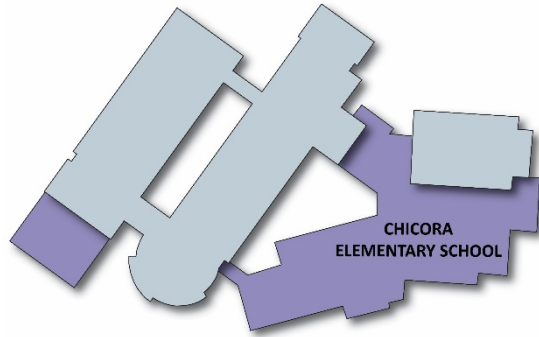
TOTAL BUILDING AREA - 212,373 SF



# ③ COST ESTIMATE

## OPTION 3

## COST ESTIMATE



### **COST RANGE**

#### **Chicora ES Additions & Renovations**

Construction Costs:	\$15.7M	\$17.1M
Soft Costs:	\$2.8M	\$3.0M
<b>Total Costs:</b>	<b>\$18.5M</b>	<b>\$20.1M</b>

#### **Jr/Sr High School Additions & Renovations**

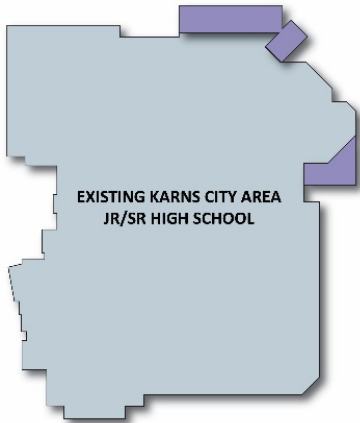
Construction Costs:	\$24.9M	\$26.4M
Soft Costs:	\$4.5M	\$4.8M
<b>Total Costs:</b>	<b>\$29.4M</b>	<b>\$31.2M</b>

<b>OPTION 3 TOTAL:</b>	<b>\$47.8M</b>	<b>\$51.3M</b>
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\*Cost estimates does not include site acquisition costs

# OPTION 8

## COST ESTIMATE



### COST RANGE

#### New Elementary School

Construction Costs:	\$31.5M	\$32.9M
Soft Costs:	\$6.3M	\$6.6M
<b>Total Costs:</b>	<b>\$37.8M</b>	<b>\$39.5M</b>

#### Jr/Sr High School Additions & Renovations

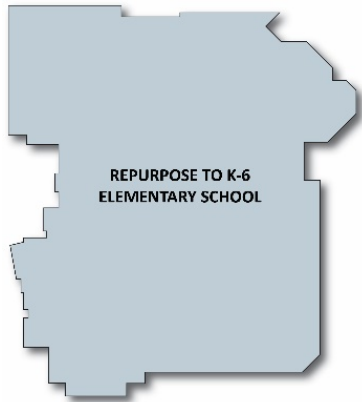
Construction Costs:	\$24.9M	\$26.4M
Soft Costs:	\$4.9M	\$5.3M
<b>Total Costs:</b>	<b>\$29.8M</b>	<b>\$31.7M</b>

<b>OPTION 8 TOTAL:</b>	<b>\$67.6M</b>	<b>\$71.2M</b>
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\*Cost estimates does not include site acquisition costs

# OPTION 10

## COST ESTIMATE



### COST RANGE

#### Re-Purposed Elementary School

Construction Costs:	\$17.9M	\$19.1M
Soft Costs:	\$3.6M	\$3.8M
<b>Total Costs:</b>	<b>\$21.5M</b>	<b>\$22.9M</b>

#### New Jr/Sr High School

Construction Costs:	\$50.9M	\$53.6M
Soft Costs:	\$10.2M	\$10.7M
<b>Total Costs:</b>	<b>\$61.2M</b>	<b>\$64.3M</b>

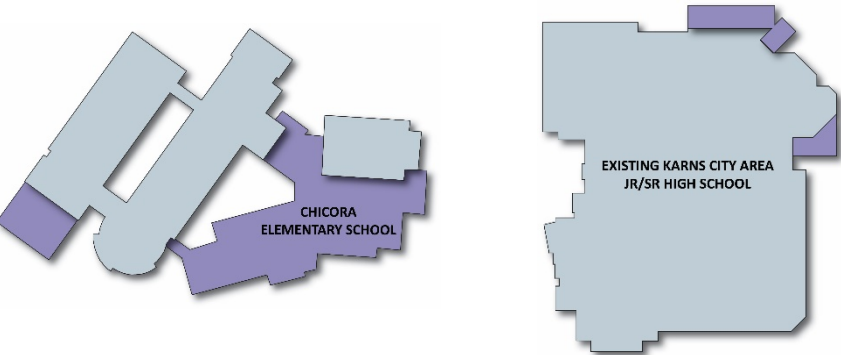
<b>OPTION 10 TOTAL:</b>	<b>\$82.7M</b>	<b>\$87.2M</b>
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\*Cost estimates does not include site acquisition costs

\*Cost estimates include softs costs but do not include site acquisition costs

COST ESTIMATE

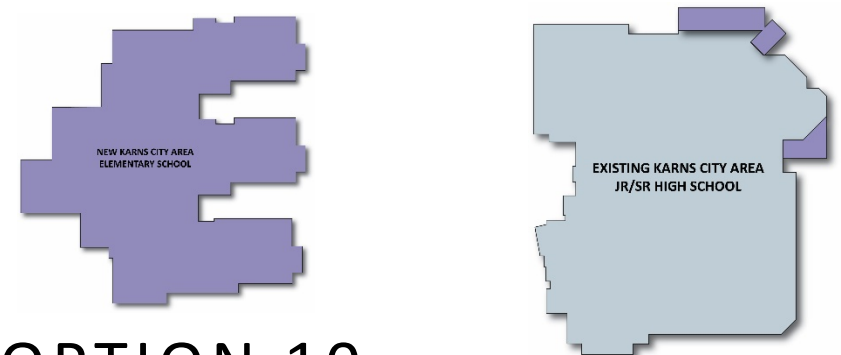
OPTION 3



**COST RANGE**

Chicora ES:	\$18.5M-\$20.1M
Jr/Sr High School:	\$29.4M-\$31.2M
<b>TOTAL:</b>	<b>\$47.8M-\$51.3M</b>

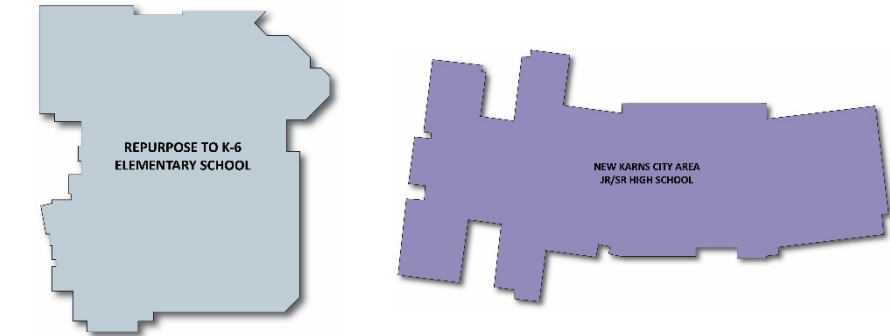
OPTION 8



**COST RANGE**

New Elementary:	\$37.8M-\$39.5M
Jr/Sr High School:	\$29.8M-\$31.7M
<b>TOTAL:</b>	<b>\$67.6M-\$71.2M</b>

OPTION 10

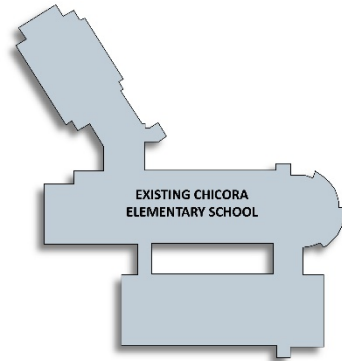
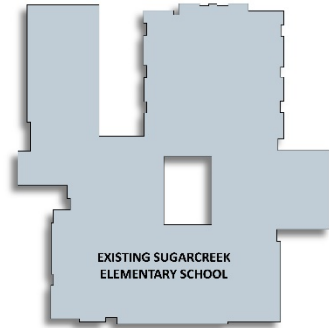


**COST RANGE**

Repurposed Elem:	\$21.5M-\$22.9M
New Jr/Sr High School:	\$61.2M-\$64.3M
<b>TOTAL:</b>	<b>\$82.7M-\$87.2M</b>

# OPTION 1

## COST ESTIMATE



### COST RANGE

#### Sugarcreek ES Renovations

Construction Costs: \$8.0M \$9.2M

Soft Costs: \$1.5M \$1.6M

**Total Costs: \$9.5M \$10.8M**

#### Chicora ES Renovations

Construction Costs: \$9.6M \$10.9M

Soft Costs: \$1.7M \$2.0M

**Total Costs: \$11.3M \$12.9M**

#### Jr/Sr High School Renovations

Construction Costs: \$20.4M \$21.9M

Soft Costs: \$3.7M \$4.0M

**Total Costs: \$24.1M \$25.9M**

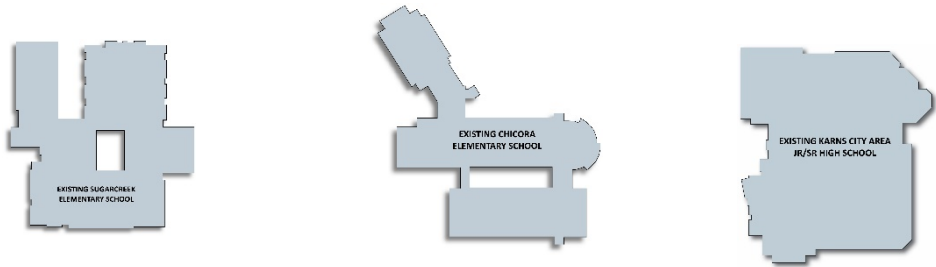
**OPTION 1 TOTAL: \$44.9M \$49.6M**

\* Cost estimates does not include site improvement costs for Sugarcree ES

\*Cost estimates include softs costs but do not include site acquisition costs

COST ESTIMATE

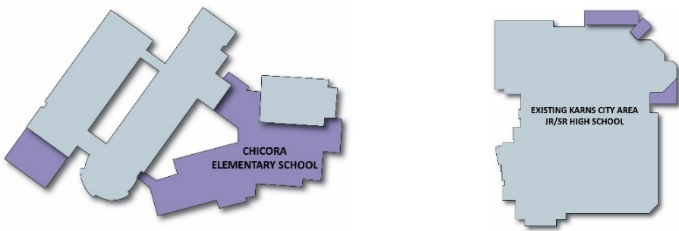
OPTION 1



COST RANGE

Sugarcreek ES	\$9.5M-\$10.8M
Chicora ES:	\$11.3M-\$12.9M
Jr/Sr High School:	\$24.1M-\$25.9M
TOTAL:	\$44.9M-\$49.6M

OPTION 3



COST RANGE

Chicora ES:	\$18.5M-\$20.1M
Jr/Sr High School:	\$29.4M-\$31.2M
TOTAL:	\$47.8M-\$51.3M

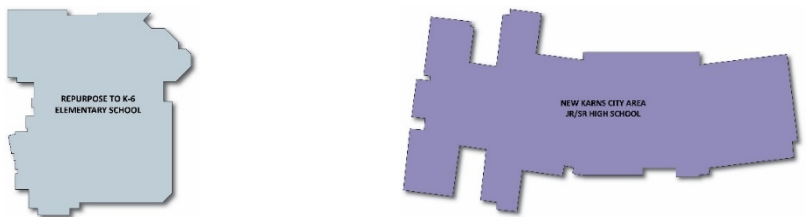
OPTION 8



COST RANGE

New Elementary:	\$37.8M-\$39.5M
Jr/Sr High School:	\$29.8M-\$31.7M
TOTAL:	\$67.6M-\$71.2M

OPTION 10



COST RANGE

Repurposed Elem:	\$21.5M-\$22.9M
New Jr/Sr High School:	\$61.2M-\$64.3M
TOTAL:	\$82.7M-\$87.2M

## SCOPE OF WORK DESCRIPTION

### LIMITED RENOVATION

Scope of work to address specific building deficiencies.  
Does not address Educational Program

### MODERATE RENOVATION

Scope of work to address all building deficiencies including educational program without reconfiguration of spaces.

### EXTENSIVE RENOVATION

Scope of work to address all building deficiencies including educational program with reconfiguration of spaces.

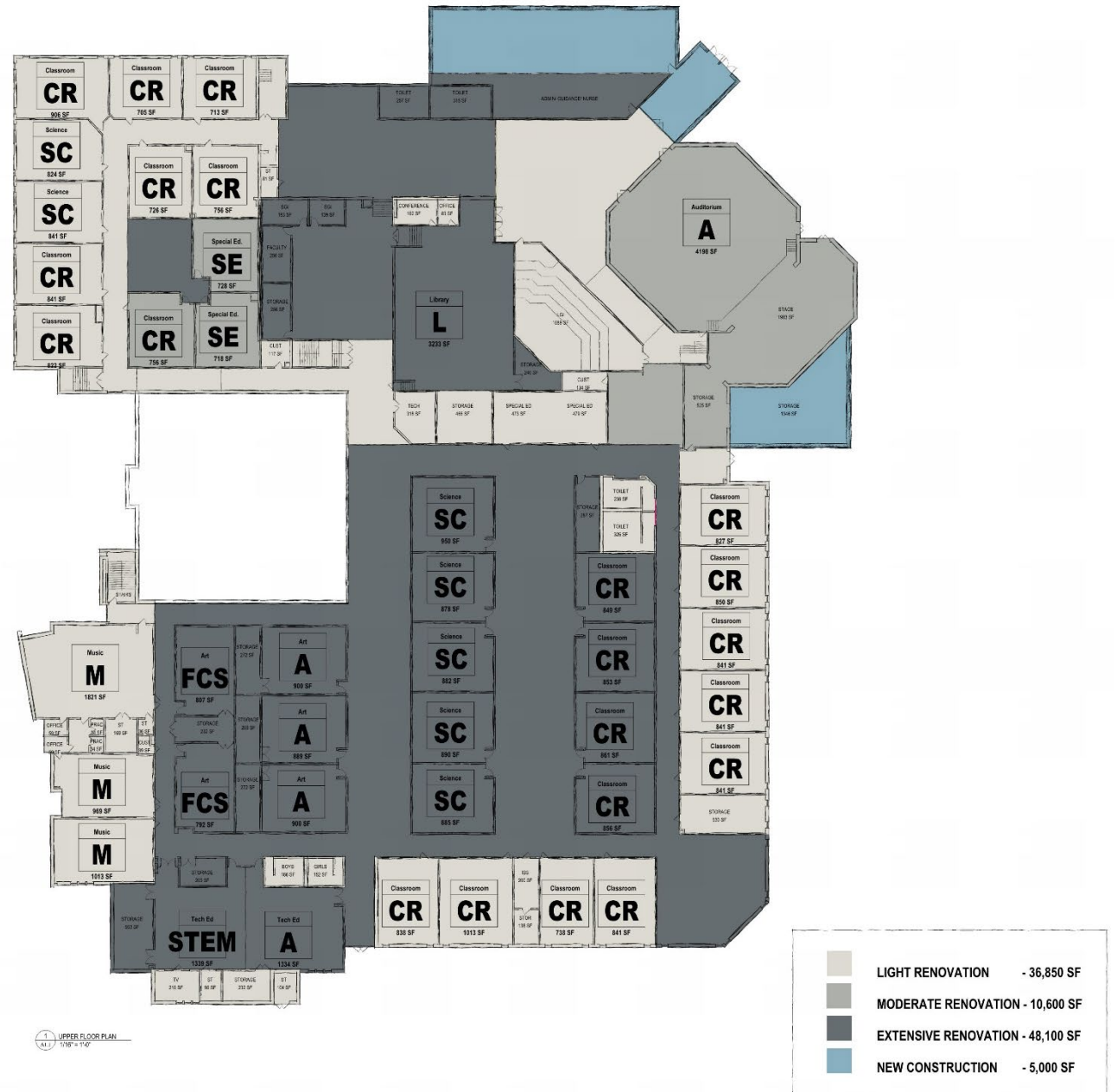
### ADDITIONS & RENOVATIONS

Additional space to address projected enrollment and address existing building deficiencies and educational program.

### NEW BUILDING

New construction for cost comparison to renovate or replace.

# SCOPE OF WORK DESCRIPTION

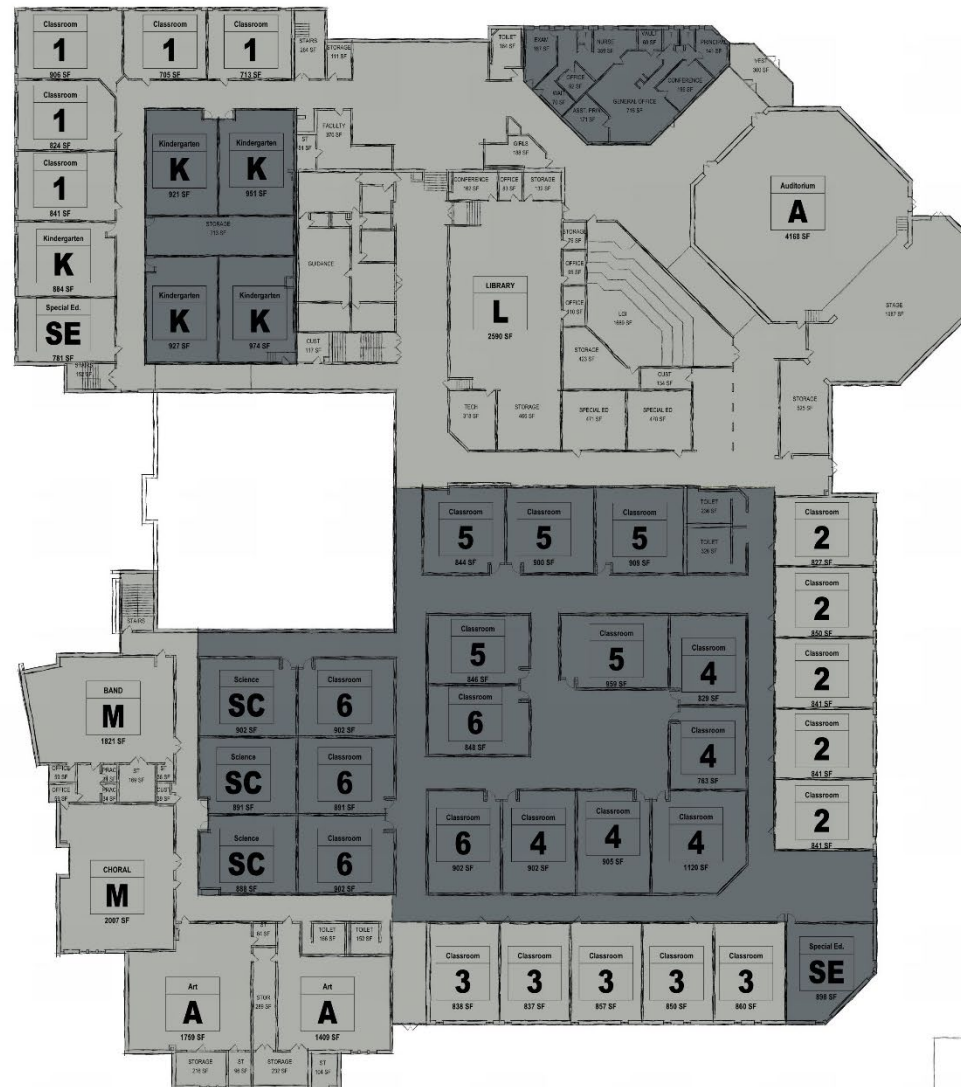


# SCOPE OF WORK DESCRIPTION



2 OVERALL LOWER FLOOR PLAN  
1/8" = 1'-0"

LIGHT RENOVATION - 53,350 SF  
 MODERATE RENOVATION - 0 SF  
 EXTENSIVE RENOVATION - 0 SF  
 NEW CONSTRUCTION - 0 SF



1 OVERALL UPPER FLOOR PLAN  
1/8" = 1'-0"

LIGHT RENOVATION - 0 SF  
 MODERATE RENOVATION - 59,750 SF  
 EXTENSIVE RENOVATION - 36,125 SF  
 NEW CONSTRUCTION - 0 SF

# ④ PHASING

OPTION 3

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## PHASE 1

Chicora ES Additions & Renovations	\$ 18.5 M	\$ 20.1 M
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## PHASE 2

Jr/Sr High School Additions & Renovations	\$24.9M	\$26.3M
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<b>Option 3 Subtotal</b>	<b>\$43.4M</b>	<b>\$46.4M</b>
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With Jr/Sr. High School Additions (Alternates)	\$1.5M	\$1.6M
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<b>Option 3 Subtotal</b>	<b>\$44.9M</b>	<b>\$48.0M</b>
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## PHASE 3 (Budget pending)

Site Acquisition & Development	\$ 2.9 M	\$ 3.3 M
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<b>Option 3 Total</b>	<b>\$47.8M</b>	<b>\$51.3M</b>
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\* Cost estimates does not include site acquisition costs

## ⑤ NEXT STEPS

### Next Steps:

1. Establish financial parameters as Decision Making Process.
2. Community outreach and involvement.
3. Conduct due diligence on possible site acquisition.
4. Prioritize projects and establish a timeline.

# Questions?



Crabtree, Rohrbaugh & Associates  
[www.cra-architects.com](http://www.cra-architects.com)