

Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY SCHOOL DISTRICT

DISTRICT-WIDE FEASIBILITY STUDY

FACILITY STUDY UPDATE

August 15, 2022

AGENDA

1 Option Development

2 Procurement Method

3 Cost Estimates

4 Next Steps



OPTION DEVELOPMENT

Options align with District's Vision and Educational Program

OPTION SUMMARY

- OPTION 1:** Upgrade facilities to current construction standards, address deficiencies. Does not address projected enrollment.
- OPTION 2:** Maintain current grade alignment
Additions to CVIS to increase building capacity
- OPTION 3:** Maintain current grade alignment
Additions to CVIS to increase building capacity
Renovations and additions to K-3 to develop equitable schools
- OPTION 4:** Grade realignment; K-2, 3-5, 6-7, 8-12
Additions and renovations to CTE (K-2) and NOE (3-5)
CVIS (6-7) and NOMS/HS (8-12) reduced one grade level
- OPTION 5:** Grade realignment; K-2, 3-5, 6-7, 8-12
Vacate CTE to create one campus model
Additions and renovations to NOE (K-2)
New 3-5 Elementary School
CVIS (6-7) and NOMS/HS (8-12) reduced one grade level

OPTION 1 & 3 HYBRID

OPTION 1: Upgrade facilities to current construction standards, address deficiencies. Does not address projected enrollment.

OPTION 2: Maintain current grade alignment
Additions to CVIS to increase building capacity

OPTION 3: Maintain current grade alignment
Additions to CVIS to increase building capacity
Renovations and additions to K-3 to develop equitable schools

OPTION 4: Grade realignment; K-2, 3-5, 6-7, 8-12
Additions and renovations to CTE (K-2) and NOE (3-5)
CVIS (6-7) and NOMS/HS (8-12) reduced one grade level

OPTION 5: Grade realignment; K-2, 3-5, 6-7, 8-12
Vacate CTE to create one campus model
Additions and renovations to NOE (K-2)
New 3-5 Elementary School
CVIS (6-7) and NOMS/HS (8-12) reduced one grade level

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

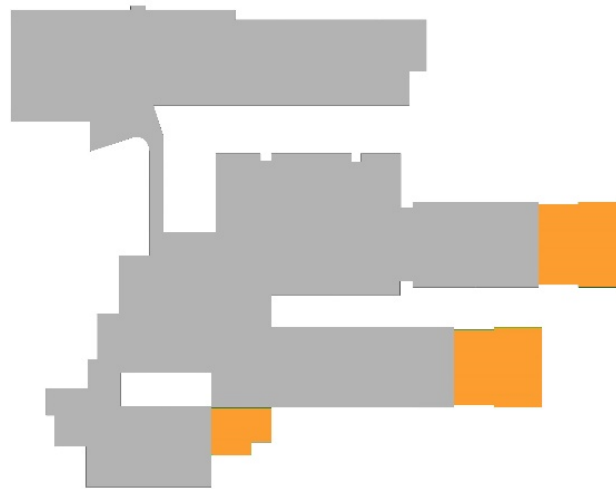
NOMS/HS – Renovations

Total Budget = \$40,000,000

PHASE 1

CTE – Additions and Renovations

- Bring to current construction standards
 - HVAC, lighting, and electrical upgrades
 - Upgrade Restrooms
 - Window Replacement
 - Casework, Doors, Flooring, Ceilings & Painting
- Address life safety code requirements (Egress through Library)
- New secure vestibule and lobby entrance
- Renovations to Administration
- 4 classroom addition
- Standardize Classroom layouts
 - Natural daylight in all classrooms
 - Location of teacher's desk, instructional wall and classroom entrance
- Separation of parent and bus drop-off



PHASE 1 - CTE



PHASE 2 – NOE, CVIS & NOMS/HS



Building Envelope

- Exterior wall repairs or replacement
 - Window Caulking
 - Metal Panel
 - Roof Fascia & Coping

Interior Finishes

- New Painting
- Flooring replacement and repair

PHASE 2 - NOE



New Gymnasium (Alternate Bid)

Interior Finishes

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

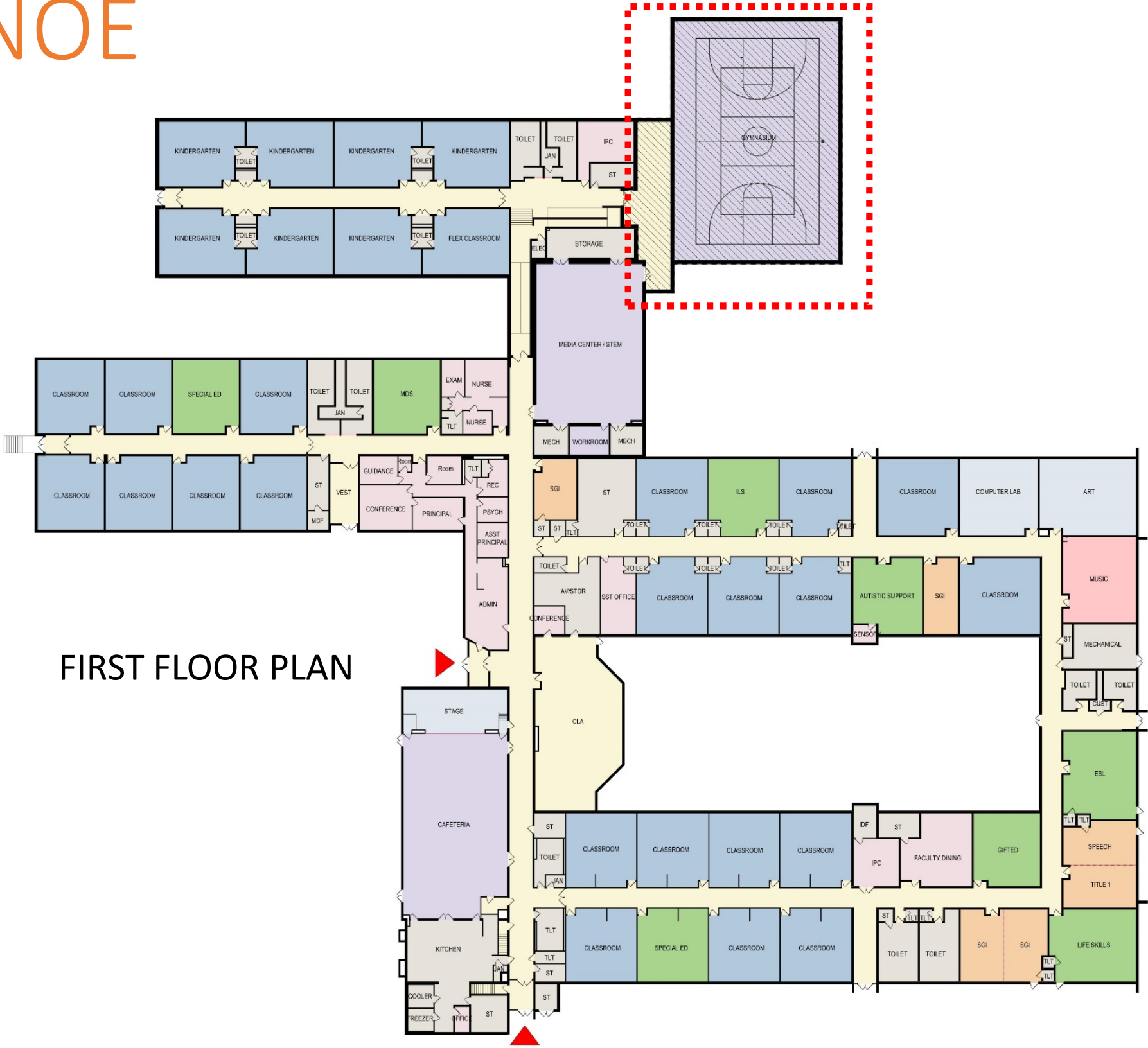
Building Systems

- New or Replacement of HVAC System
- Replace Automatic Temperature Control system
- Plumbing fixture and piping replacement
- Hot Water Heater
- Dedicated Data Closets
- Replace light fixtures for parking area

Site Improvements

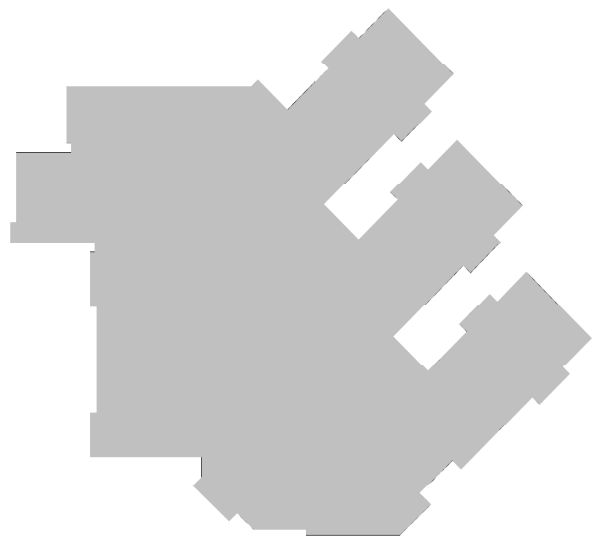
- Increase Parent Drop-off access drive
- Repair asphalt paving and sidewalks

PHASE 2 - NOE



NEW ADDITIONS

PHASE 2 – CVIS



Building Exterior

- Roof repair or replacement

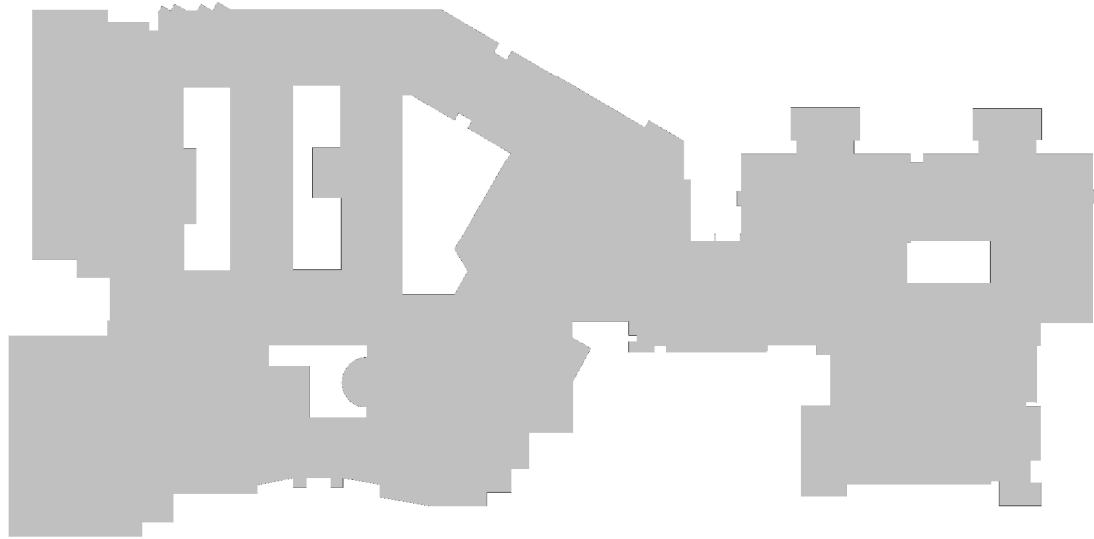
Interior Finishes

- Window Treatment replacement

Building Systems

- Replace Automatic Temperature Control system
- Replace Power Transfer Switch
- Replace Sanitary Sewer Lift Station

PHASE 2 – NOMS



Building Envelope

- New Doors and Windows
- Dock Repairs/Replacement

Interior Finishes

- New Casework
- New Whiteboards

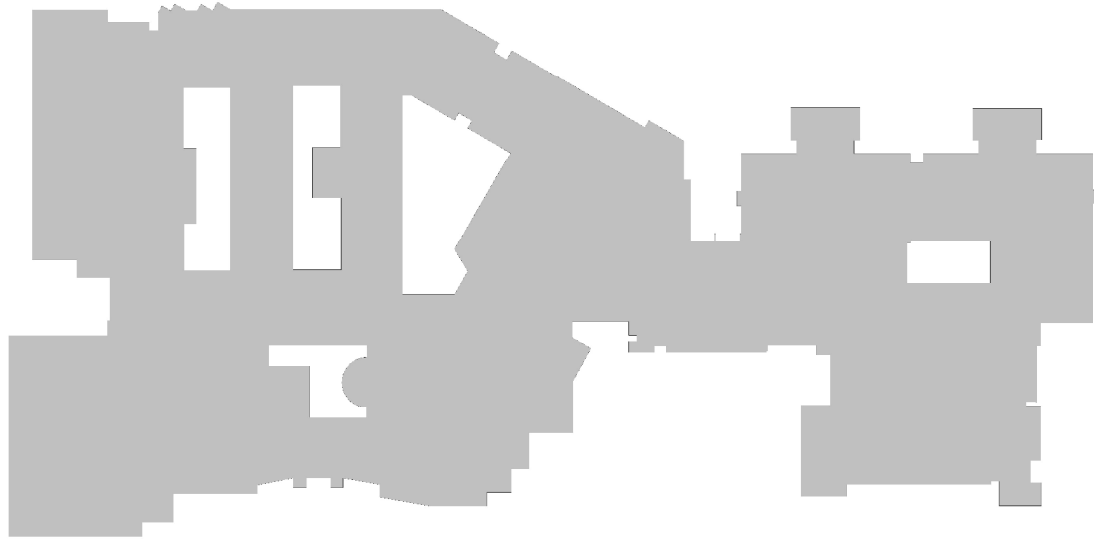
Building Systems

- A/C in Corridors
- Electrical upgrades
- Plumbing Fixture replacement
- Fire Alarm System upgrades
- Dedicated Data Closets

Site Improvements

- Asphalt Paving and Sidewalk repairs
- Improvements to drop-off drive-ways
- Additional Parking

PHASE 2 – NOHS



Interior Finishes

- New Casework
- Upgrade Locker Rooms

Building Systems

- A/C in Corridors
- Electrical upgrades
- Plumbing fixture and piping replacement
- Fire Alarm System upgrades
- Dedicated Data Closets
- Hot Water Heater
- Auditorium House Lights

Site Improvements

- Asphalt Paving and Sidewalk repairs
- Improvements to drop-off drive-ways
- Additional Parking



PROCUREMENT METHOD

Public Bid comparisons to State Contracts

PROCUREMENT METHOD

Combine Bid all Phase Two work

STATE CONTRACT

1. Economy of Scale only
2. Multiple Contractors without a Lead Contractor to coordinate work
3. Multiple Substantial Completion dates
4. Multiple set of Bidding Documents
5. Minimal Manufacturers available through State Contracts to sole proprietary bidding
6. Multiple Contracts, spread out over time, create unknown availability of District funds

PUBLIC BID

1. Economy of Scale and Scope
2. Contract with 4 Prime Contractors with General Contractor as the Lead Contractor
3. One Substantial Completion date
4. One set of Bidding Documents
5. Open Specification to 3 or more Manufacturer's creates competitive bidding
6. Include Bid Alternates for District to select scope of work that aligns with budget



COST ESTIMATE

Construction & Total Project Costs

PHASE 1



COST RANGE

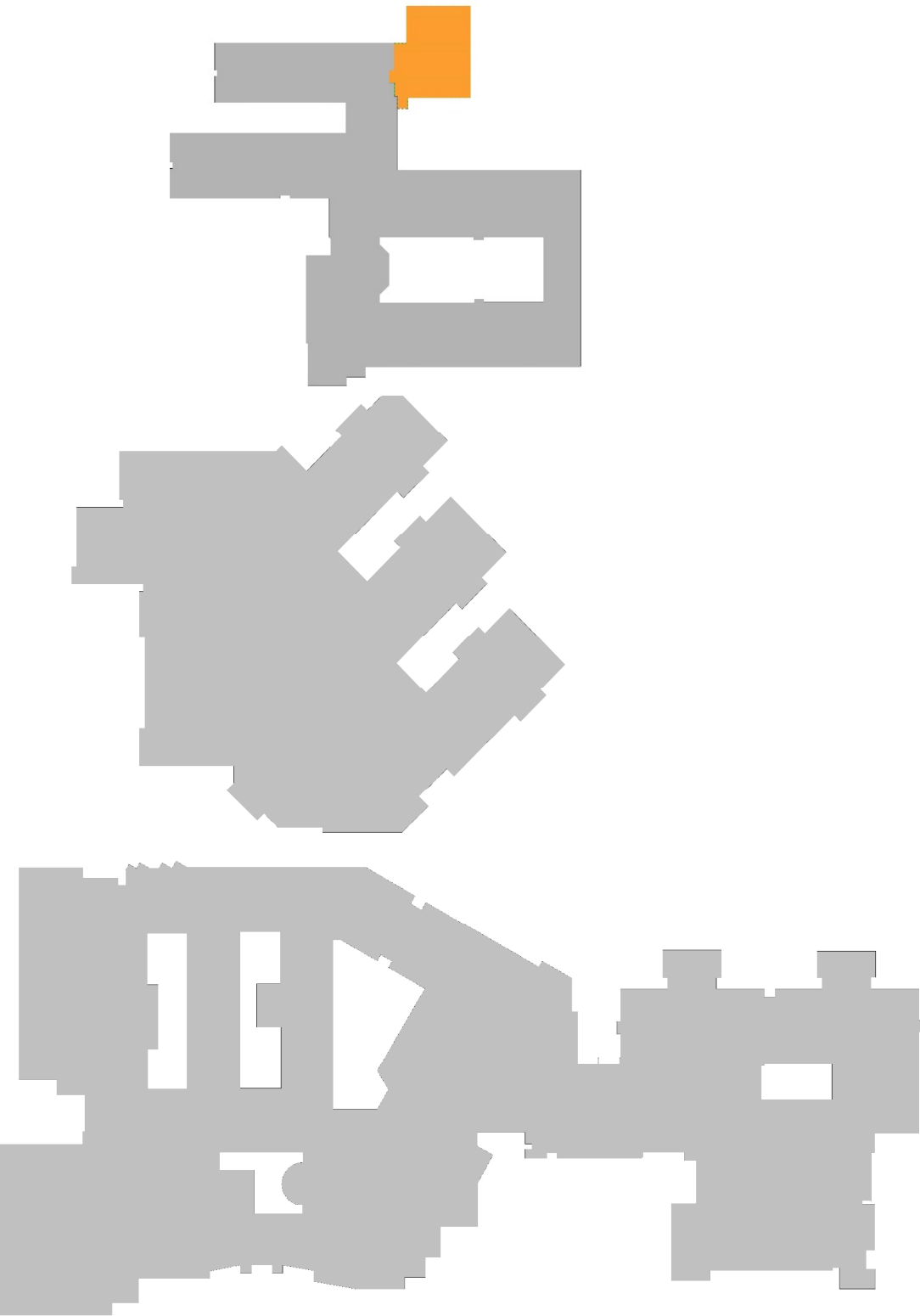
CTE Additions & Renovations

Construction Costs:	\$17.6M	\$19.5M
Soft Costs:	\$2.8M	\$3.1M
Total Costs:	\$20.4M	\$22.6M

Classroom Alternate	\$2.0M	\$2.5M
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PHASE 1 TOTAL:	\$17.9M	\$22.6M
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PHASE 2



COST RANGE

NOE Renovations and Gymnasium Addition

Construction Costs:	\$7.8M	\$9.0M
Soft Costs:	\$1.3M	\$1.4M
Total Costs:	\$9.1M	\$10.4M

CVIS Renovations

Construction Costs:	\$2.4M	\$4.2M
Soft Costs:	\$.4M	\$.6M
Total Costs:	\$2.8M	\$4.8M

NOMS/HS Renovations

Construction Costs:	\$19.9M	\$22.0M
Soft Costs:	\$3.2M	\$3.5M
Total Costs:	\$23.1M	\$25.5M

PHASE 2 TOTAL:	\$35.0M	\$40.7M
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NEXT STEPS

Schedule

NEXT STEPS

1. Community outreach and involvement
2. Board Approval to move forward with Phase 1 Project
3. Amendment to CRA contract
4. Begin Schematic Design and establish Scope of Work within financial parameters

Questions?



Crabtree, Rohrbaugh & Associates
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