



Crabtree, Rohrbaugh & Associates

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

FACILITY STUDY UPDATE

June 15, 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

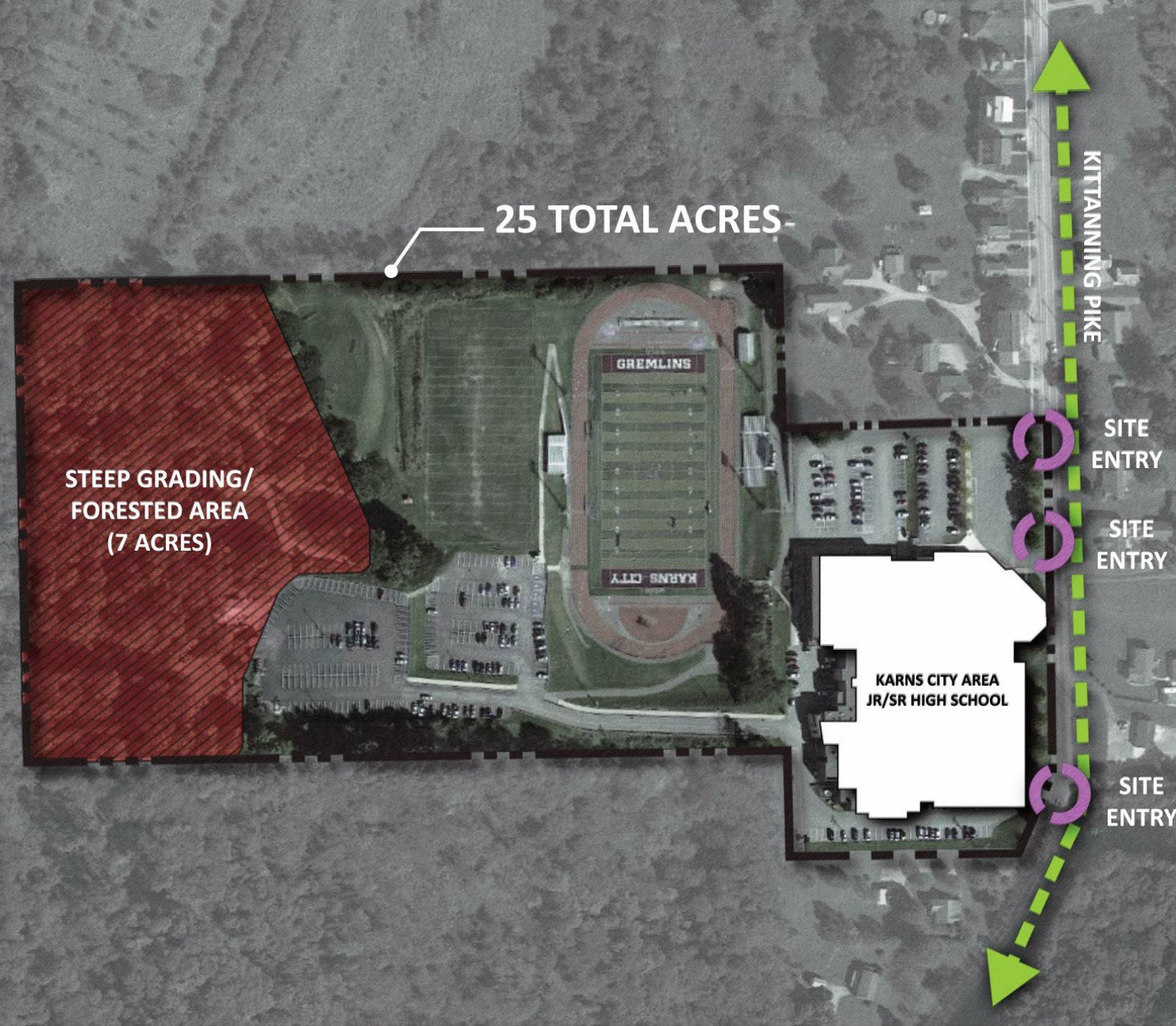
\* Options 1-9 presented in CJA May 2019 District Feasibility Study



## 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 Review s
  - Stormwater Management
  - Lot coverage

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



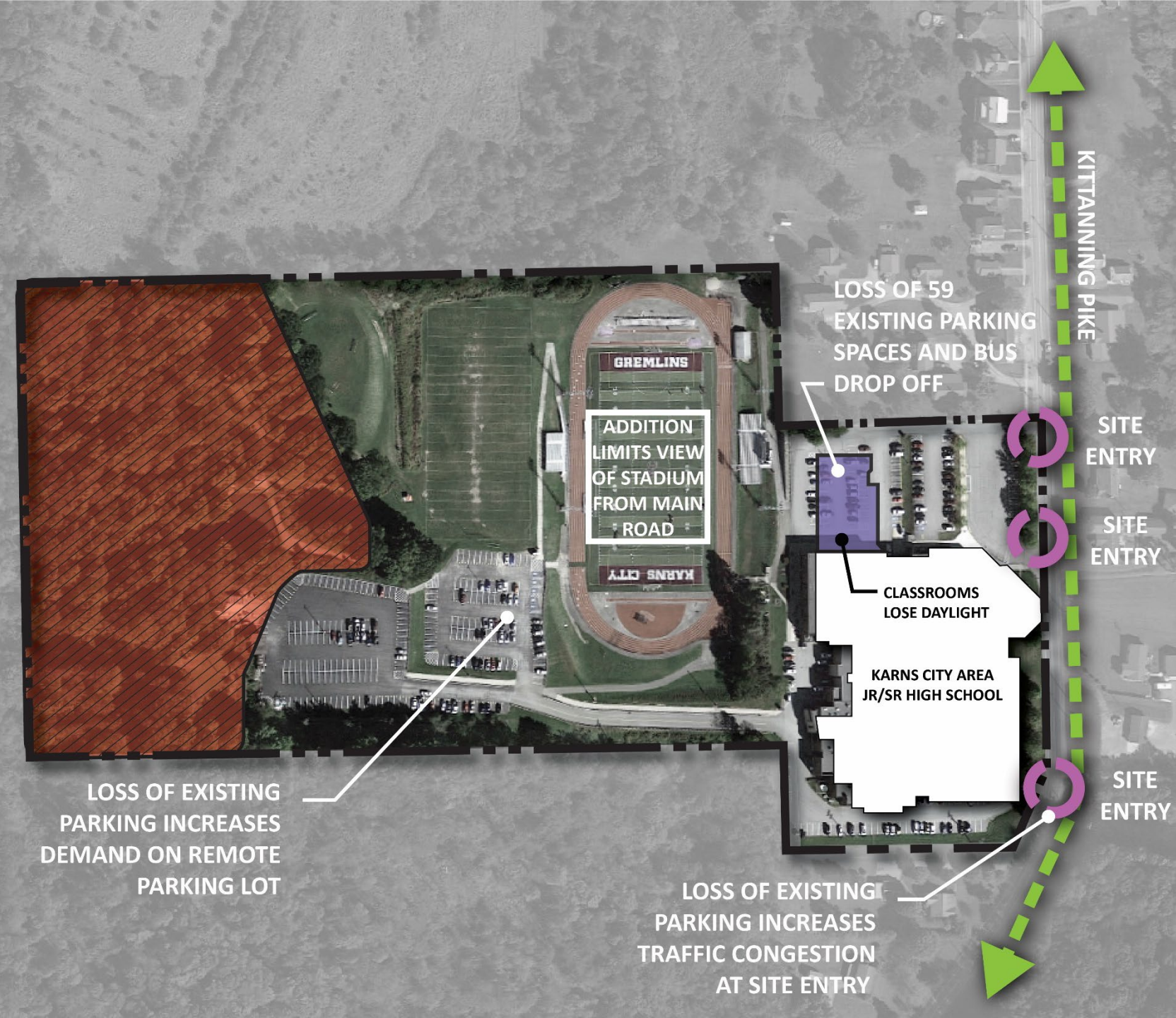


# OPTION DEVELOPMENT

## 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.



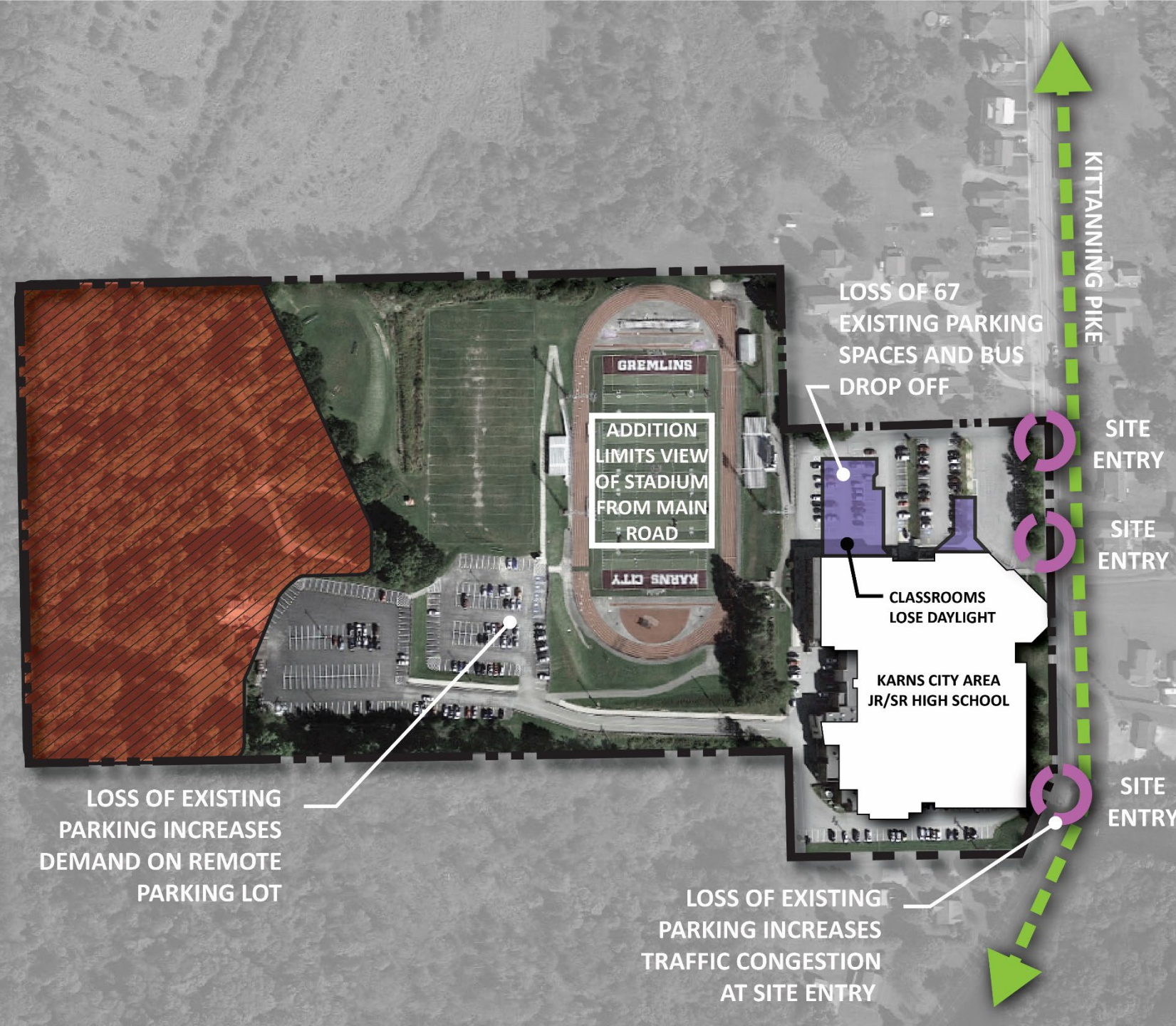


# OPTION DEVELOPMENT

## 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).



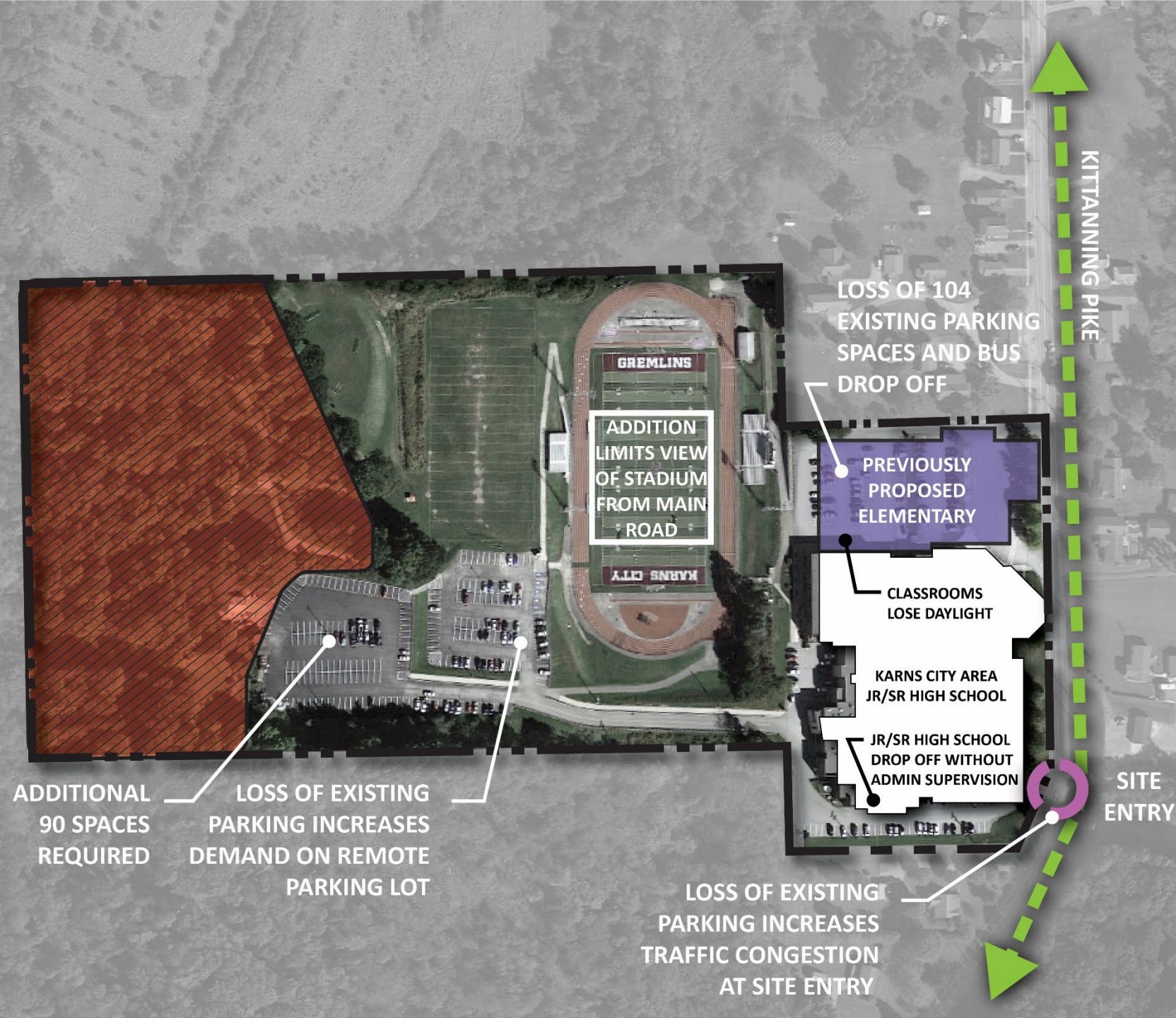


# OPTION DEVELOPMENT

## 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.



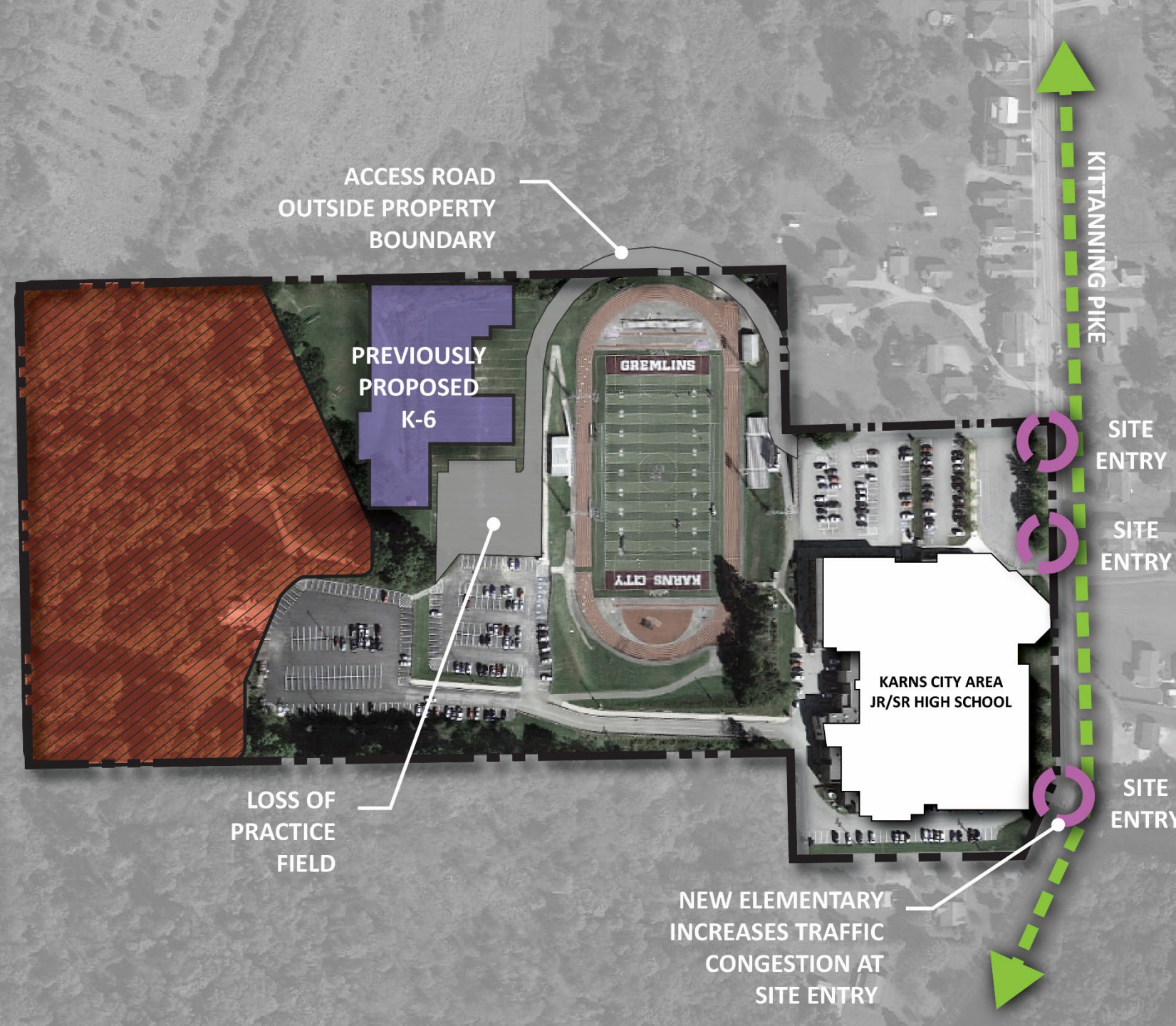


# OPTION DEVELOPMENT

## 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.

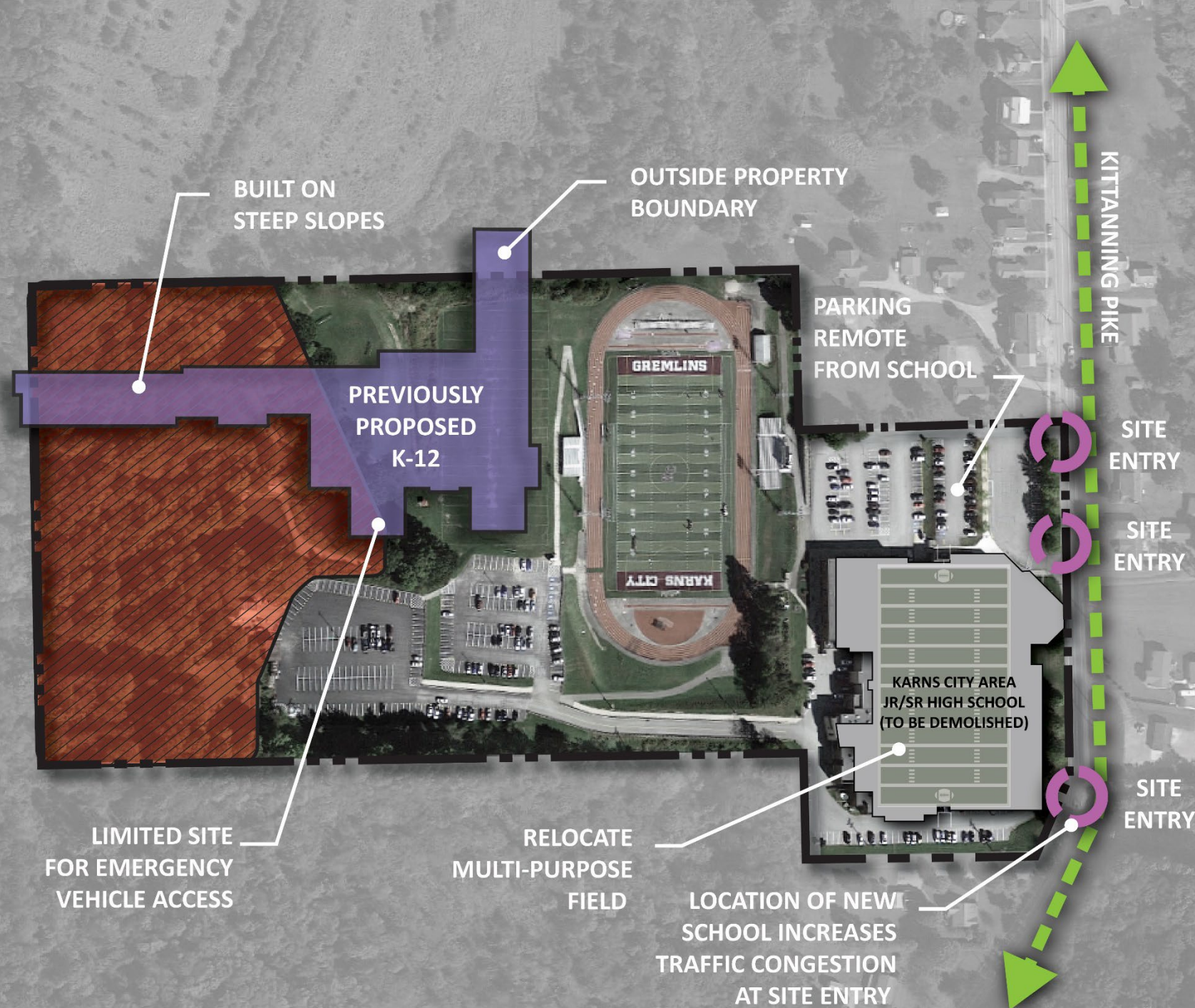




# OPTION DEVELOPMENT

## OPTION 9 New K-12:

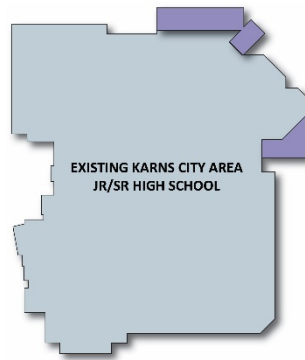
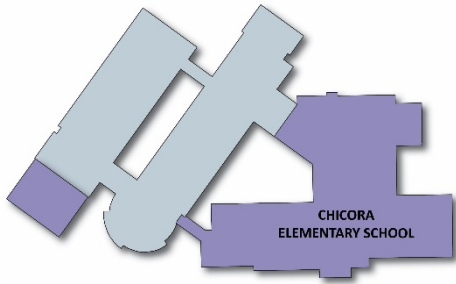
1. Requires construction on steep slopes and forested area which will increase construction costs.
2. Increases use of existing south driveway and Stadium parking.
3. North parking remote from School.
4. No space for emergency vehicular access.



# 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 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)

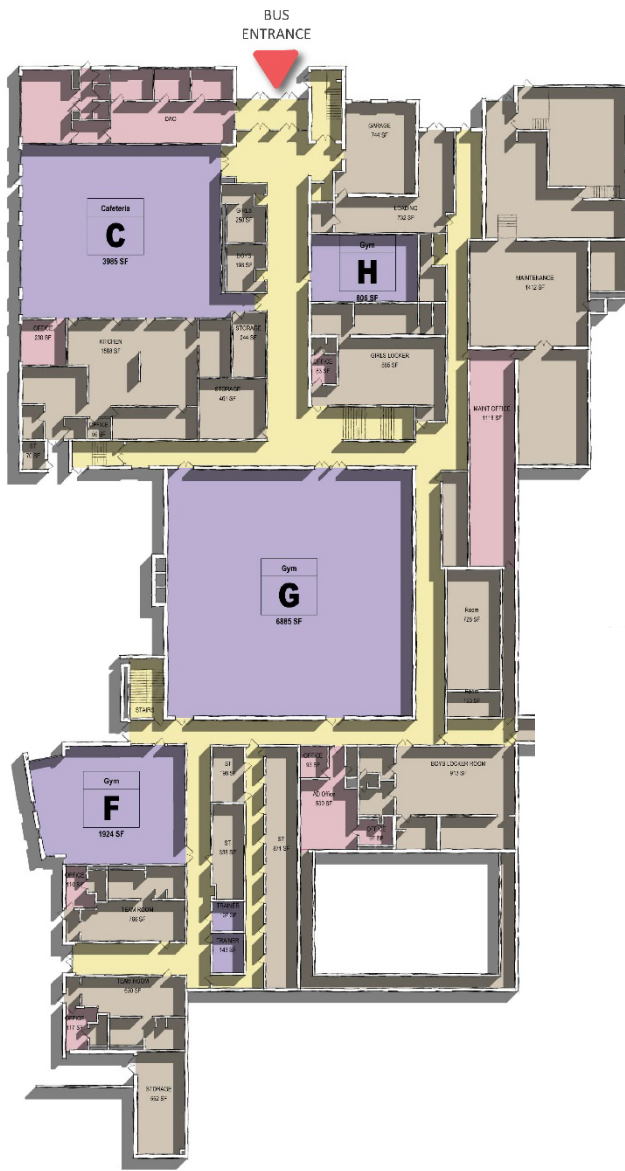
## Option C (1 property)

1. Continuous driveway around property.

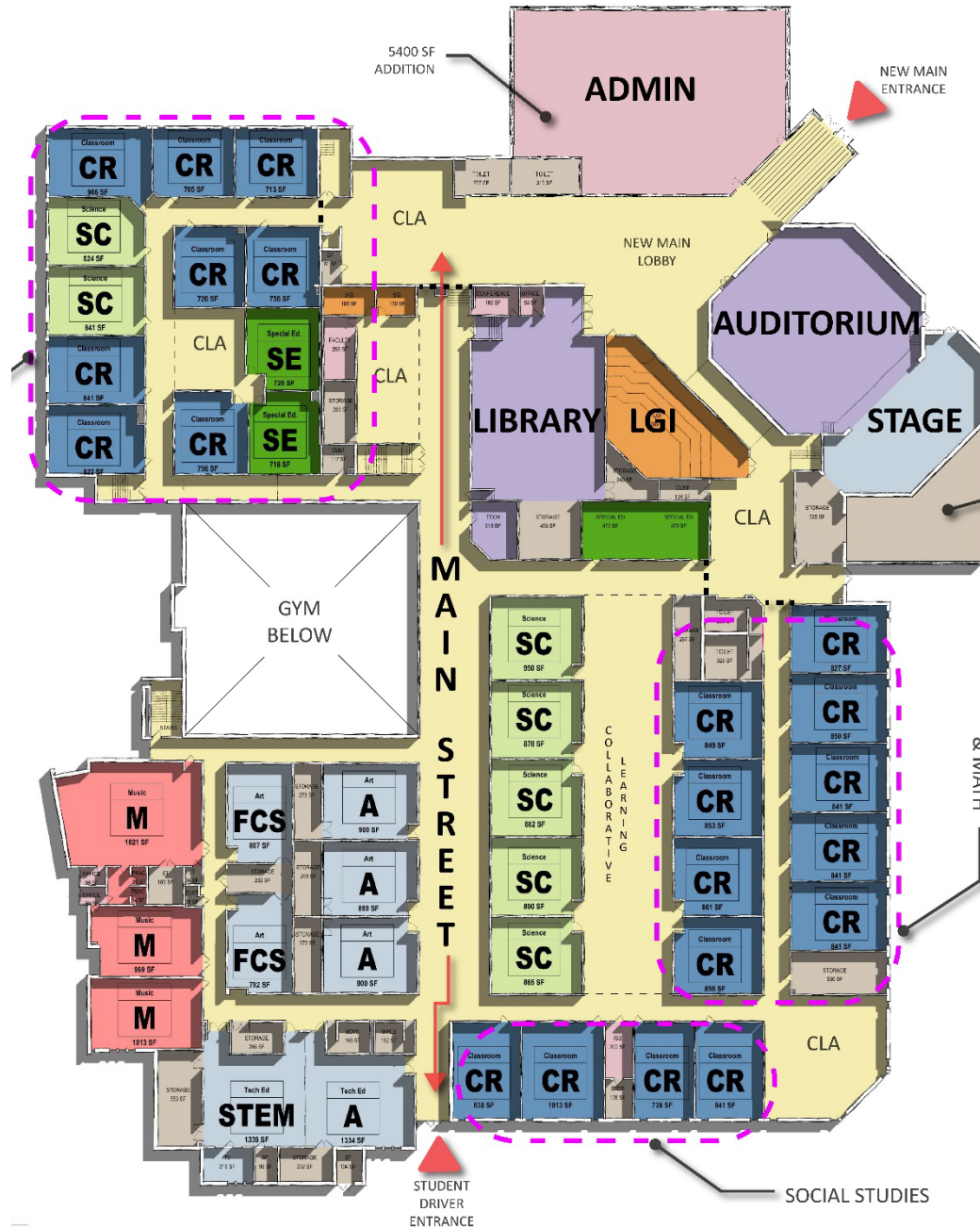




# OPTION 3 Jr/Sr High School Floor Plan



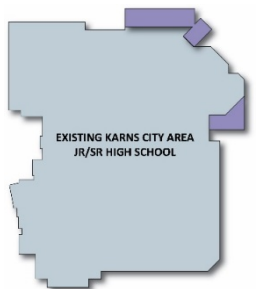
Ground Floor



First Floor

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.

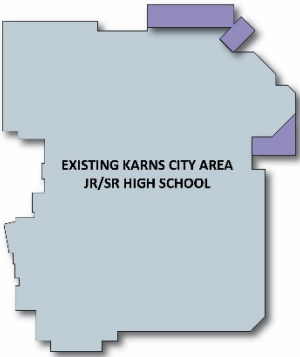
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AFTER HOURS  
LOCKDOWN POINT





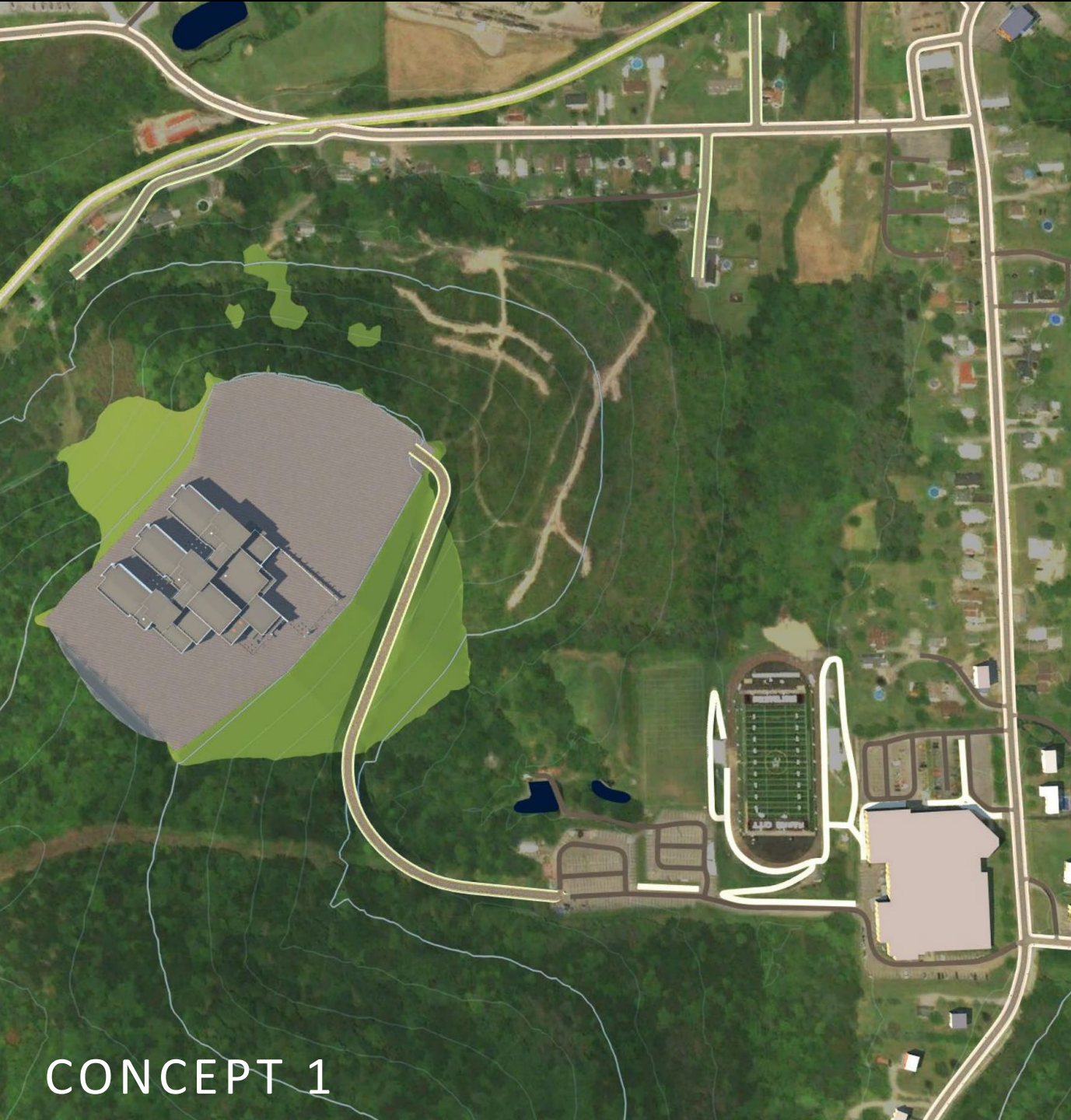
# OPTION 8

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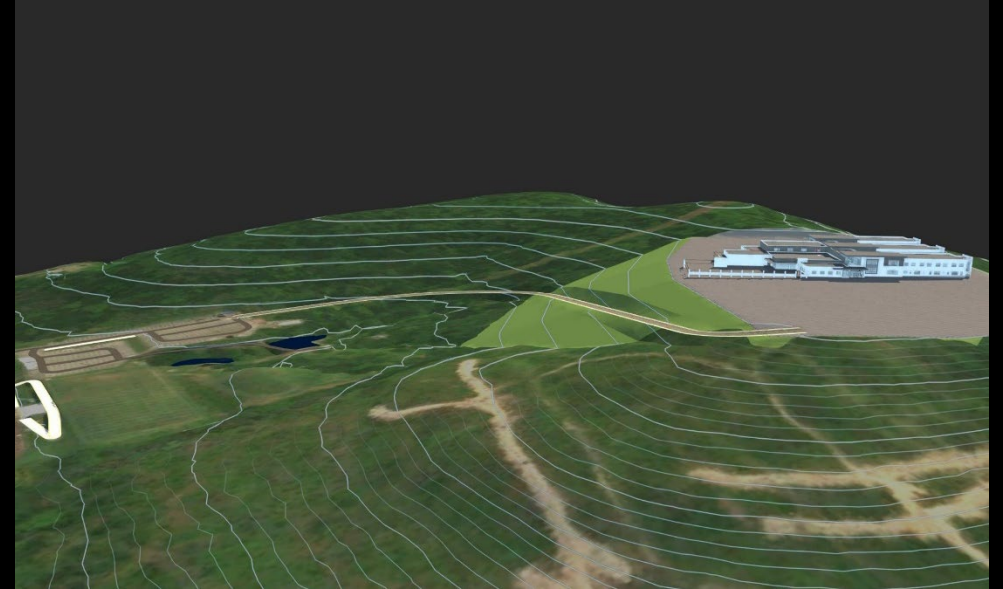
K-6: New Elementary School (requires site acquisition)

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



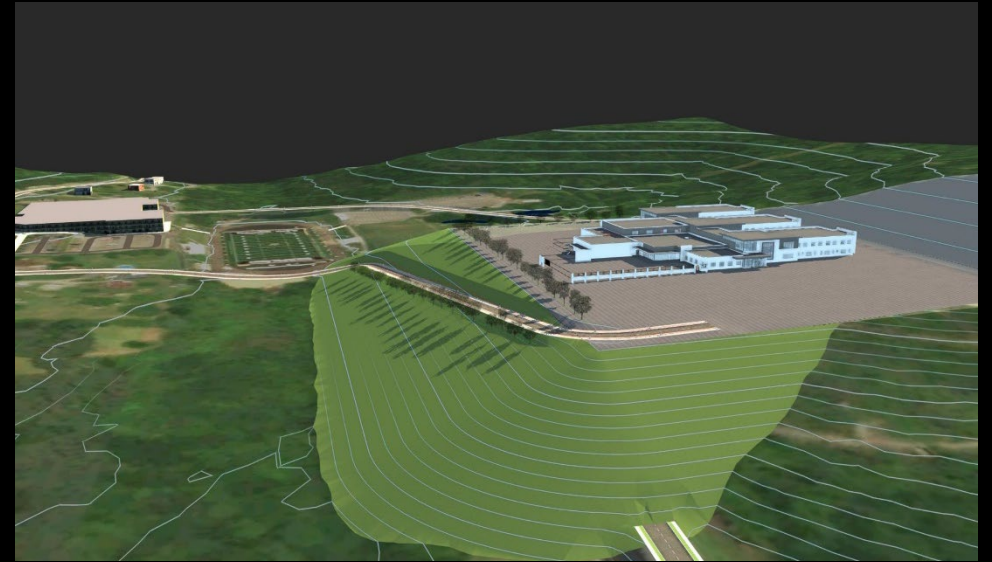
CONCEPT 1

# OPTION 8a New Elementary Site Plan





OPTION 8a  
New Elementary Site Plan



CONCEPT 2



# OPTION 8a 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 (2 floors) from Public Spaces.
3. Open collaboration areas.

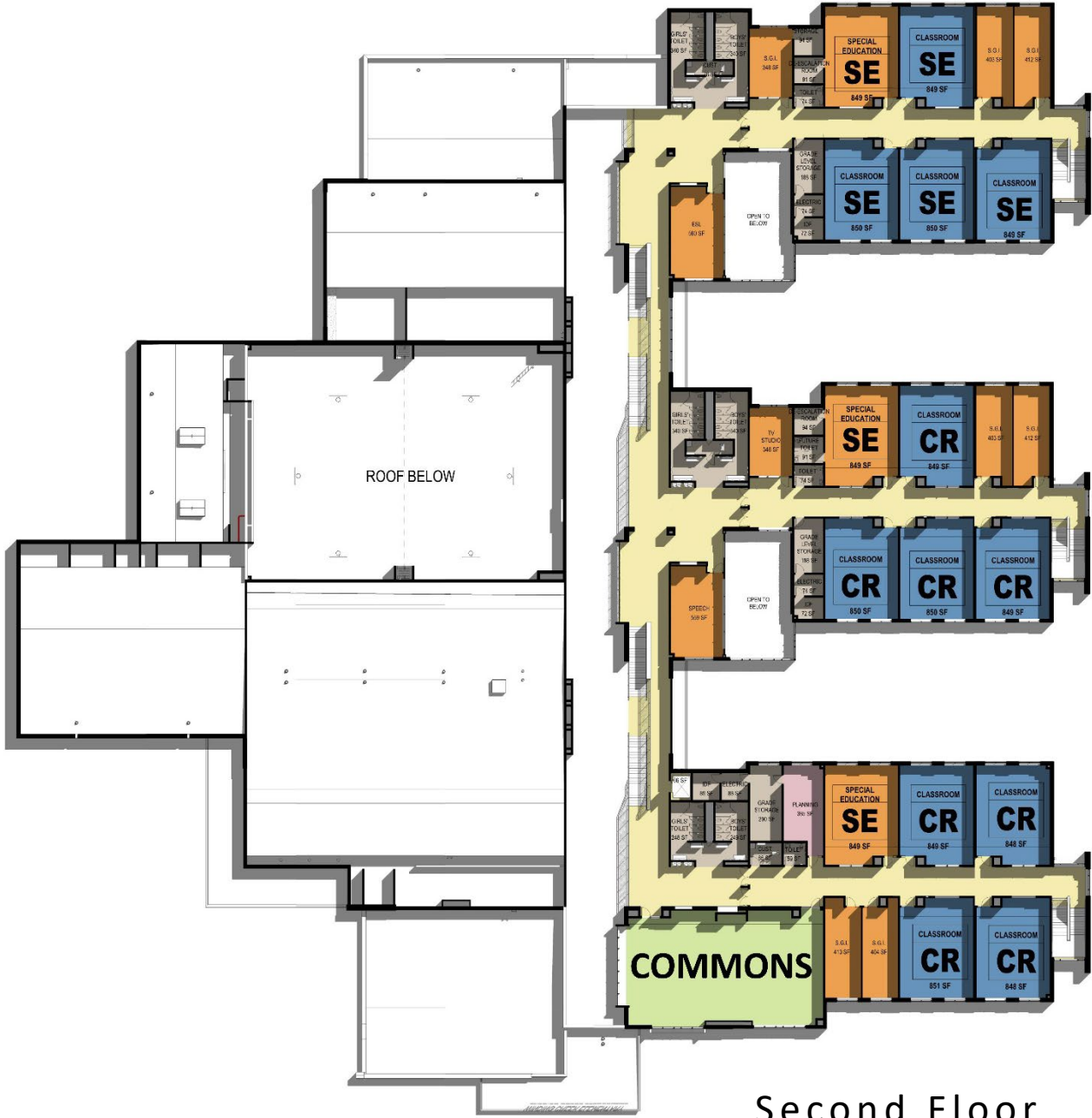


First Floor





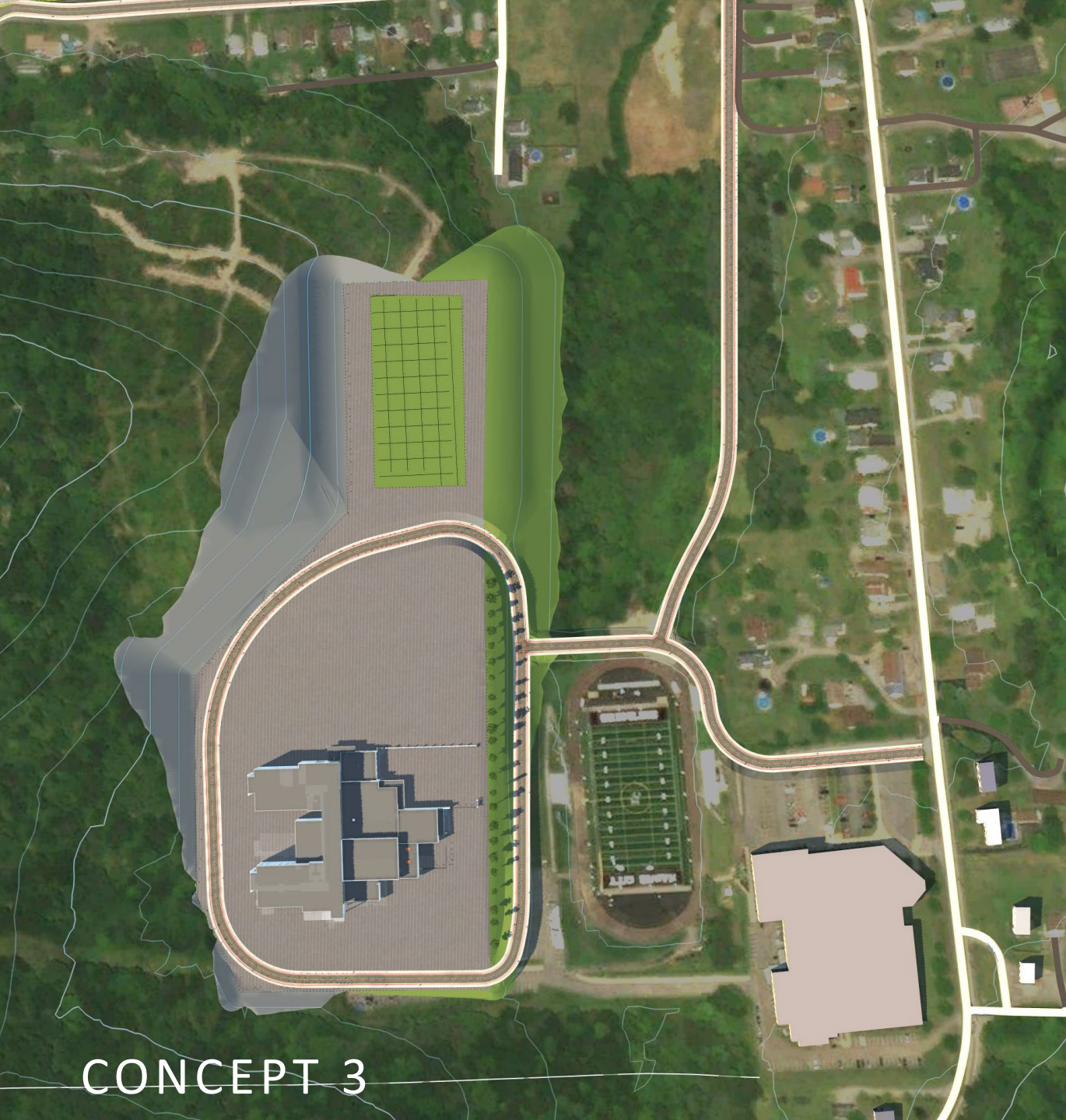
# OPTION 8a New Elementary Floor Plan



Second Floor

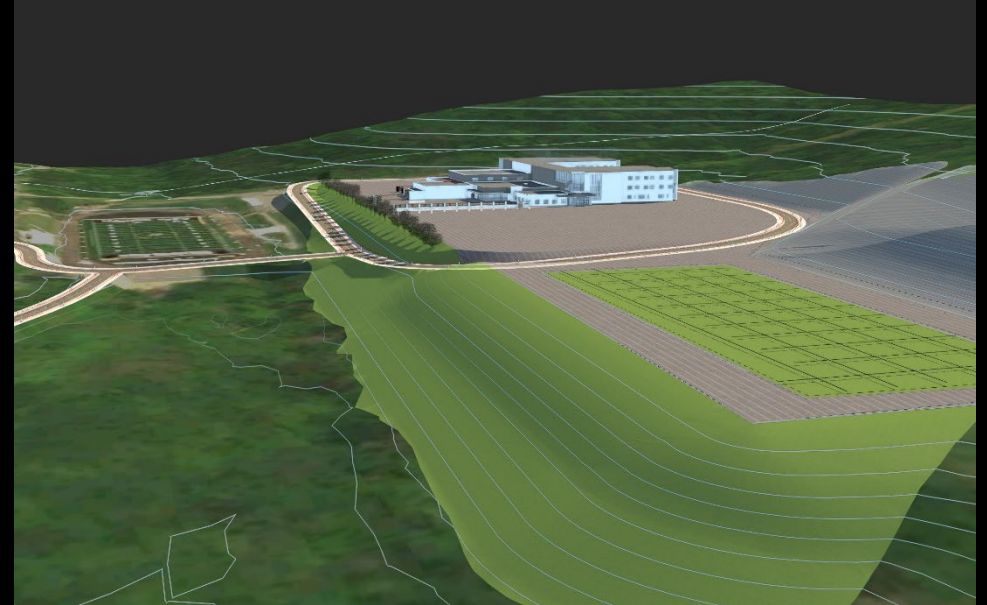






CONCEPT 3

# OPTION 8b New Elementary Site Plan





# OPTION 8b New Elementary Floor Plan

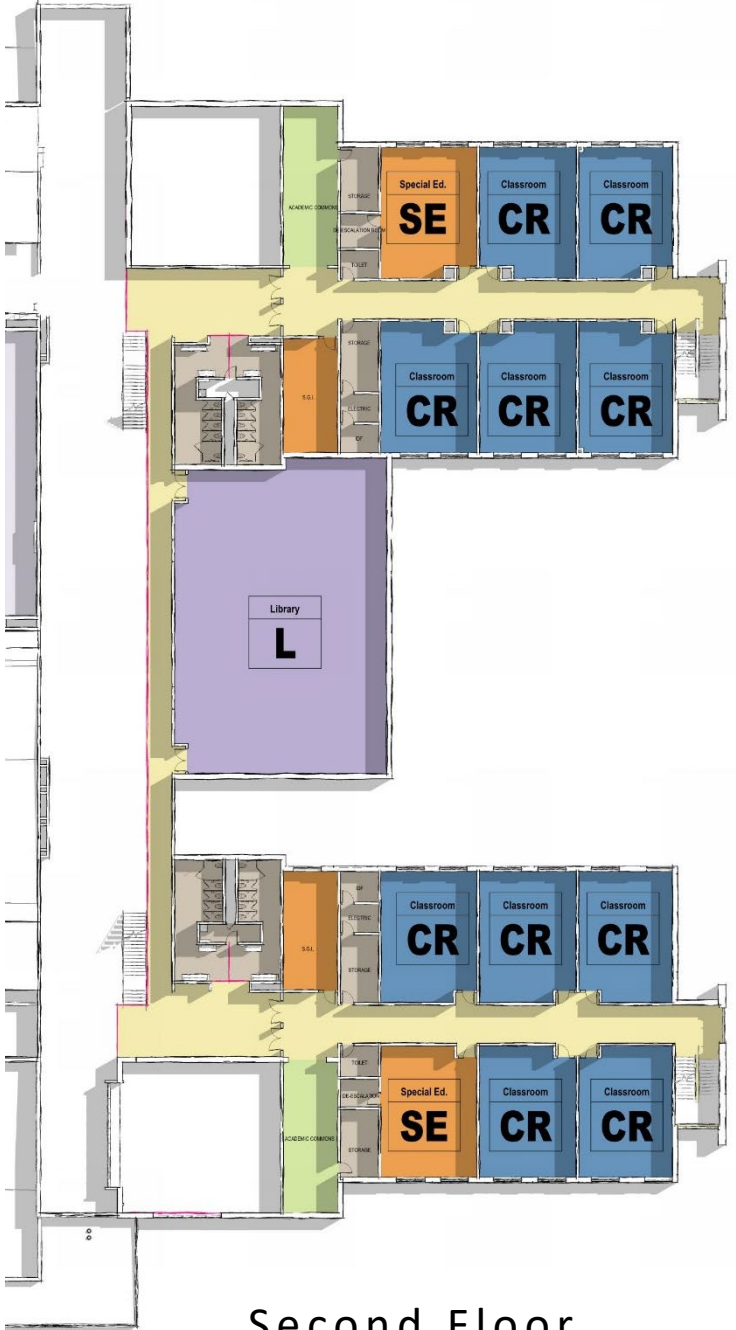
1. Conceptual floor plan to accommodate grade level separation and projected enrollment (131,500 SF)
2. Main Street separates Academic Spaces (3 floors) from Public Spaces.
3. Open collaboration areas.



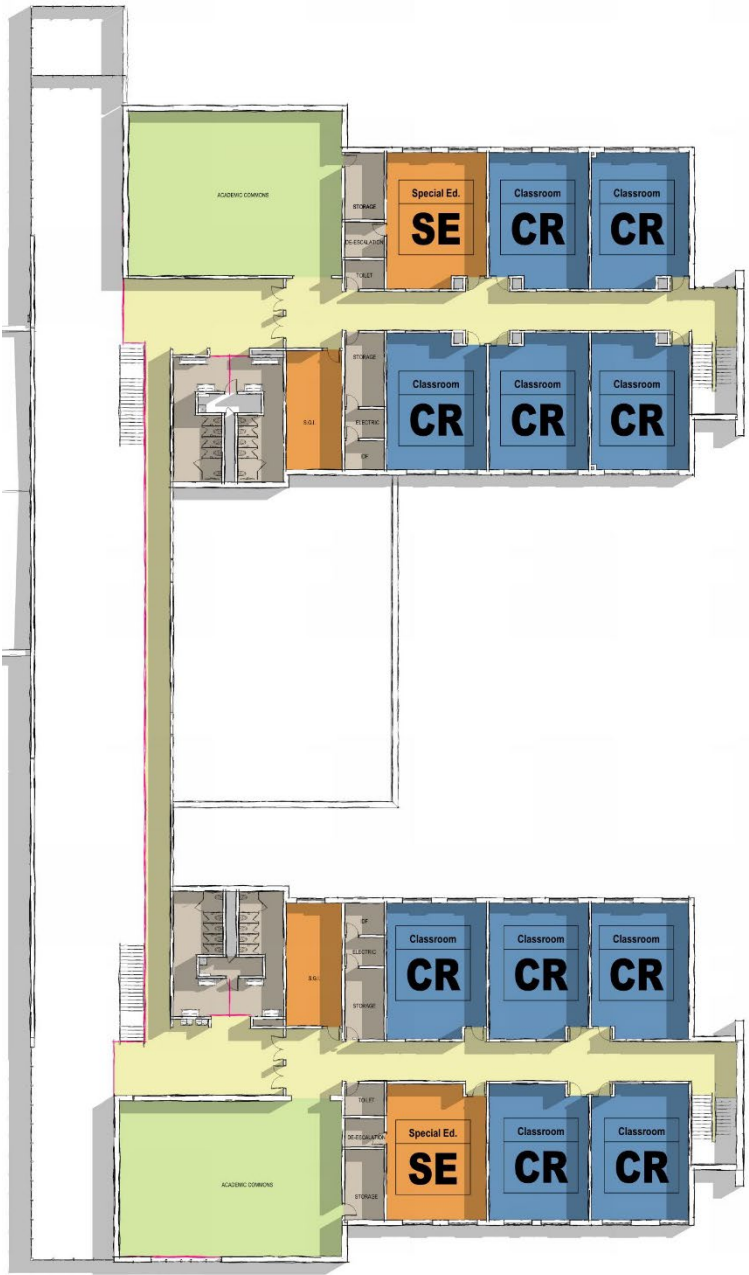
First Floor



OPTION 8b  
New Elementary  
Floor Plan



Second Floor

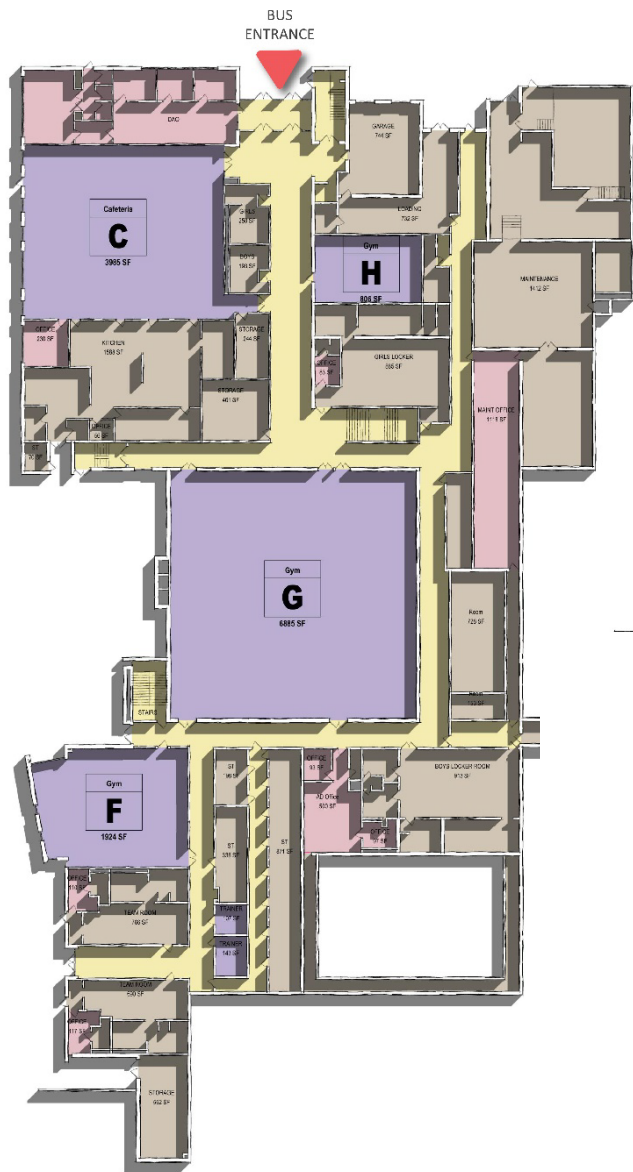


Third Floor

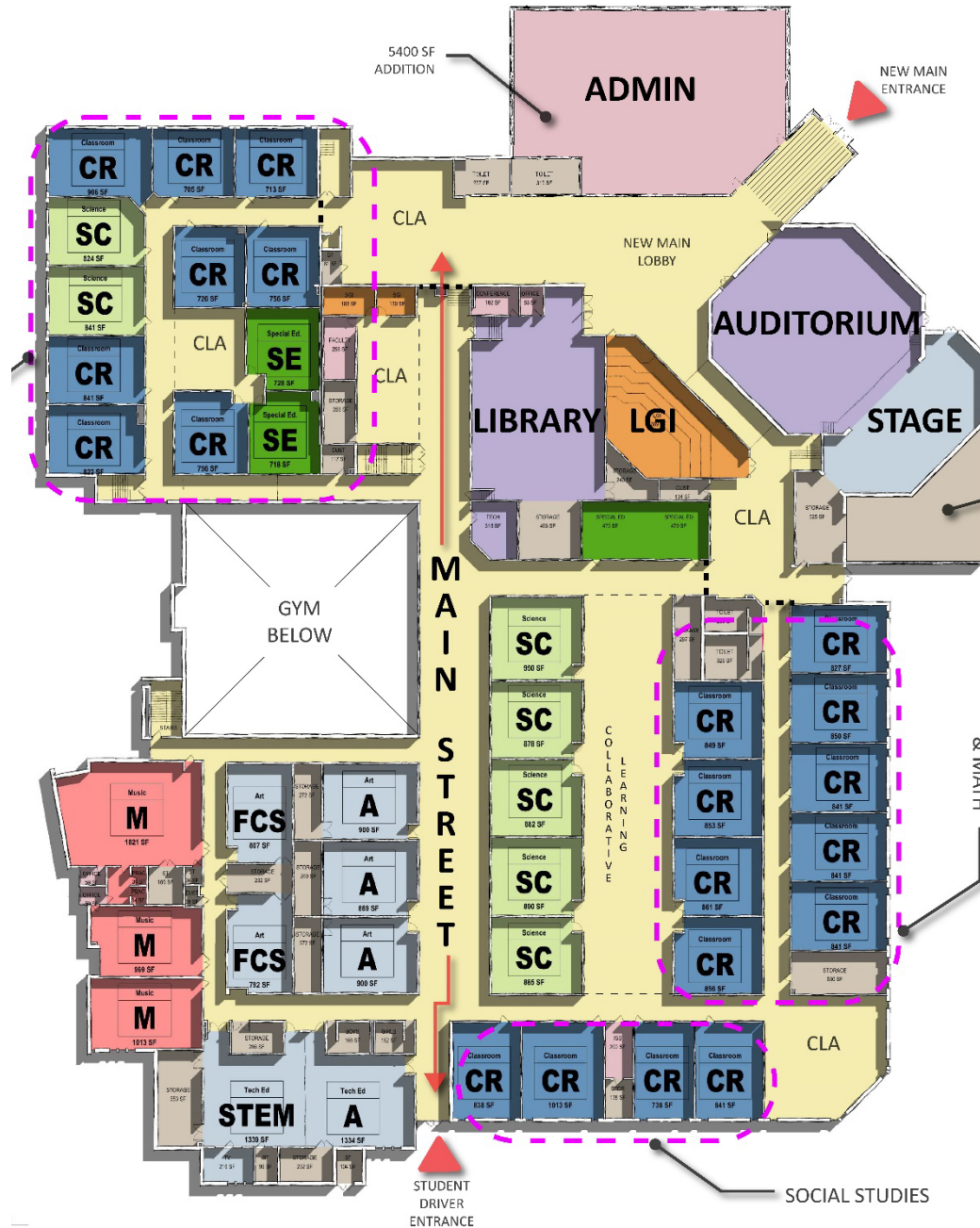


NEW KARN'S CITY AREA  
ELEMENTARY SCHOOL





Ground Floor



First Floor

# OPTION 8a & b Jr/Sr High School Floor Plan

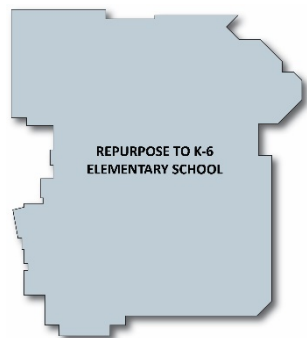
1. Expand Admin., Guidance & Nurse.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Separate Jr High from Sr. High
5. Develop Main Street for building organization.
6. Open collaboration areas.
7. Storage addition for adjacent to Stage.

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AFTER HOURS  
LOCKDOWN POINT



## OPTION 10

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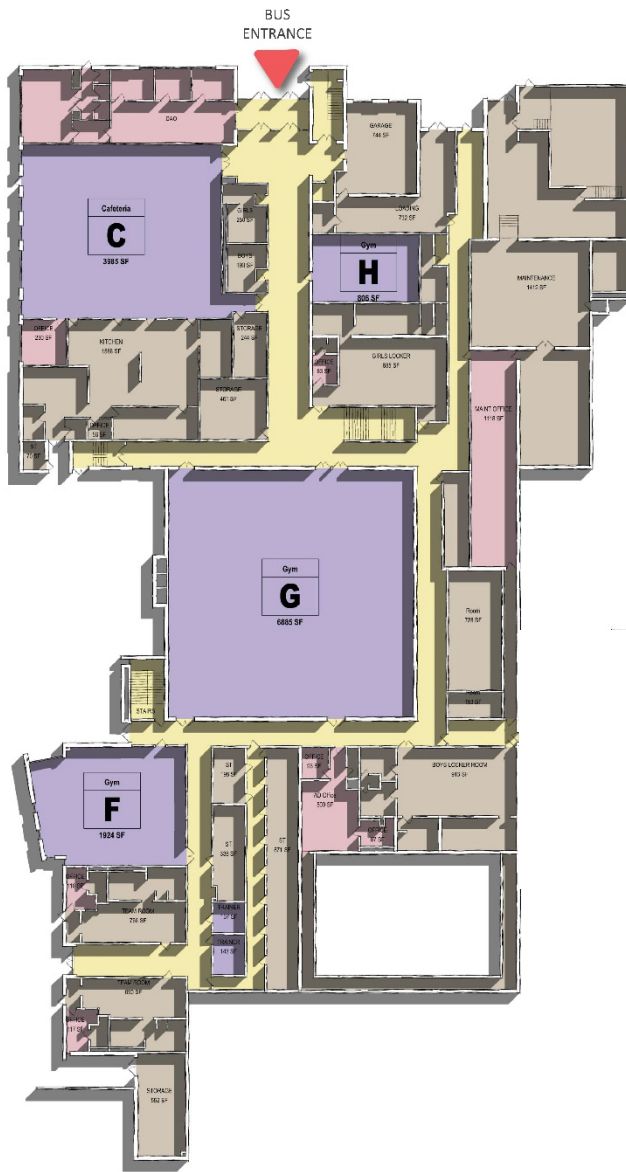
K-6: Repurpose existing HS to ES

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

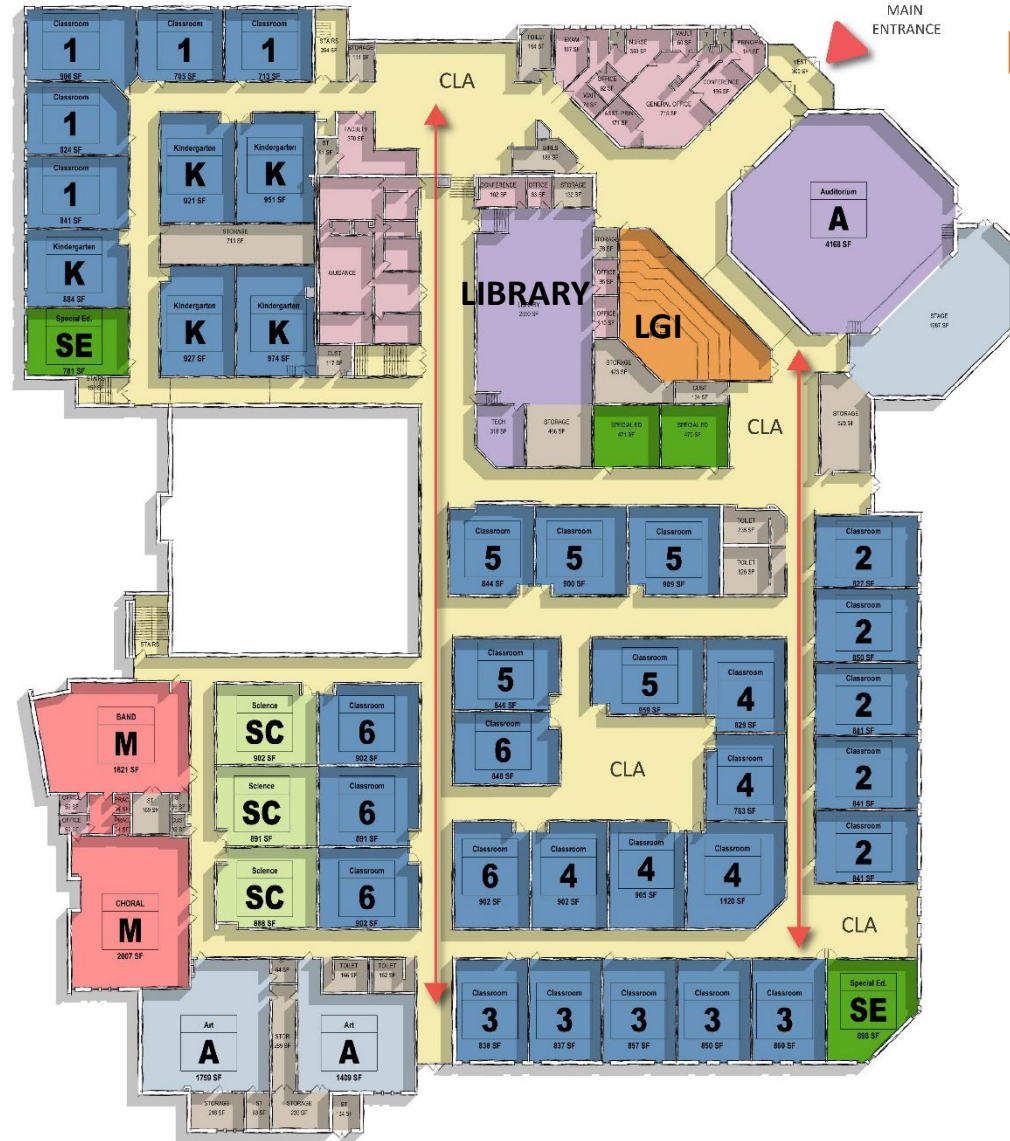


# OPTION 10 Elementary School Floor Plan

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

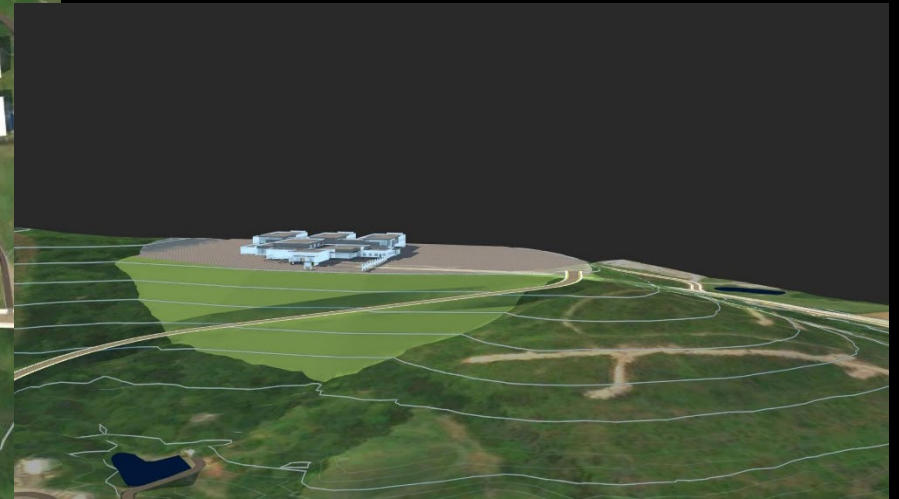
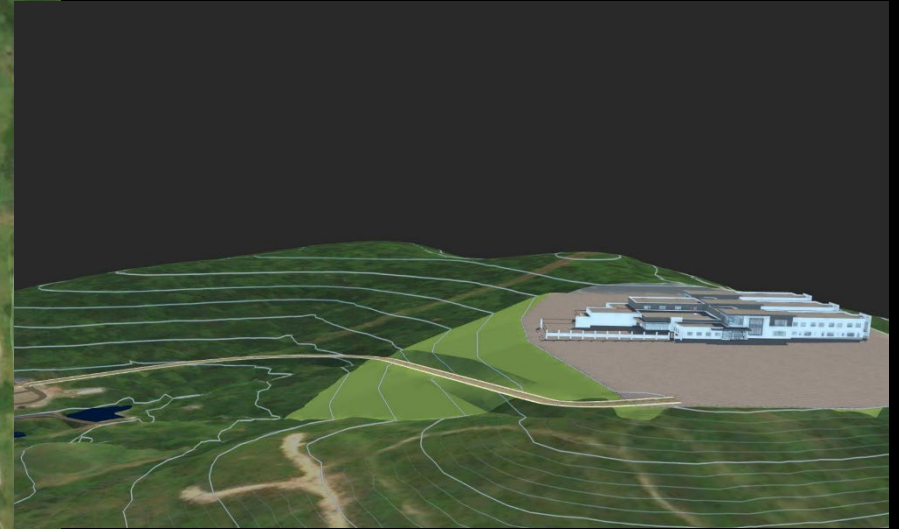
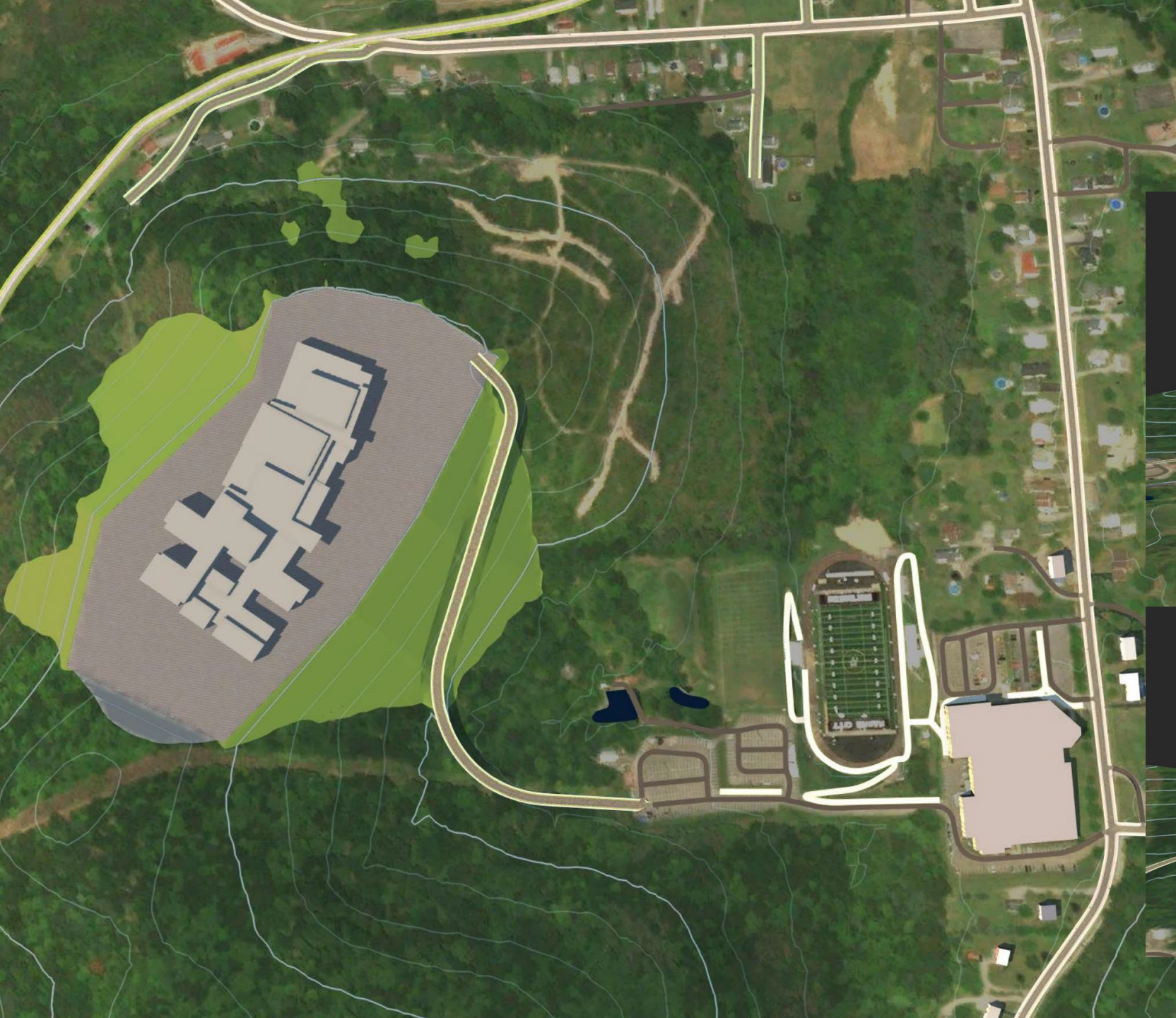


First Floor





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

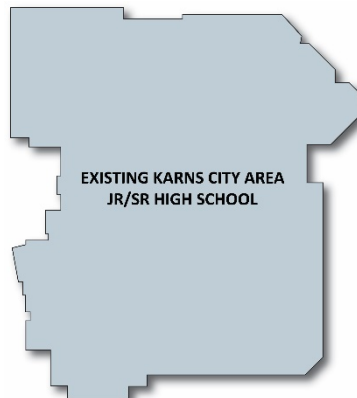
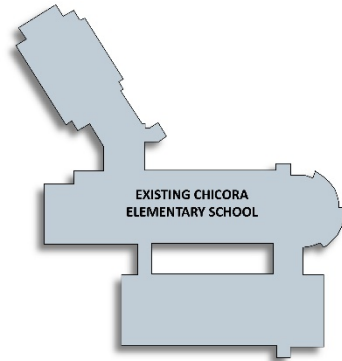
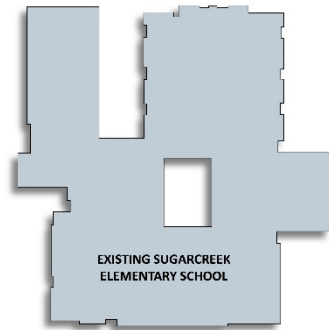
TOTAL BUILDING AREA - 212,373 SF





# ③ COST ESTIMATE

## OPTION 1



### COST RANGE

#### Sugarcreek ES Renovations

Construction Costs:	\$8.0M	\$9.2M
Soft Costs:	\$1.5M	\$1.6M
<b>Total Costs:</b>	<b>\$9.5M</b>	<b>\$10.8M</b>

#### Chicora ES Renovations

Construction Costs:	\$9.6M	\$10.9M
Soft Costs:	\$1.7M	\$2.0M
<b>Total Costs:</b>	<b>\$11.3M</b>	<b>\$12.9M</b>

#### Jr/Sr High School Renovations

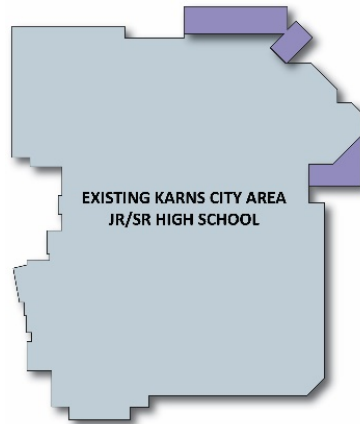
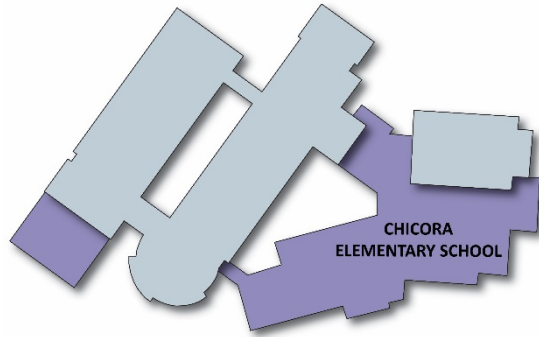
Construction Costs:	\$20.4M	\$21.9M
Soft Costs:	\$3.7M	\$4.0M
<b>Total Costs:</b>	<b>\$24.1M</b>	<b>\$25.9M</b>

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

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



OPTION 3



**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>

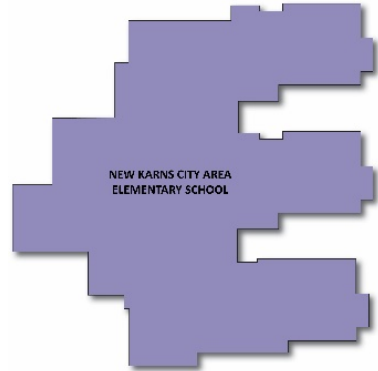
Jr/Sr High School Additions & Renovations

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

**OPTION 3 TOTAL:      \$47.8M      \$51.3M**

\*Cost estimates does not include site acquisition costs

OPTION 8a



**COST RANGE**

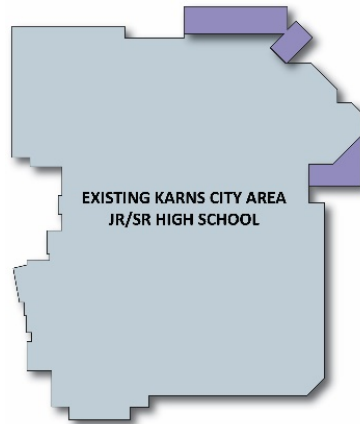
New Elementary School

Construction Costs:	\$31.5M	\$32.9M
Soft Costs:	\$5.7M	\$5.9M
<b>Total Costs:</b>	<b>\$37.2M</b>	<b>\$38.8M</b>

\*Site Costs - \$5.2-\$5.9M

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>

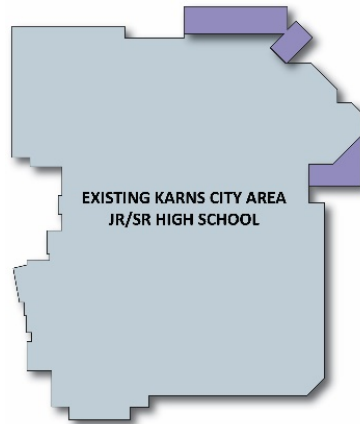


**OPTION 8 TOTAL:      \$67.0M      \$70.5M**

\*Cost estimates does not include site acquisition costs



OPTION 8b



**COST RANGE**

New Elementary School

Construction Costs:	\$34.8M	\$36.7M
Soft Costs:	\$6.2M	\$7.3M
<b>Total Costs:</b>	<b>\$41.0M</b>	<b>\$44.0M</b>

\*Site Costs - \$7.1-\$8.2M

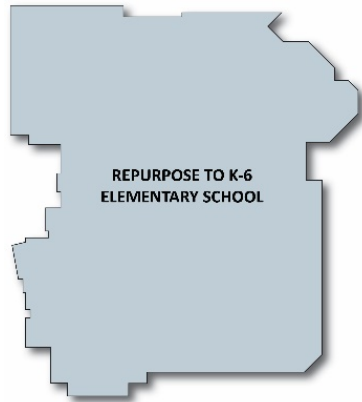
Jr/Sr High School Additions & Renovations

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

**OPTION 8 TOTAL:        \$70.8M                \$75.7M**

\*Cost estimates does not include site acquisition costs

OPTION 10



**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>

**OPTION 10 TOTAL: \$82.7M \$87.2M**

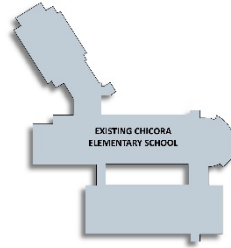
\*Cost estimates does not include site acquisition costs



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

## COST ESTIMATE

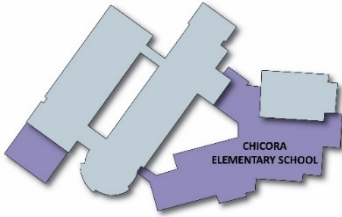
### OPTION 1



#### **COST RANGE**

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

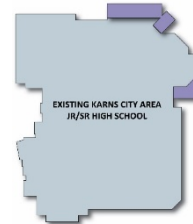
### OPTION 3



#### **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 8a



#### **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>

## 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



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

Light Gray	LIGHT RENOVATION	- 45,650 SF
Medium Gray	MODERATE RENOVATION	- 4,000 SF
Dark Gray	EXTENSIVE RENOVATION	- 3,625 SF
Blue	NEW CONSTRUCTION	- 0 SF



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

Light Gray	LIGHT RENOVATION	- 36,850 SF
Medium Gray	MODERATE RENOVATION	- 10,600 SF
Dark Gray	EXTENSIVE RENOVATION	- 48,100 SF
Blue	NEW CONSTRUCTION	- 5,000 SF





# ④ PHASING

## OPTION 3

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### PHASE 1

Chicora ES Additions & Renovations

\$18.5-\$20.1M

### PHASE 2

Jr/Sr High School Renovations

OPTION 1

\$21.2-\$22.6M

OPTION 2

\$26.5-\$27.9M

**Subtotal**

**\$39.7-\$42.7M**

**\$45.0-\$48.0M**

### PHASE 3 (Budget pending)

Site Acquisition & Development

\$2.9-\$3.3M

\$2.9-\$3.3M

**Total**

**\$42.6-\$46.0M**

**\$47.9-\$51.3M**

\* Cost estimates does not include site acquisition costs



# PHASING

Karns City Area School District DRAFT Project Schedule	2020												2021												2022												2023												2024														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
<b>Chicora ES</b>													11 mo. Design + Bid												18 mo. Construction																																						
Board Selection of Option																																																															
Design Phase																																																															
Bidding & Award Contract																																																															
Construction																																																															
Close Out																																																															
<b>Jr./Sr. High School</b>													32 mo. Design + Bid												24 mo. Construction																																						
Board Selection of Option																																																															
Design Phase																																																															
Bidding & Award Contract																																																															
Construction																																																															
Close Out																																																															
Site Development																																																															
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
	2020												2021												2022												2023												2024														

# 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?



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