



Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY SCHOOL DISTRICT

DISTRICT-WIDE FEASIBILITY STUDY

FACILITY STUDY UPDATE

November 14, 2022

AGENDA

1 Option Development

2 Cost Estimates

3 Next Steps

4 Questions



OPTION DEVELOPMENT

Options align with District's Vision and Educational Program

OPTION SUMMARY

OPTION A: Renovate Existing Buildings

CTE & NOE	Renovations & Additions to develop equitable schools
CVIS	Limited Renovations
NOMS/HS	Renovations

OPTION B: One Campus Model

CTE & NOE	New Construction of one K-3 School on Main Campus
CVIS	Limited Renovations
NOMS/HS	Renovations



OPTION A

Renovate Existing Buildings

SCOPE OF WORK - CTE

Exterior Envelope

- Window Replacement
- Brick repair
- Roof Fascia and Coping Replacement

Interior

- Secure Vestibule
- Renovations to Administration
- Standardize Classroom layouts
- Upgrade Restrooms
- Replace Casework, Doors, Flooring, Ceilings & Painting
- Natural daylight in all classrooms
- Address life safety code requirements (Egress through Library)

•Building Systems

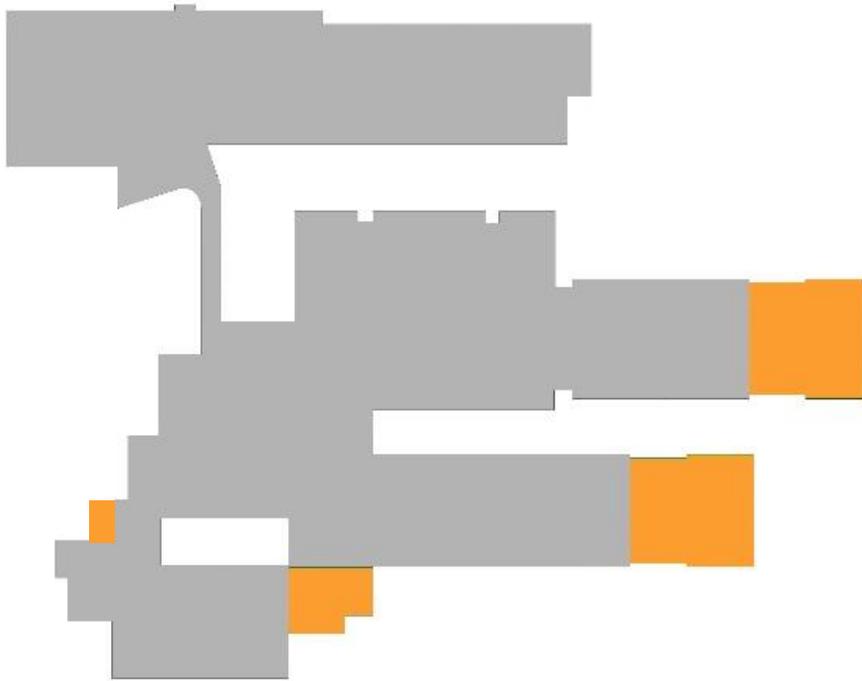
- New HVAC System
- Plumbing, lighting, and electrical upgrades

Building Additions

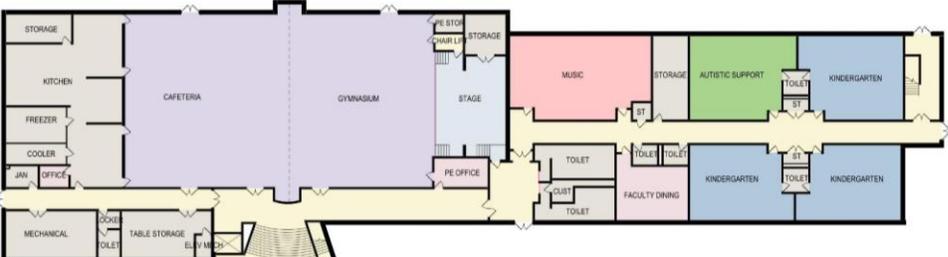
- 4 classroom addition with support spaces

Site Improvements

- Separation of parent and bus drop-off



PROPOSED PLAN - CTE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NEW ADDITIONS

SCOPE OF WORK - NOE



Building Envelope

- Window replacement
- Roof Fascia & Coping
- Roof Mitigation

Interior Finishes

- Flooring repair or replacement
- New Casework & Sinks
- Replace Doors
- ADA compliant Rest Rooms

Building Systems

- New HVAC System
- Replace Automatic Temperature Control system
- Lighting and Electrical upgrades
- Plumbing fixture and piping replacement
- Hot Water Heater
- Dedicated Data Closets

Site Improvements

- Increase Parent Drop-off access drive
- Repair asphalt paving and sidewalks

New Gymnasium (Alternate Bid)

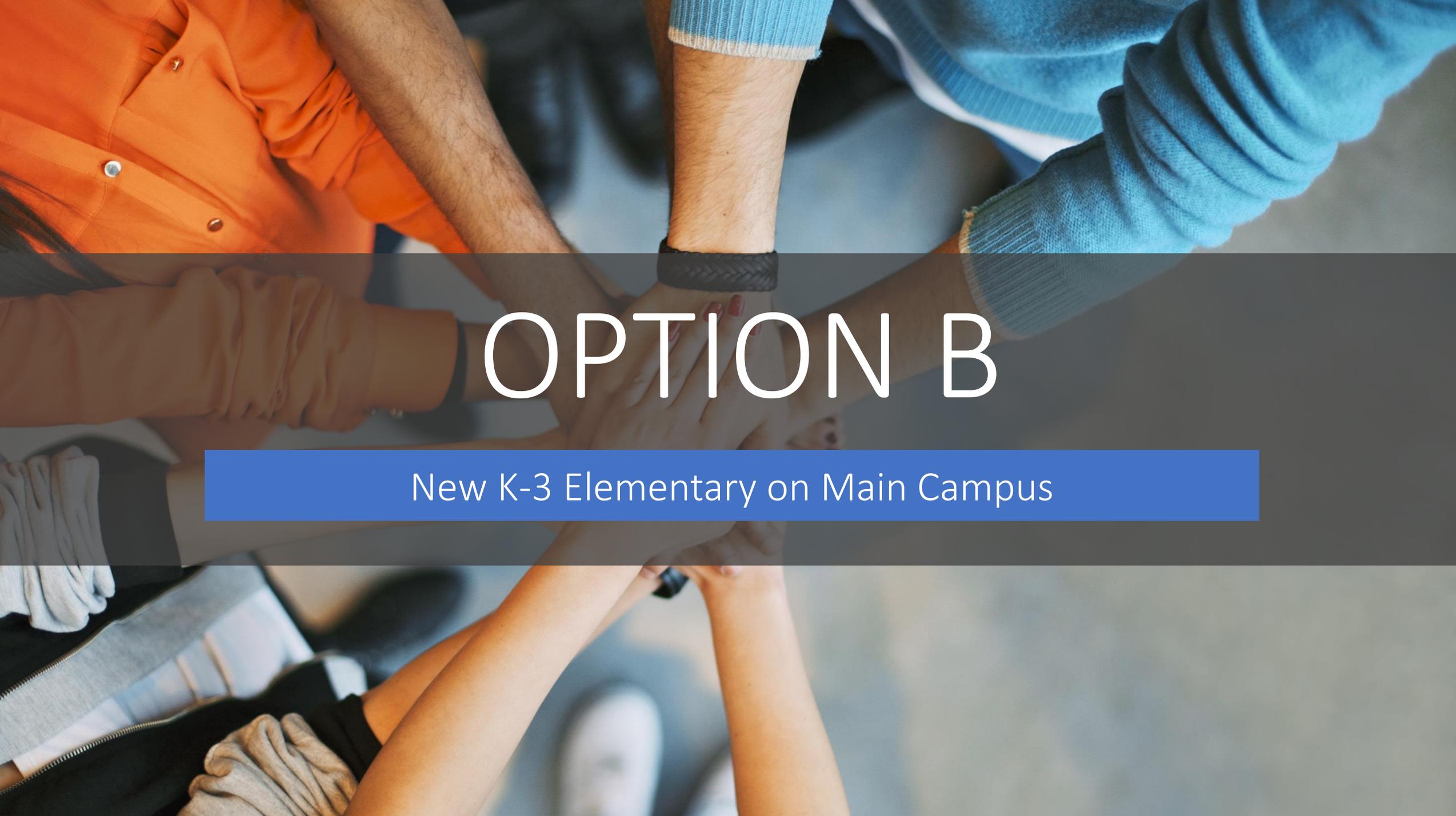
PROPOSED PLAN - NOE



FIRST FLOOR PLAN



NEW ADDITIONS



OPTION B

New K-3 Elementary on Main Campus

EDUCATIONAL PROGRAM

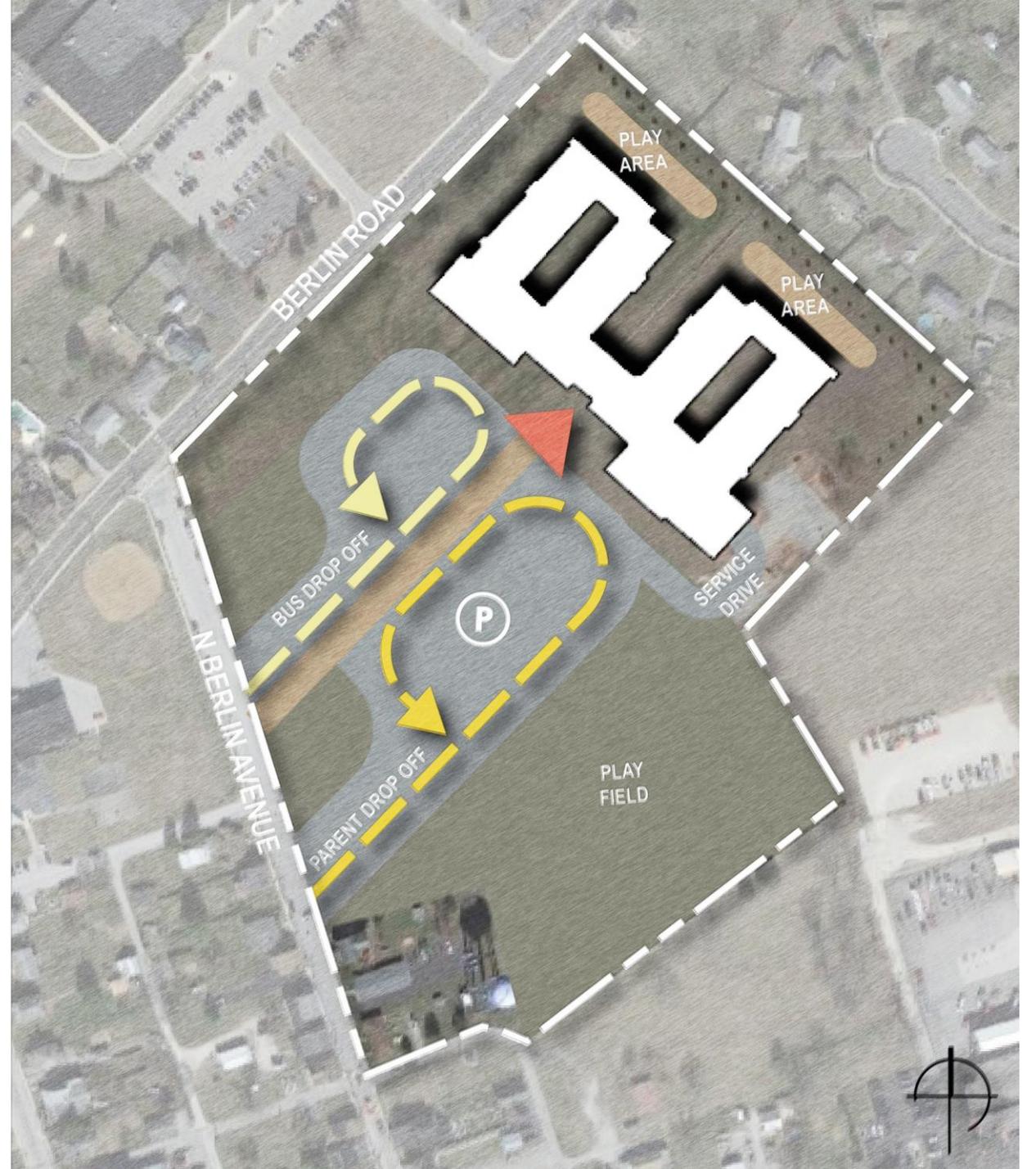
Conewago Valley School District					1073	current enrollment
New K-3 Elementary					1067	projected enrollment
					1.1	90% utilization
Educational Program of Spaces					1174	planned capacity
Capacity Goal	1175					
Current Planned Capacity	1260	PROPOSED				
Kindergarten	Quantity	Capacity 18	SF Each	SF Subtotal	Notes	
General Classroom	15	270	1,100	16,500		
1st Grade	Quantity	Capacity 20	SF	SF	Notes	
General Classroom	15	300	850	12,750		
2nd Grade	Quantity	Capacity 22	SF	SF	Notes	
General Classroom	15	330	850	12,750		
3rd Grade	Quantity	Capacity 24	SF	SF	Notes	
General Classroom	15	360	850	12,750		
Total	15	1260		54,750	SF	
Special Education	Quantity	Capacity	SF Each	SF Subtotal	Notes	
Learning Support	4		850	3,400	1 @ K-1 and 3 @ 2-3 Grades	
Intensive Learning Support	1		850	850		
Autistic Support	4		850	3,400	2 to each wing	
MDS	1		850	850	1 @ K Grade Level	
Speech (half size CR)	2		450	900	1 per Wing	
OTPT (half size CR)	2		450	900	1 per Wing	
ESL	1		850	850		
Emotional Support	2		850	1,700	1 per Wing	
Reading (half size CR)	8		450	3,600	4 per Wing	
Life Skills	2		850	1,700	1 per Wing	
Total	27			18,150	SF	
Other						
Collaborative Learning Area	3		1,200	3,600	Open Flex Space	
Total				3,600	SF	
Art	Quantity	Capacity	SF Each	Total SF	Notes	
Art Classroom	2		1,200	2,400		
Total				2,400	SF	
Music	Quantity	Capacity	SF Each	Total SF	Notes	
Music Classroom	2		1,200	2,400		
Total				2,400	SF	

Media Center	Quantity	Capacity	SF Each	Total SF	Notes	
Library	1		5,500	5,500		
Total				5,500	SF	
Physical Education	Quantity	Capacity	SF Each	Total SF	Notes	
Gymnasium	1		7,500	7,500	2 teaching stations	
Auxiliary Gymnasium	1		3,000	3,000	1 teachign stations	
Total				7,500	SF	
Food Service	Quantity		SF Each	Total SF	Notes	
Cafeteria	1		9,000	9,000	4 lunch servings	
Food Court/Kitchen	1		7,000	7,000		
Total				16,000	SF	
Faculty	Quantity		SF Each	Total SF	Notes	
Faculty Room	2		1,000	2,000		
Instructional Planning Center	8		400	3,200		
Total				5,200	SF	
Administration	Quantity		SF Each	Total SF	Notes	
Administration Suite	2		1,200	2,400		
Total				2,400	SF	
Nurse	Quantity		SF Each	Total SF	Notes	
Health Suite	2		1,000	2,000		
Total				2,000	SF	
Guidance	Quantity		SF Each	Total SF	Notes	
Guidance Suite	2		900	1,800		
Total				1,800	SF	
Building Capacity				1260	121,700	SF
Grossing Factor x 1.7				70%	85,190	SF
Total Building Square Footage					206,890	SF

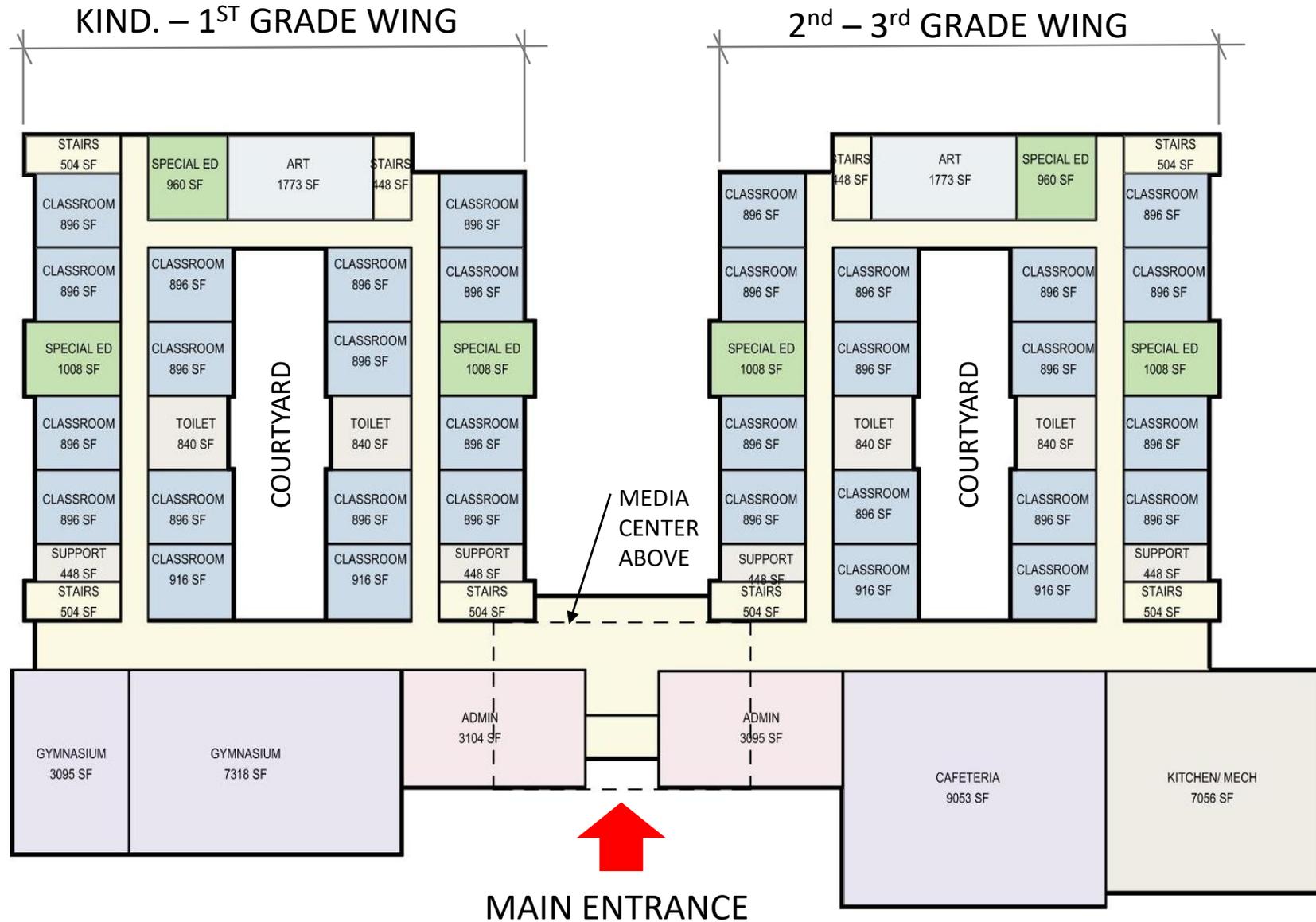
NEW K-3 OPTION 1

Site Development

- Demolition of NOE
- Limited area for storm water management
- Limited area for play area & athletic field
- Relocation of Head Start Building
- Option to keep existing NOE K-wing was not technically feasible
- Parking Count TBD based on municipal requirements



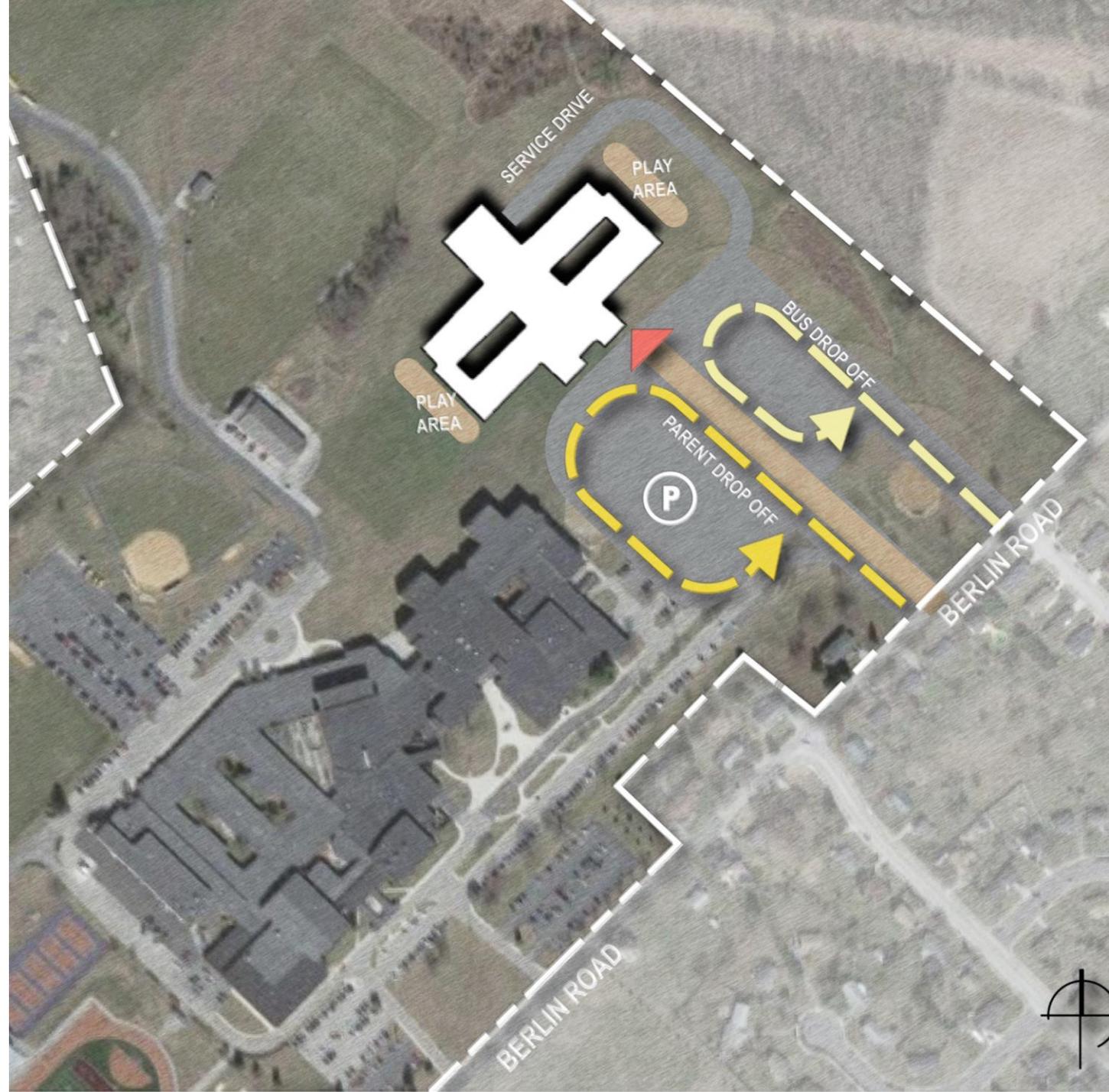
NEW K-3 OPTION 1



NEW K-3 OPTION 2

Site Development

- Demolition of NOE to relocate athletic fields
- Limited area for storm water management
- Parking Count TBD based on municipal requirements
- Limited area for additional parking to serve new K-3 ES



NEW K-3 OPTION 2

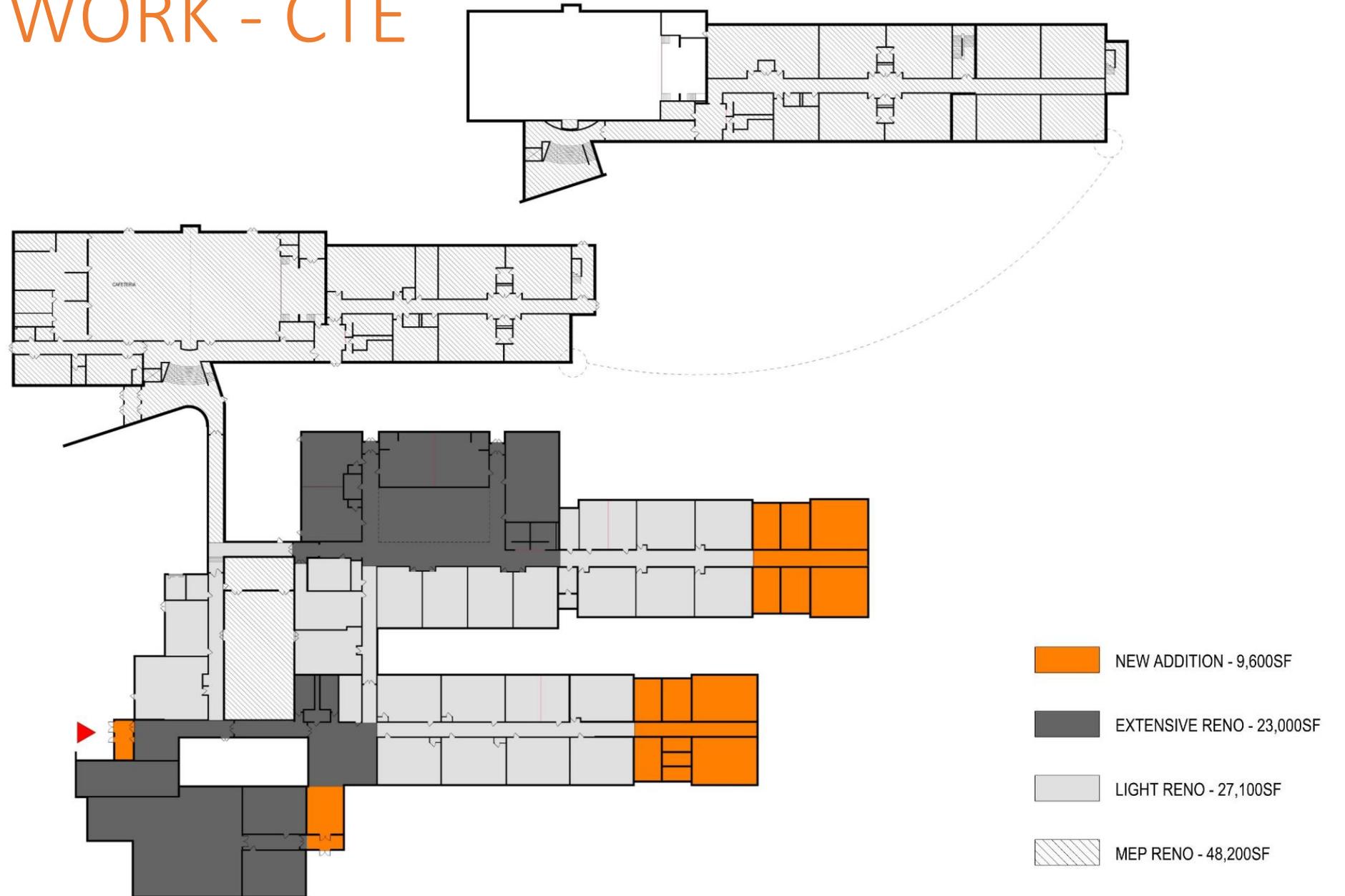




COST ESTIMATE

Construction & Total Project Costs

AREAS OF WORK - CTE



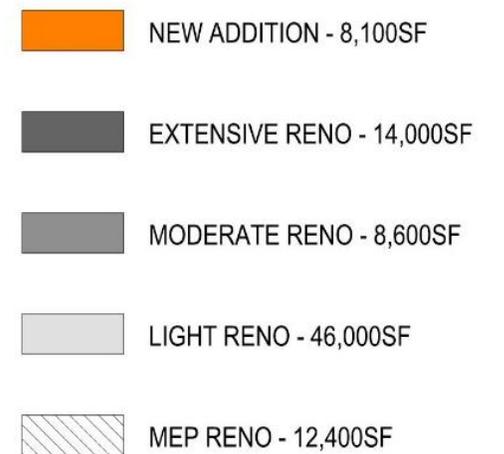
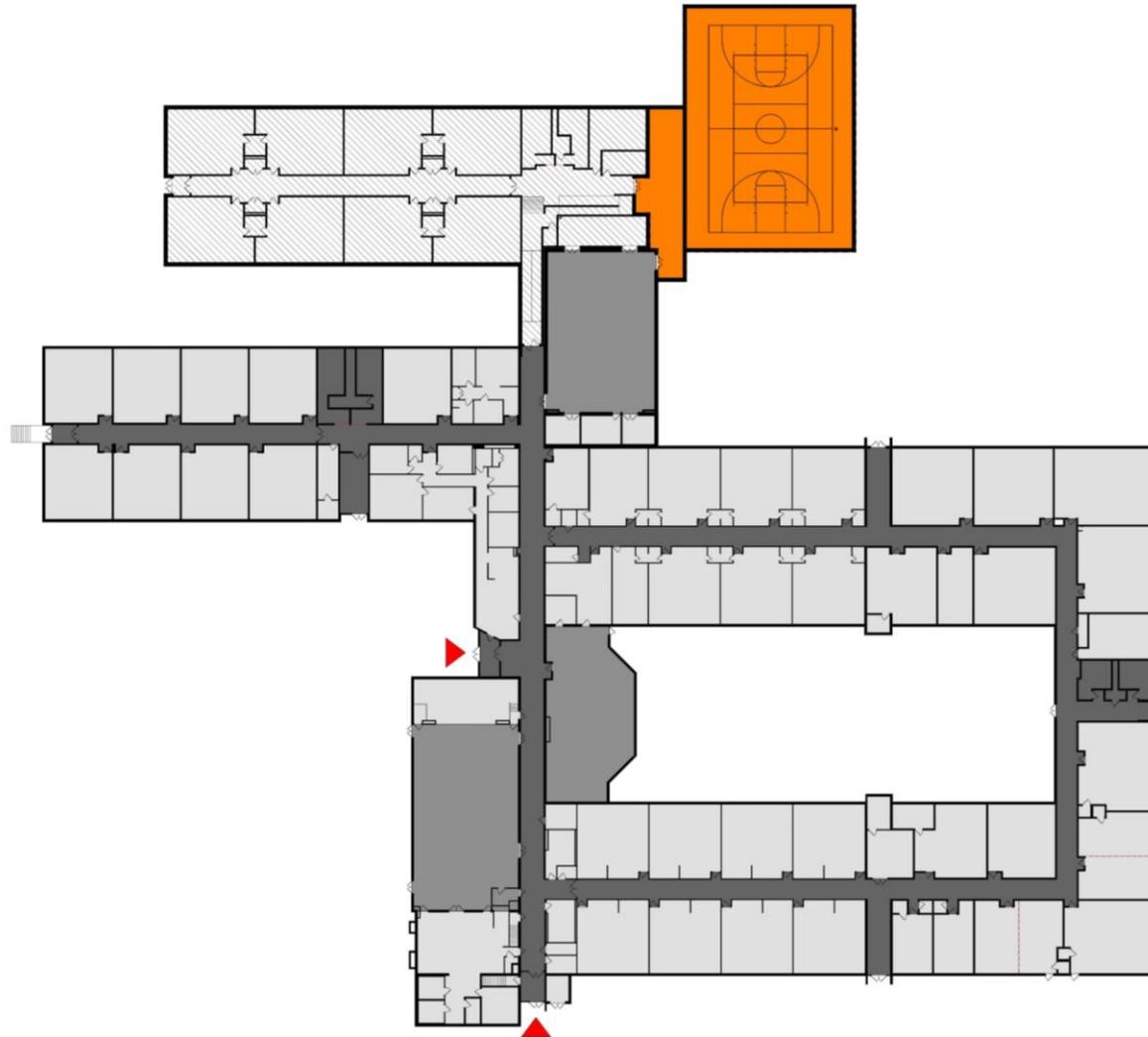
COST ESTIMATE - CTE

Conewago Township Elementary				Date: 11/14/2022	
K-3 Additions & Renovations		COST RANGE			
Renovation Construction Costs	50,100 SF	\$ 13,266,123		\$ 14,592,735	
Additions Construction Costs	10,000 SF	\$ 2,596,364		\$ 2,850,000	
New Building Construction Costs		\$ 4,600,909		\$ 5,061,000	
Site Construction Costs					
Escalation & Contingency	13%	\$ 2,062,123	13%	\$ 2,267,556	
Subtotal Construction Costs		\$ 17,924,610		\$ 19,710,291	
Construction Soft Costs	10.0%	\$ 1,792,461	10%	\$ 1,971,029	
Total Construction Costs		\$ 19,717,071		\$ 21,681,320	
Project Soft Costs	14.0%	\$ 2,760,390	16%	\$ 3,469,011	
TOTAL PROJECT COSTS		\$ 22,477,460		\$ 25,150,331	

**Costs do not include Site Construction Costs*

*** Costs do not include Fire Protection System*

AREAS OF WORK - NOE



COST ESTIMATE - NOE

New Oxford Elementary		Date: 11/14/2022		
K-3 Renovations & Gymnasium Addition		COST RANGE		
Renovation Construction Costs	68,600 SF	\$ 11,196,091		\$ 12,323,200
Additions Construction Costs	10,000 SF	\$ 2,674,545		\$ 2,950,000
New Building Construction Costs	SF	\$ 1,183,636		\$ 1,302,000
Site Construction Costs		\$ 283,500		\$ 324,000
Escalation & Contingency	13%	\$ 1,993,910		\$ 2,196,896
Subtotal Construction Costs		\$ 17,331,683		\$ 19,096,096
Construction Soft Costs	10.0%	\$ 1,733,168	10%	\$ 1,909,610
Total Construction Costs		\$ 19,064,852		\$ 21,005,706
Project Soft Costs	14.0%	\$ 2,669,079	16%	\$ 3,360,913
TOTAL PROJECT COSTS		\$ 21,733,931		\$ 24,366,618

**Costs do not include Site Construction Costs*

*** Costs do not include Fire Protection System*

COST ESTIMATE – NEW K-3

New K-3 Elementary				Date: 11/14/2022
New Construction		COST RANGE		
New Building Construction Costs	207,000 SF	\$ 55,477,882		\$ 56,925,000
Site Construction Costs		\$ 728,000		\$ 910,000
Escalation & Contingency	8%	\$ 4,496,471	8%	\$ 4,626,800
Subtotal Construction Costs		\$ 60,702,352		\$ 62,461,800
Construction Soft Costs	10.0%	\$ 6,070,235	10%	\$ 6,246,180
Total Construction Costs		\$ 66,772,588		\$ 68,707,980
Project Soft Costs	14.0%	\$ 9,348,162	16%	\$ 10,993,277
TOTAL PROJECT COSTS		\$ 76,120,750		\$ 79,701,257

**Costs do not include Site Construction Costs*

COST ESTIMATE SUMMARY

Option Summary	OPTION A		OPTION B	
	Low	High	Low	High
CTE	\$22.5	\$25.2		
NOE	\$21.7	\$24.4		
SUBTOTAL	\$44.21	\$49.5		
New K-3 School			\$76.1	\$79.7
CVIS	\$2.8	\$4.8	\$2.8	\$4.8
MS/HS	\$23.1	\$25.5	\$23.1	\$25.5
TOTAL	\$70.1	\$79.8	\$102.0	\$110.0



NEXT STEPS

Schedule

NEXT STEPS

1. Board follow-up of options and estimate
2. Community outreach and involvement to review Options
3. Board selects Option that aligns with District vision & budget
4. Amendment to CRA contract
5. Civil Engineer review land development approval process with municipality

Questions?



Crabtree, Rohrbaugh & Associates
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