



Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY SCHOOL DISTRICT

DISTRICT-WIDE FEASIBILITY STUDY

FACILITY STUDY UPDATE

September 12, 2022

AGENDA

1 Option Development

2 Cost Estimates

3 Next Steps



OPTION DEVELOPMENT

Options align with District's Vision and Educational Program

HYBRID OPTION – PHASED CONSTRUCTION

PHASE ONE: Address Equity between Elementary Schools
CTE – Renovations & Additions

PHASE TWO: Bring remaining schools to current construction standards
NOE – Renovations and Gymnasium Addition
CVIS – Limited Renovations
NOMS/HS – Renovations

NEW K-3 OPTION

PHASE ONE: Address Equity between Elementary Schools

New K-3 ES on District Main Campus

Vacate NOE and CTE

PHASE TWO: Bring remaining schools to current construction standards

CVIS – Limited Renovations

NOMS/HS – Renovations

NEW K-3 OPTION

Conewago Valley School District									1067	Projected Enrollment			
New K-3 Elementary									1.1	90% Utilization			
Educational Program of Spaces									1174	Planned Capacity			
Capacity Goal			1175										
Current Planned Capacity			1375			EXISTING				PROPOSED			
Kindergarten - 5 CRs			Quantity	Capacity 25	SF Each	SF Subtotal	Quantity	Capacity 25	SF Each	SF Subtotal	Notes		
NOE	Classroom		7	175	0	0	15	375	1,100	16,500			
CTE	Classroom		8	200	0	0							
Total			15	375	0		15	375	16,500				
1st - 3rd Grade			Quantity	Capacity 25	SF Each	SF Subtotal	Quantity	Capacity 25	SF Each	SF Subtotal	Notes		
NOE	Classroom		21	525	0	0	40	1000	850	34,000			
CTE	Classroom		19	475	0	0							
Total			40	1000	0		40	1000	34,000				
Special Education			Quantity	Capacity	SF Each	Total SF	Quantity	Capacity	SF Each	Total SF	Notes		
NOE			8	0	0	0	18		954	17,172			
CTE			10	0		0							
Total			0				17,172						
Other			Quantity	Capacity	SF Each	Total SF	Quantity	Capacity	SF Each	Total SF	Notes		
Computer Lab			1		954	954	1		1,000	1,000			
S.G.I.			5			0	5		450	2,250			
Collaborative Learning Area			0			0	3		1,200	3,600	Open Flex Space		
Total			954				6,850						
Art			Quantity	Capacity 28	SF Each	Total SF	Quantity	Capacity	SF Each	Total SF	Notes		
Art Classroom			2			0	2		1,200	2,400			
Total			0				2,400						
Music			Quantity	Capacity	SF Each	Total SF	Quantity	Capacity	SF Each	Total SF	Notes		
Music Classroom			2		944	1,888	2		1,200	2,400			
Total			1,888				2,400						
Media Center			Quantity	Capacity	SF Each	Total SF	Quantity	Capacity	SF Each	Total SF	Notes		
Library			1			0	1		5,500	5,500			
Total			0				5,500						
Phyisical Education			Quantity	Capacity	SF Each	Total SF	Quantity	Capacity	SF Each	Total SF	Notes		
Gymnasium			2			0	1		16,500	16,500			
Total			0				16,500						

Food Service		Quantity		SF Each	Total SF	Quantity		SF Each	Total SF	Notes	
Cafeteria		1			0	1		6,800	6,800		
Food Court/Kitchen		1			0	1		4,000	4,000		
Total		0				10,800					
Faculty		Quantity		SF Each	Total SF	Quantity		SF Each	Total SF	Notes	
Faculty Room		1		624	624	2		1,000	2,000		
Instructional Planning Center		1		250	250	4		400	1,600		
Total		874				3,600					
Building Support		Quantity		SF Each	Total SF	Quantity		SF Each	Total SF	Notes	
Total						4,000				4,000	
Administration		Quantity		SF Each	Total SF	Quantity		SF Each	Total SF	Notes	
Administration Suite					0	2		2,000	4,000		
Total		0				4,000					
Nurse		Quantity		SF Each	Total SF	Quantity		SF Each	Total SF	Notes	
Health Suite					0	2		900	1,800		
Total		0				1,800					
Guidance		Quantity		SF Each	Total SF	Quantity		SF Each	Total SF	Notes	
Guidance Suite					0	2		1,000	2,000		
Total		0				2,000					
							Capacity 1375		SubTotal 127,522 SF		
						SF Multiplier x1.4			1.4	Total SF 178,531 SF	
	NEW K-3					Building Construction		\$265		\$ 47,310,662	
	LOW RANGE COST ESTIMATE					Site Construction				\$ 6,000,000	
						Utilities				\$ 1,200,000	
										\$ 54,510,662	
						Construction Soft Costs			10%	\$ 5,451,066	
						SUBTOTAL				\$ 59,961,728	
						Non-Construction Soft Costs			10%	\$ 5,996,173	
TOTAL PROJECT COST										\$ 65,957,901	
	NEW K-3					Building Construction		\$275		\$ 49,095,970	
	HIGH RANGE COST ESTIMATE					Site Construction				\$ 6,000,000	
						Utilities				\$ 1,200,000	
										\$ 56,295,970	
						Construction Soft Costs			10%	\$ 5,629,597	
						SUBTOTAL				\$ 61,925,567	
						Non-Construction Soft Costs			10%	\$ 6,192,557	
TOTAL PROJECT COST										\$ 68,118,124	



COST ESTIMATE

Construction & Total Project Costs

NEW K-3 OPTION

COST RANGE

New K-3 Elementary

Construction Costs:	\$54.5M	\$56.3M
Soft Costs:	\$11.4M	\$11.8M
Total Costs:	\$66.0M	\$68.1M

PHASE 1 TOTAL: \$66.0M \$68.1M

OPTION SUMMARY

Option Summary	Hybrid Option		New K-3 ES	
	Low	High	Low	High
CTE	\$20.4	22.6		
NOE	\$9.10	10.4		
SUBTOTAL	\$29.50	\$33.0		
CVIS	\$2.8	\$4.8	\$2.8	\$4.8
MS/HS	\$23.1	\$25.5	\$23.1	\$25.5
New K-3 School			\$66.0	\$68.0
TOTAL	\$55.4	\$63.3	\$91.9	\$98.3

A high-angle photograph of a group of people's hands and forearms stacked in a circle, creating a sense of unity and teamwork. The individuals are wearing various casual clothing, including an orange button-down shirt, a blue sweater, and a grey hoodie. The background is a blurred indoor setting.

NEXT STEPS

Schedule

NEXT STEPS

1. Confirm District's Educational Program to verify building square footage
2. Site survey (optional)
3. Develop conceptual site plan and floor plan to establish construction cost estimate
4. Community outreach and involvement to review Options
5. Board selects Option that aligns with District vision & budget
6. Amendment to CRA contract

Questions?



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