



Crabtree, Rohrbaugh & Associates

# CONEWAGO VALLEY SCHOOL DISTRICT

DISTRICT-WIDE FEASIBILITY STUDY

FACILITY STUDY UPDATE  
SEPTEMBER 13, 2021

# AGENDA

1 Study Requirements

2 Existing Facility Conditions

3 Guiding Principles

4 Next Steps





# STUDY REQUIREMENTS

PA Department of Education Checklist

# STUDY REQUIREMENTS



Geographical &  
Population Overview



Educational Program  
Overview



Projected Future  
Enrollment (10 Years)



Building Capacity vs  
Student Enrollment



Facility Conditions  
& Costs to Upgrade



Analysis of Options



A high-angle, close-up photograph of several people's hands and forearms stacked in a circle, creating a human pyramid. The individuals are wearing various casual clothing, including an orange button-down shirt, a blue long-sleeved sweater, and a grey hoodie. The background is a blurred indoor setting. A semi-transparent dark grey banner is overlaid across the middle of the image, containing the main title and subtitle.

# EXISTING CONDITIONS

Existing Facility Conditions Assessment

# Conewago Township Elementary

1958 original construction

2011 addition

Facility Condition : Fair

Noteworthy Deficiencies Identified:

## Site

- Additional parking for school events
- Replace asphalt paving in playground
- Replace playground equipment and mulch

## Building envelope

- Roof coping and membrane replacement
- Efflorescence cleaning on brick
- Window replacement
- Exterior door/window caulking & control joint replacement

## Interior

- Floor finish replacement or re-finishing
- Casework and chalkboard replacement
- ADA compliant plumbing fixtures

## M/E/P

- Efficiency of existing unit ventilators
- No air conditioning or ventilation in corridors
- Outdated Automatic Temperature Control system
- Aged plumbing piping and valves
- Hot water heater near end of lifecycle
- No dedicated closets for data closets
- Emergency power transfer switch does not meet code



# Building Envelope





# Building Envelope



# Interior Finishes





# Interior Finishes





# ADA & Code Compliance



# New Oxford Elementary

1954 original construction

2011 addition

Facility Condition : Fair

Noteworthy Deficiencies Identified:

## Site

- Increase parent drop-off access drive
- Provide pedestrian access route from north parking lot to main entrance
- Replace playground equipment and mulch
- Repair asphalt walkways

## Building envelope

- EIFS soffit/fascia repair and replacement
- Pre-cast sill cleaning
- Exterior door/window caulking & control joint replacement

## Interior

- Floor finish replacement or re-finishing
- Casework replacement
- ADA compliant plumbing fixtures, toilet stalls and door ways
- ADA compliant exits

## M/E/P

- Efficiency of existing unit ventilators
- No air conditioning or ventilation in corridors
- Outdated Automatic Temperature Control system
- Aged plumbing piping and valves
- Plumbing fixtures do not meet ADA
- Hot water heater near end of lifecycle
- No dedicated closets for data closets
- Low light coverage for parking lot

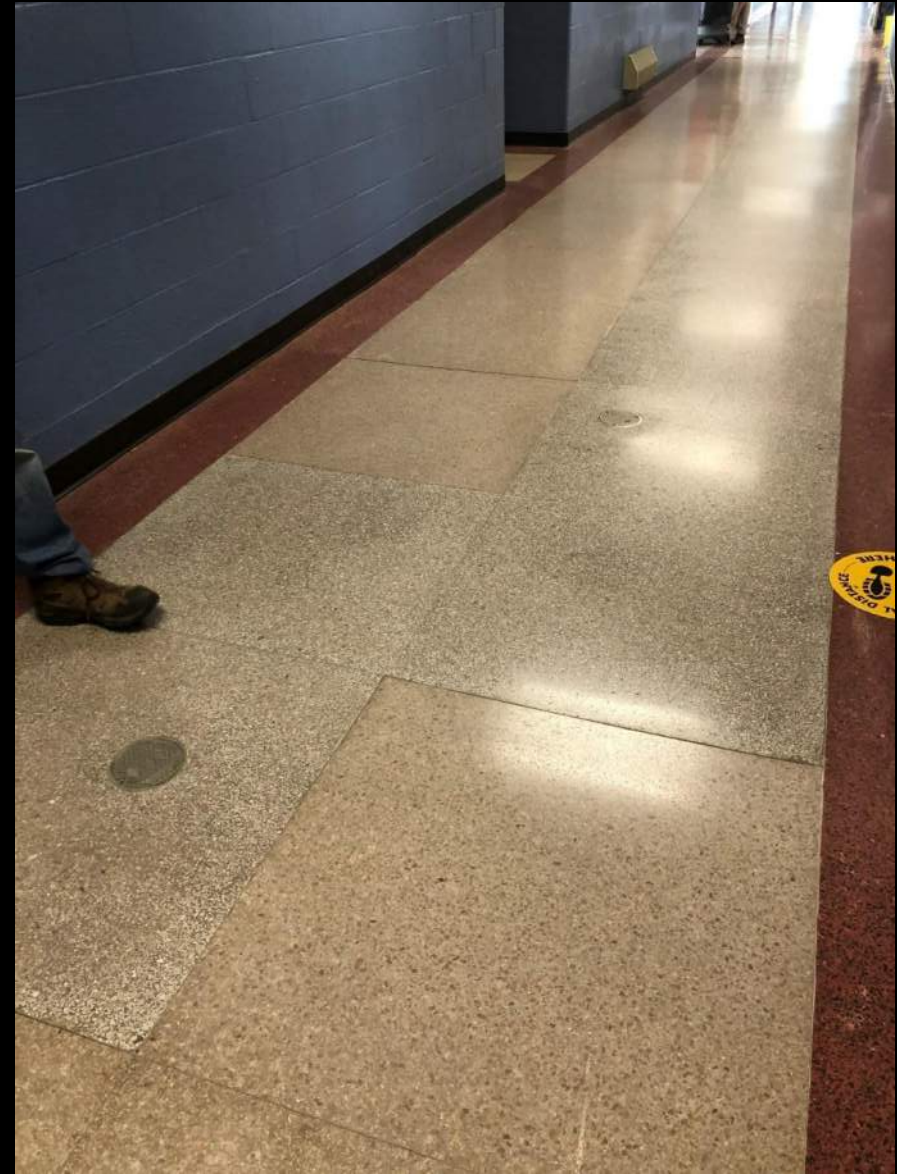


# Building Envelope



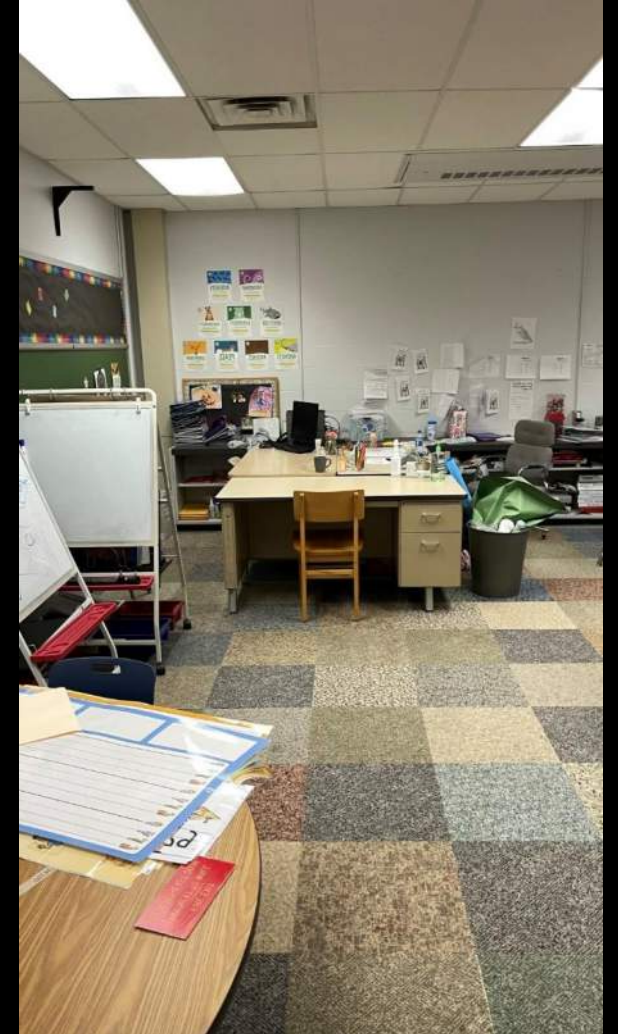


# Interior Finishes



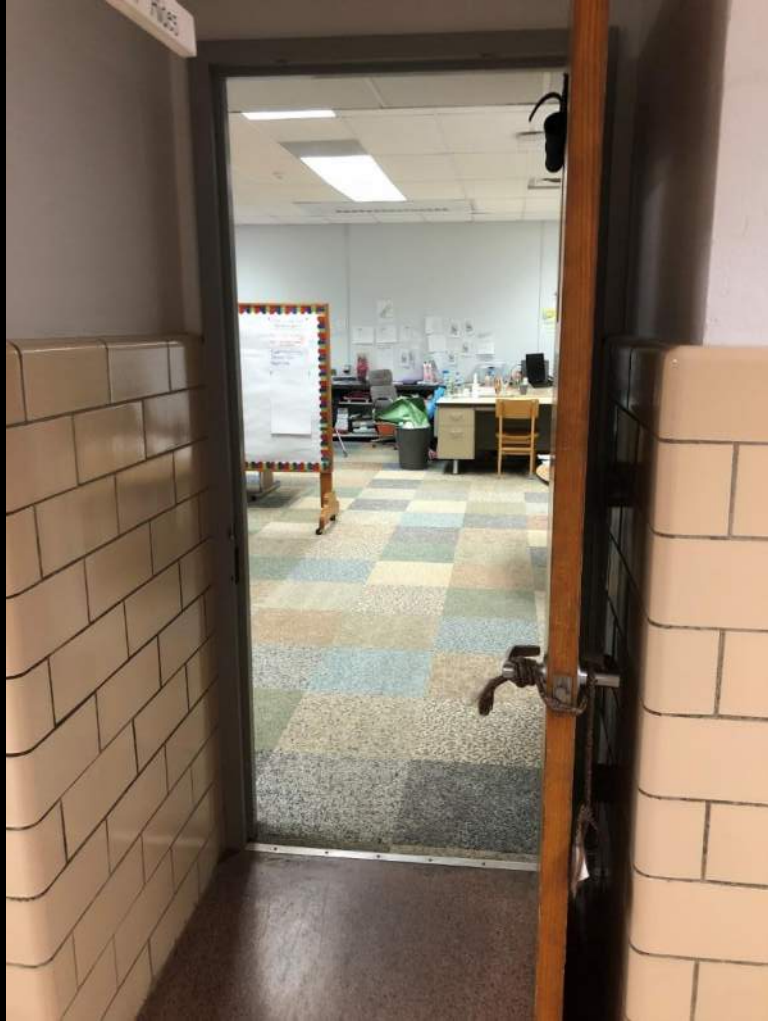


# Interior Finishes





# ADA & Code Compliance





# ADA & Code Compliance



# ADA & Code Compliance





# ADA & Code Compliance





# Conewago Valley Intermediate

2004 original construction

Facility Condition : Good

Noteworthy Deficiencies Identified:

## Site

- Provide alternate means of access for Life Skills
- Add accessible route demarcation from ADA parking near loading dock
- Add drainage and replace playground mulch

## Building envelope

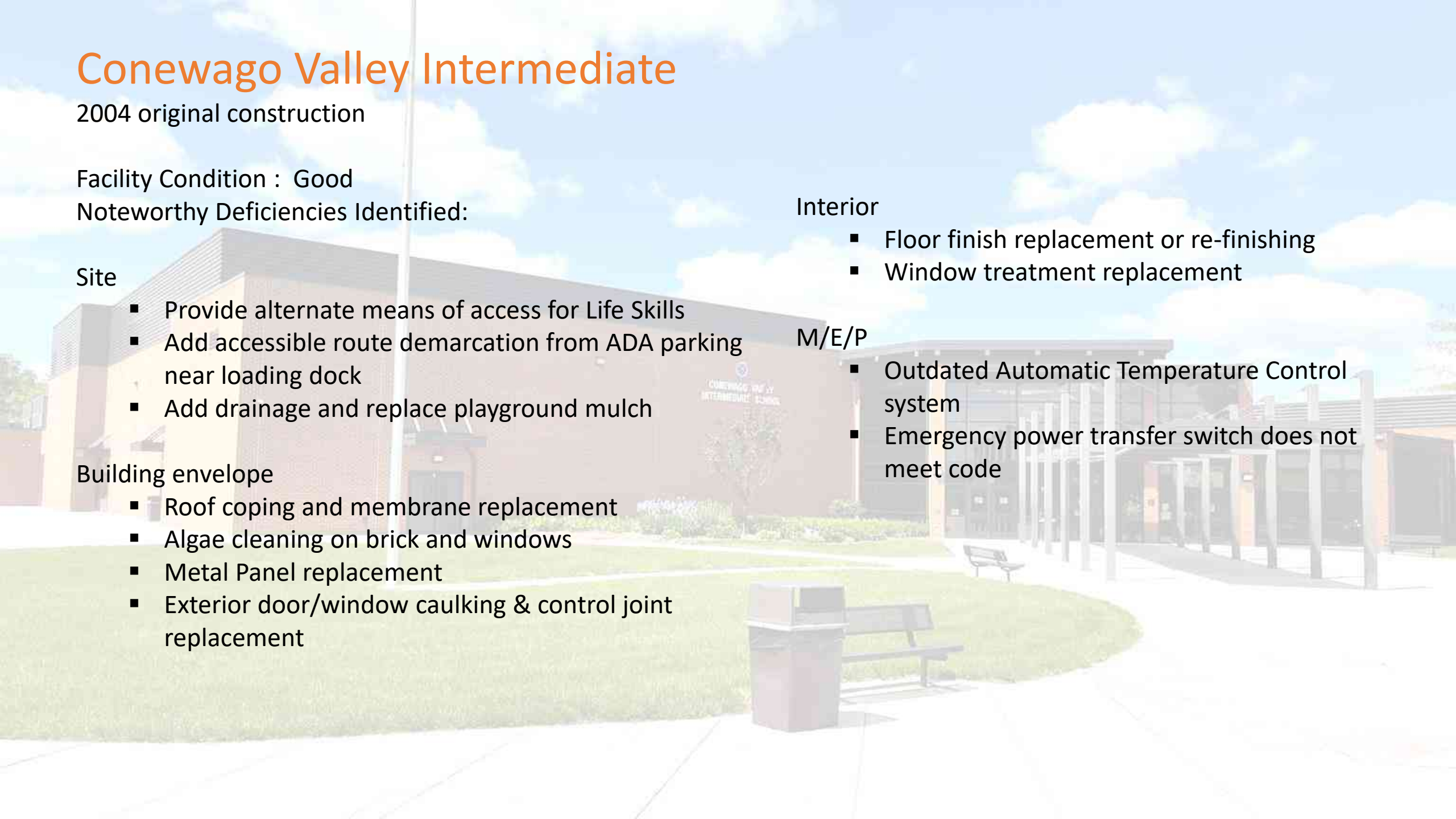
- Roof coping and membrane replacement
- Algae cleaning on brick and windows
- Metal Panel replacement
- Exterior door/window caulking & control joint replacement

## Interior

- Floor finish replacement or re-finishing
- Window treatment replacement

## M/E/P

- Outdated Automatic Temperature Control system
- Emergency power transfer switch does not meet code





# Building Envelope





# Building Envelope



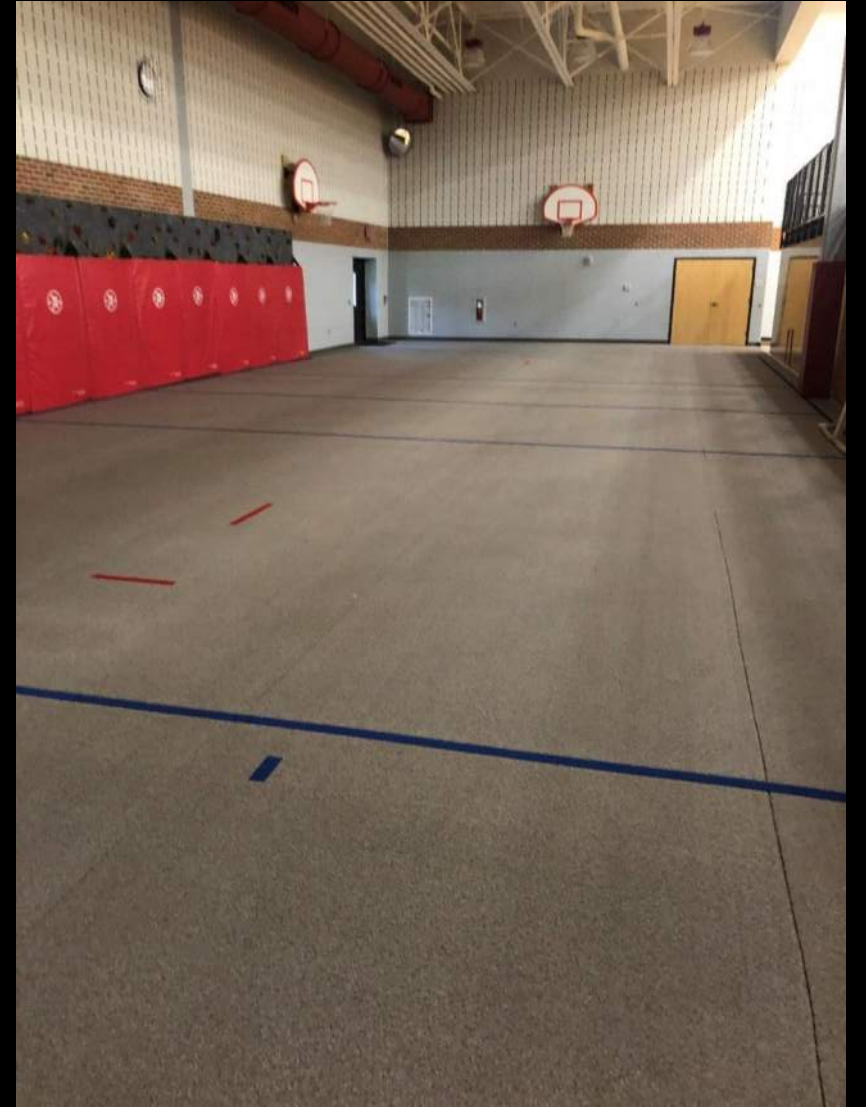


# Interior Finishes



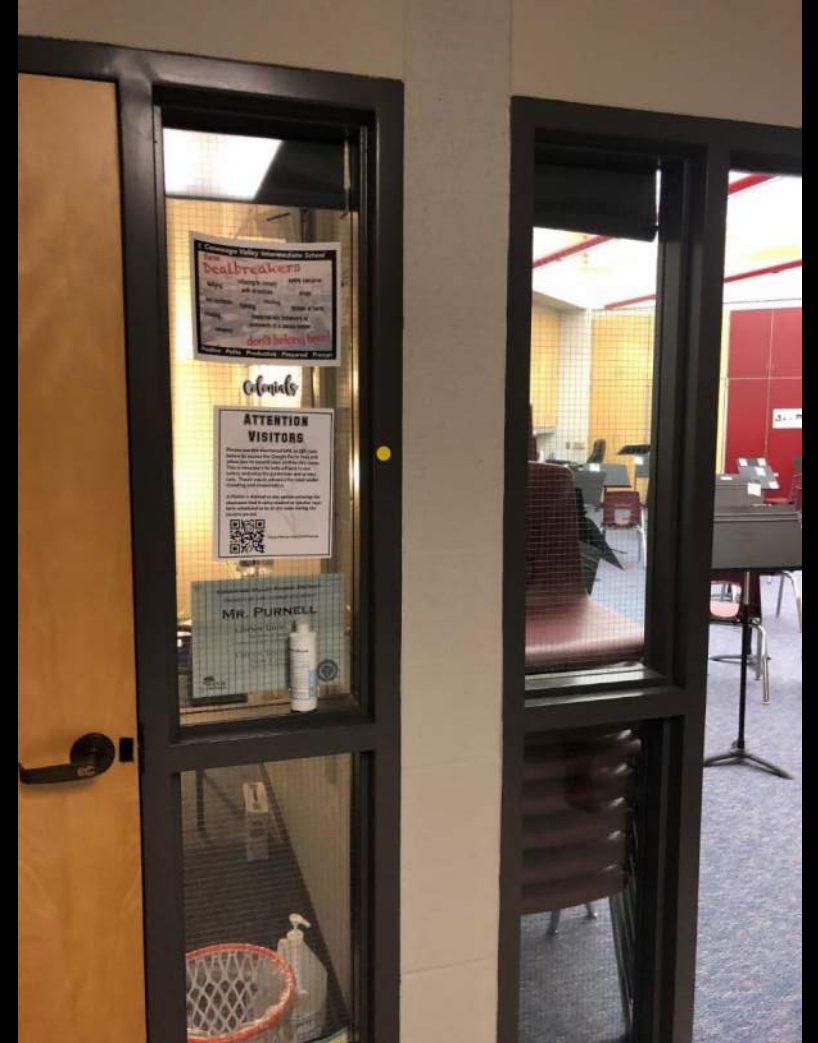


# Interior Finishes





# Interior Finishes



# New Oxford Middle School

1974 original construction

1985 & 2003 addition/renovations

Facility Condition : Fair

Noteworthy Deficiencies Identified:

## Site

- Poorly defined vehicular circulation along building frontage
- Additional parking needed for school events
- Need for additional queuing area for parent drop-off
- Replace sidewalk along main entrance
- ADA ramps exceed allowable slope

## Building envelope

- Efflorescence cleaning on brick
- Window replacement
- Exterior door/window caulking & control joint replacement

## Interior

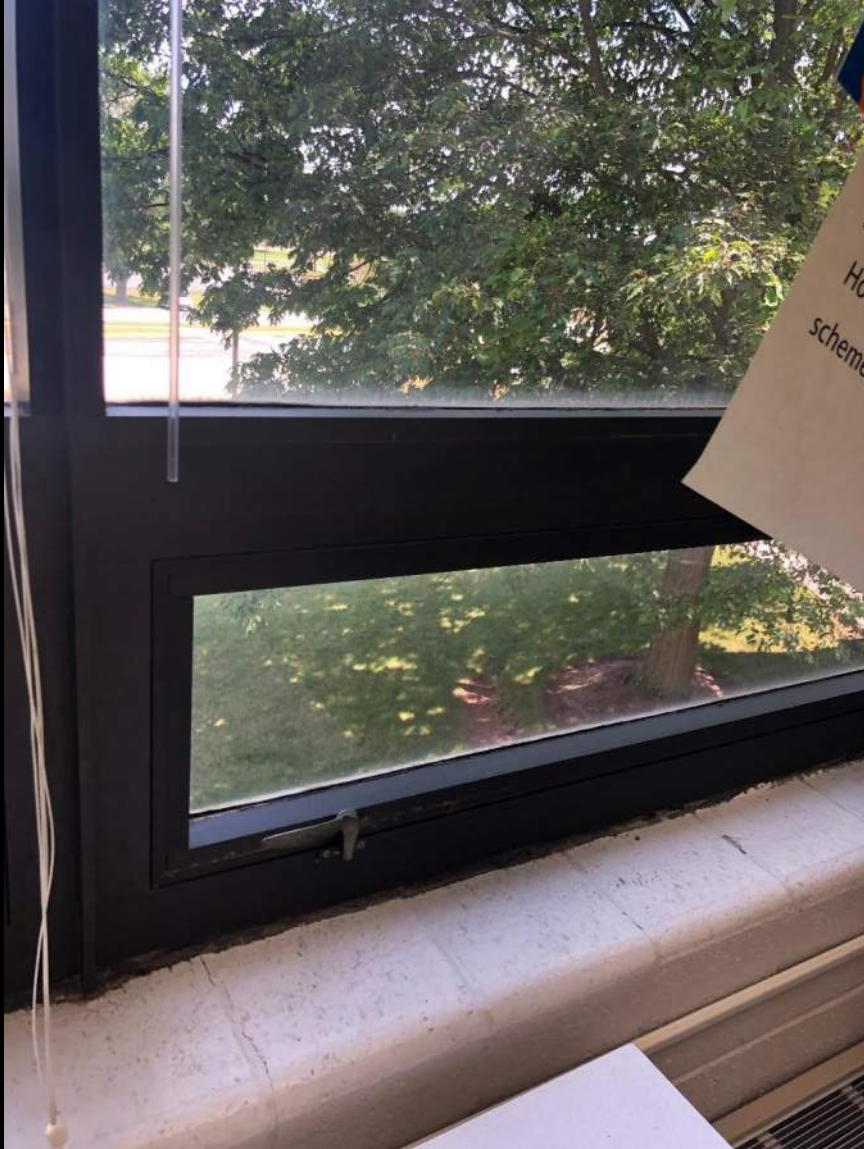
- Floor finish replacement or re-finishing
- Casework and chalkboard replacement
- ADA compliant plumbing fixtures

## M/E/P

- Efficiency of existing unit ventilators
- No air conditioning or ventilation in corridors
- Older boilers at end of lifecycle
- Aged plumbing piping and valves
- Plumbing fixtures do not meet ADA
- No dedicated closets for data closets
- Electrical distribution and emergency power should be separated from Middle School
- Consider fire alarm system upgrade



# Building Envelope



# Interior Finishes





# Interior Finishes



# Interior Finishes





# ADA & Code Compliance



# ADA & Code Compliance





# New Oxford High School

1958 original construction

1985, 1993, 2003 & 2019 addition/renovations

Facility Condition : Fair

Noteworthy Deficiencies Identified:

## Site

- Poorly defined vehicular circulation along building frontage
- Additional parking needed for school events
- Circular drop-off not adequate for bus turning radius
- Repair asphalt paving at student parking lot
- Need for additional queuing area for parent drop-off
- Replace sidewalk along main entrance
- ADA ramps exceed allowable slope

## Building Envelope

- Efflorescence cleaning on brick
- Exterior door/window caulking & control joint replacement

## Interior

- Floor finish replacement or re-finishing
- Casework and chalkboard replacement
- ADA compliant plumbing fixtures

## M/E/P

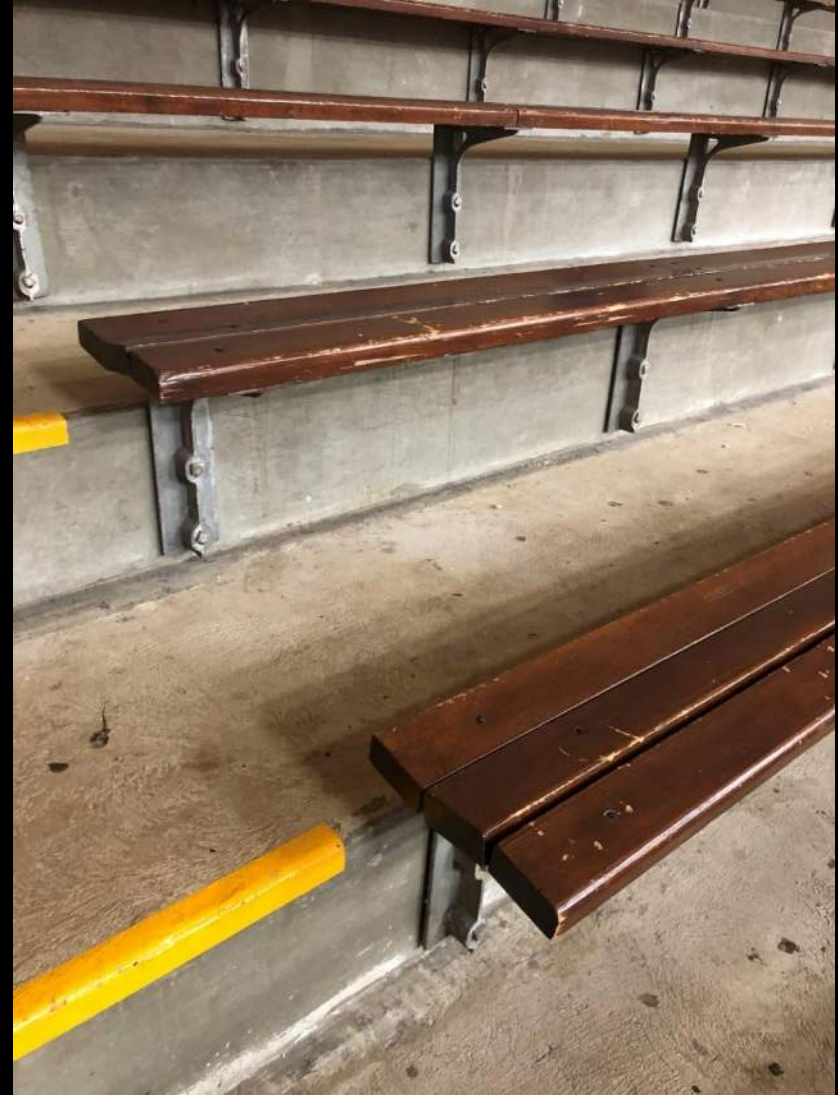
- Efficiency of existing unit ventilators
- No air conditioning or ventilation in corridors
- Older boilers at end of lifecycle
- Aged plumbing piping and valves
- Plumbing fixtures do not meet ADA
- No dedicated closets for data closets
- Electrical distribution and emergency power should be separated from Middle School
- Consider fire alarm system upgrade

# Building Envelope





# Interior Finishes





# Interior Finishes





# Interior Finishes





# Interior Finishes





# Interior Finishes



# ADA & Code Compliance





# ADA & Code Compliance



# ADA & Code Compliance





# Safety and Supervision





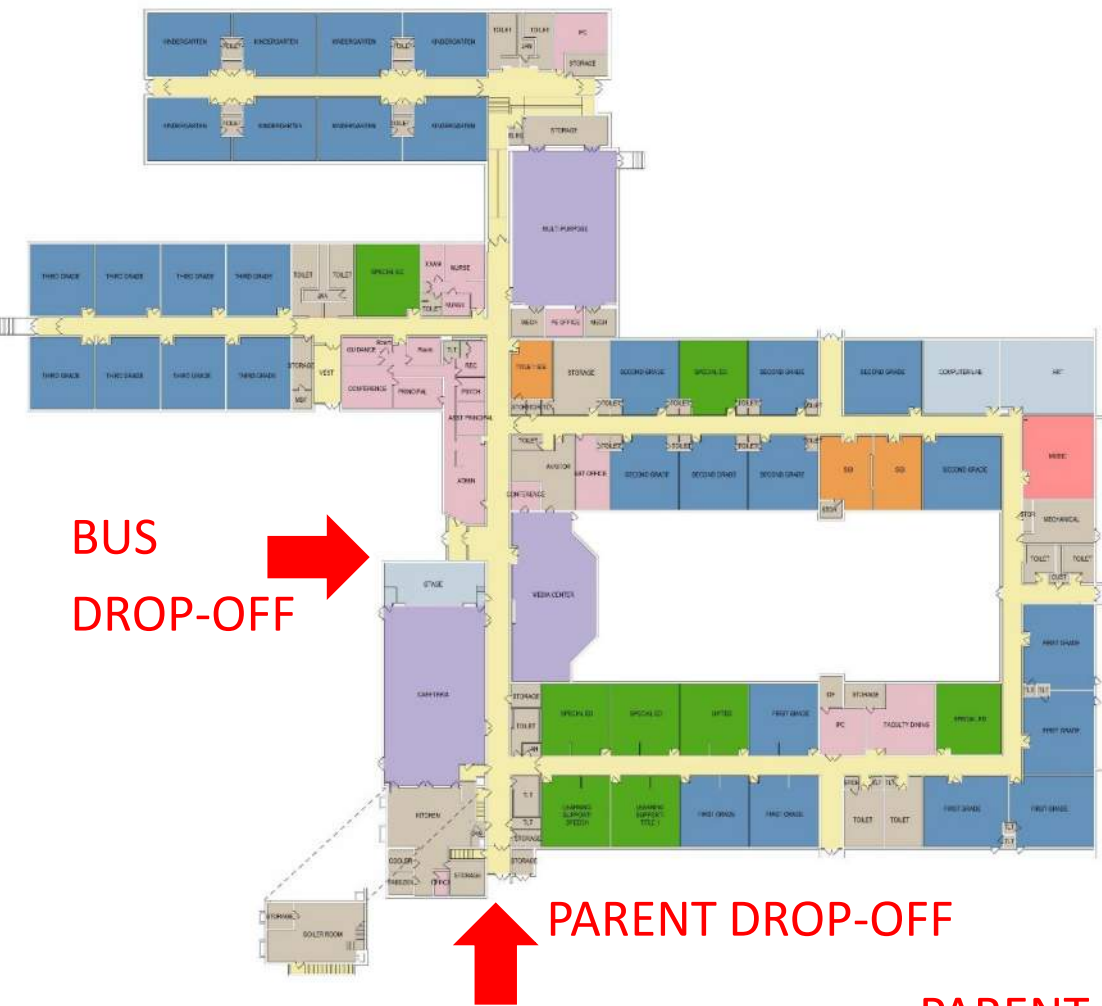


# Suitability Assessment

Comparison of CTE and NOE Building Organization

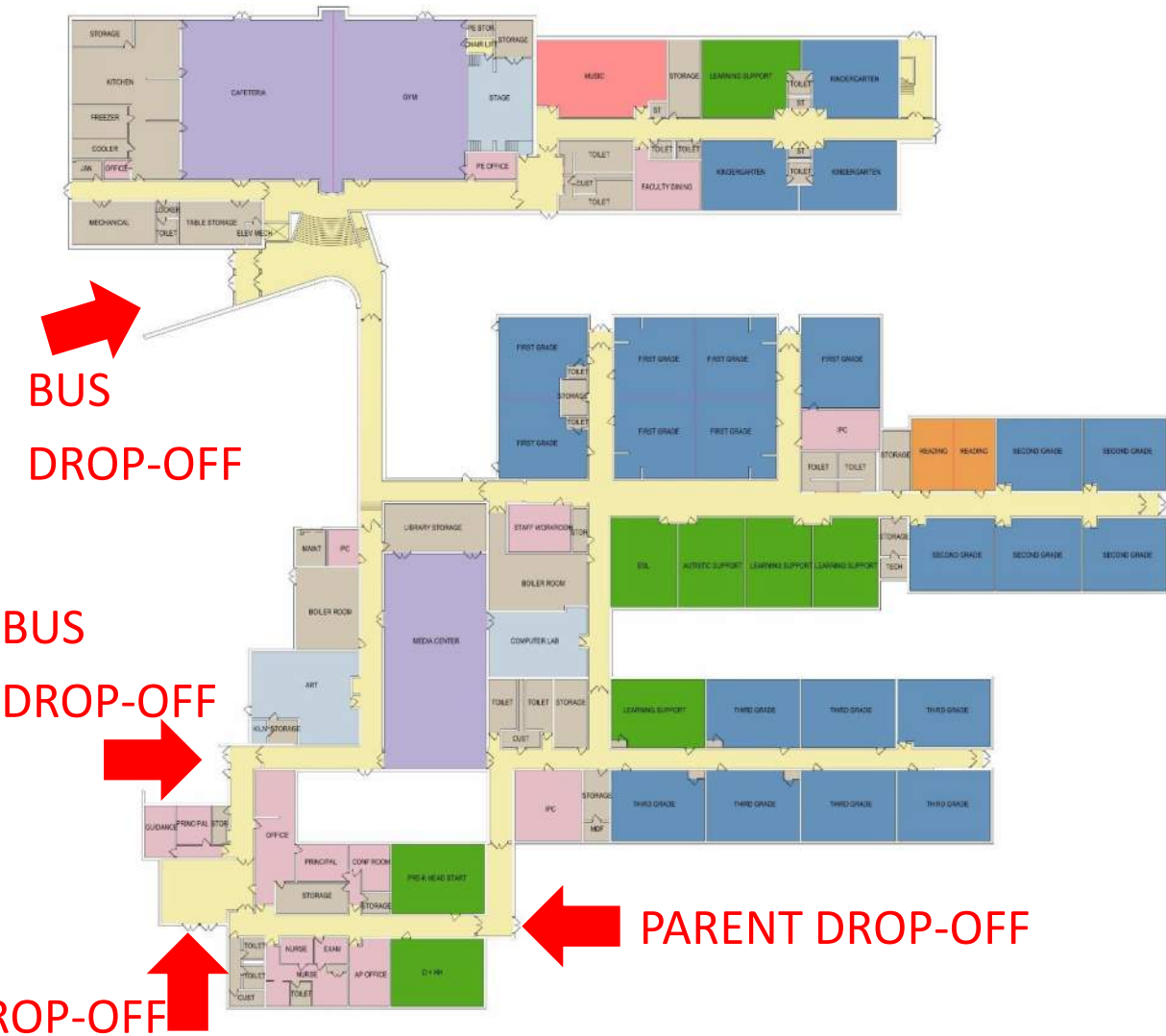


# New Oxford Elementary



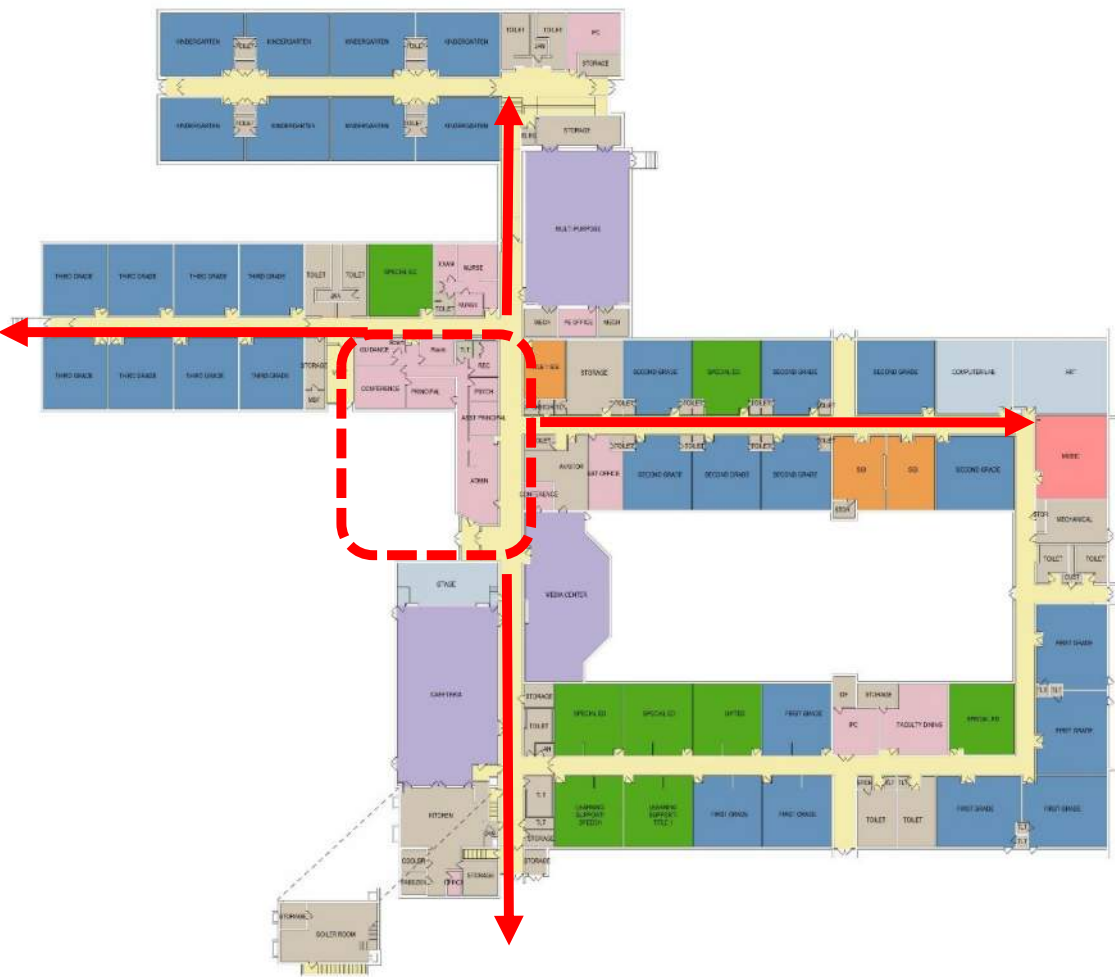
\*Separate Gymnasium and Cafeteria  
Non-competition Gymnasium

# Conewago Twp. Elementary



\*Multi-Purpose Room Gym and Cafeteria  
Competition Gymnasium

# New Oxford Elementary



# Conewago Twp. Elementary



\*Administration central to building layout

\*Administration isolated from academic spaces



## New Oxford Elementary



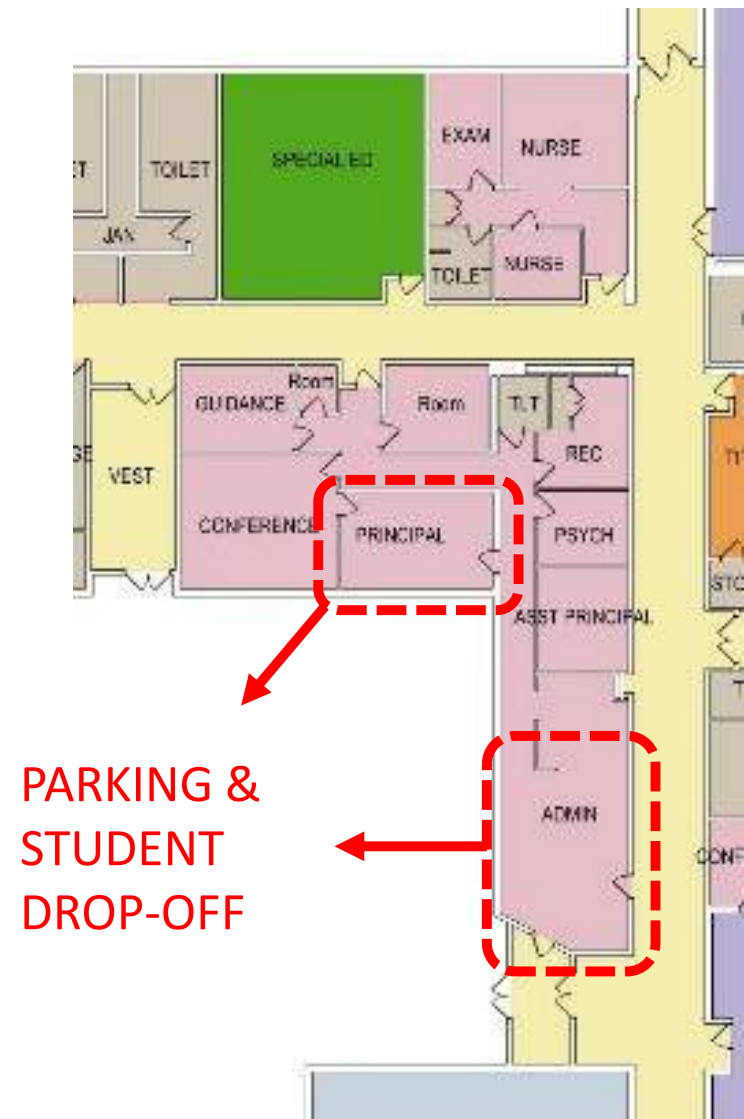
\*Entrance into Secure Vestibule  
prior to Receptionist

## Conewago Twp. Elementary

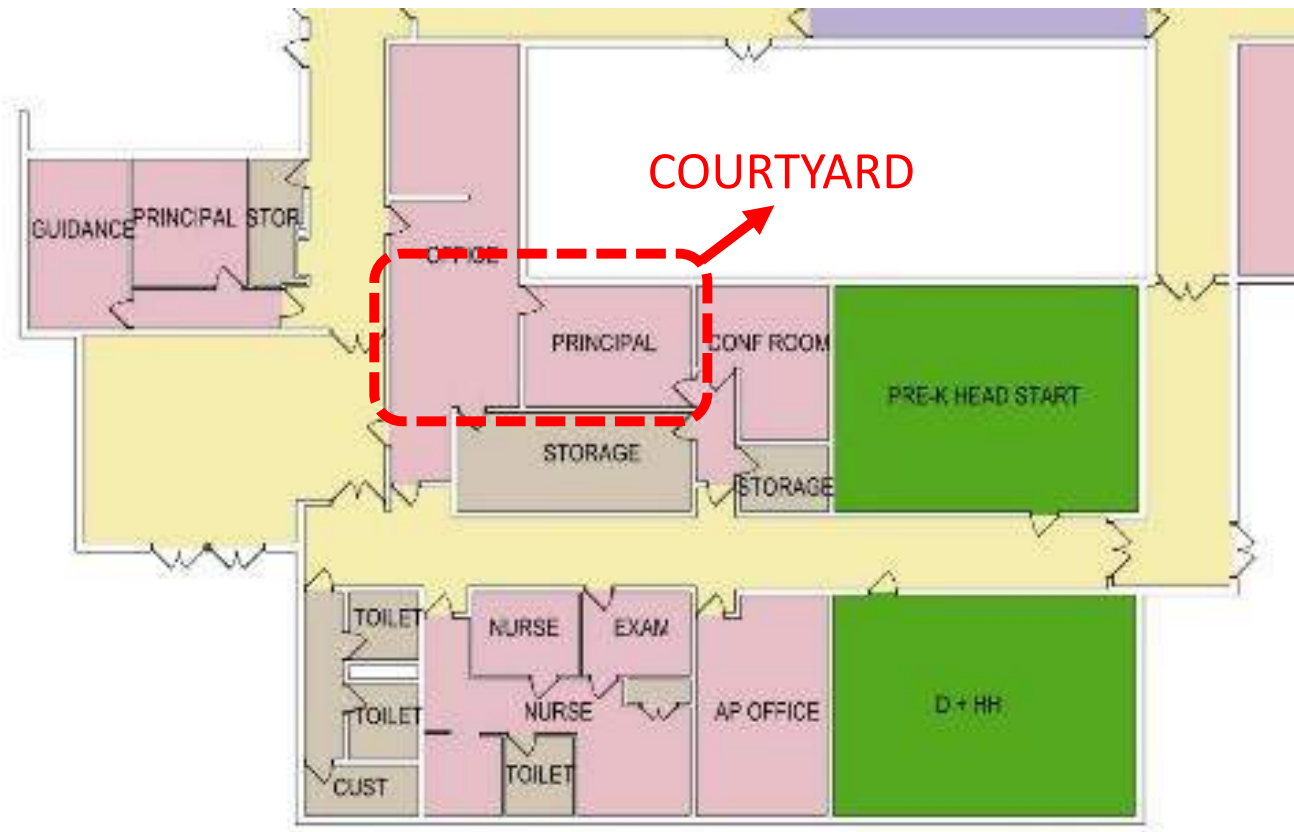


\*Entrance into Lobby to prior to Receptionist

# New Oxford Elementary



# Conewago Twp. Elementary

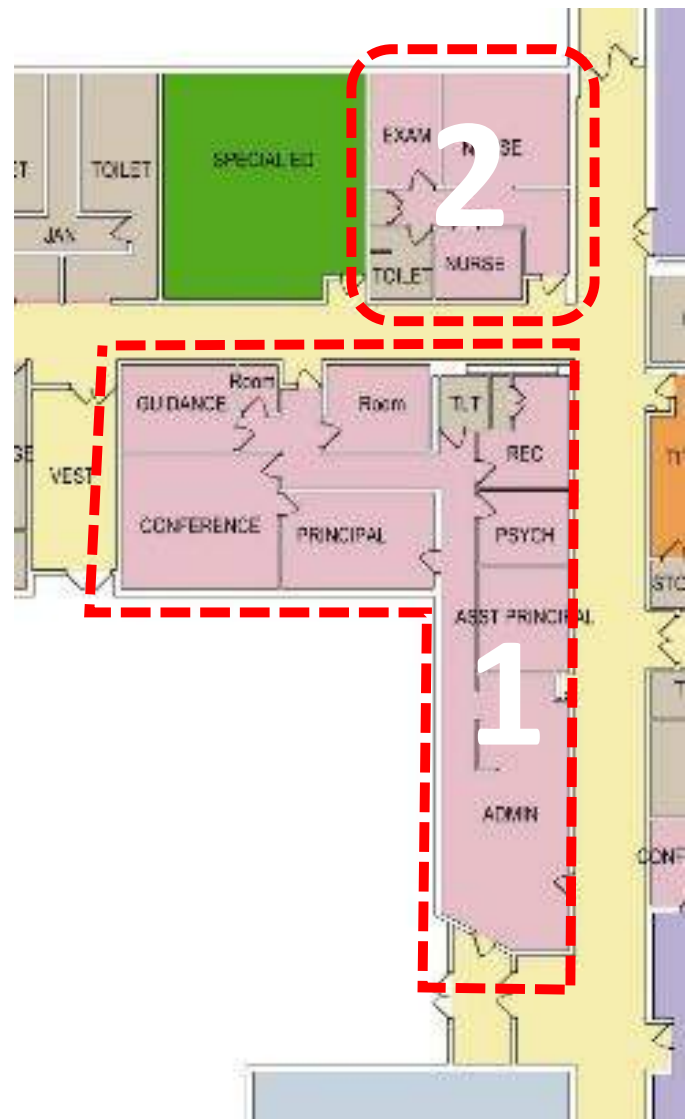


\*Views to main entrance from Administration

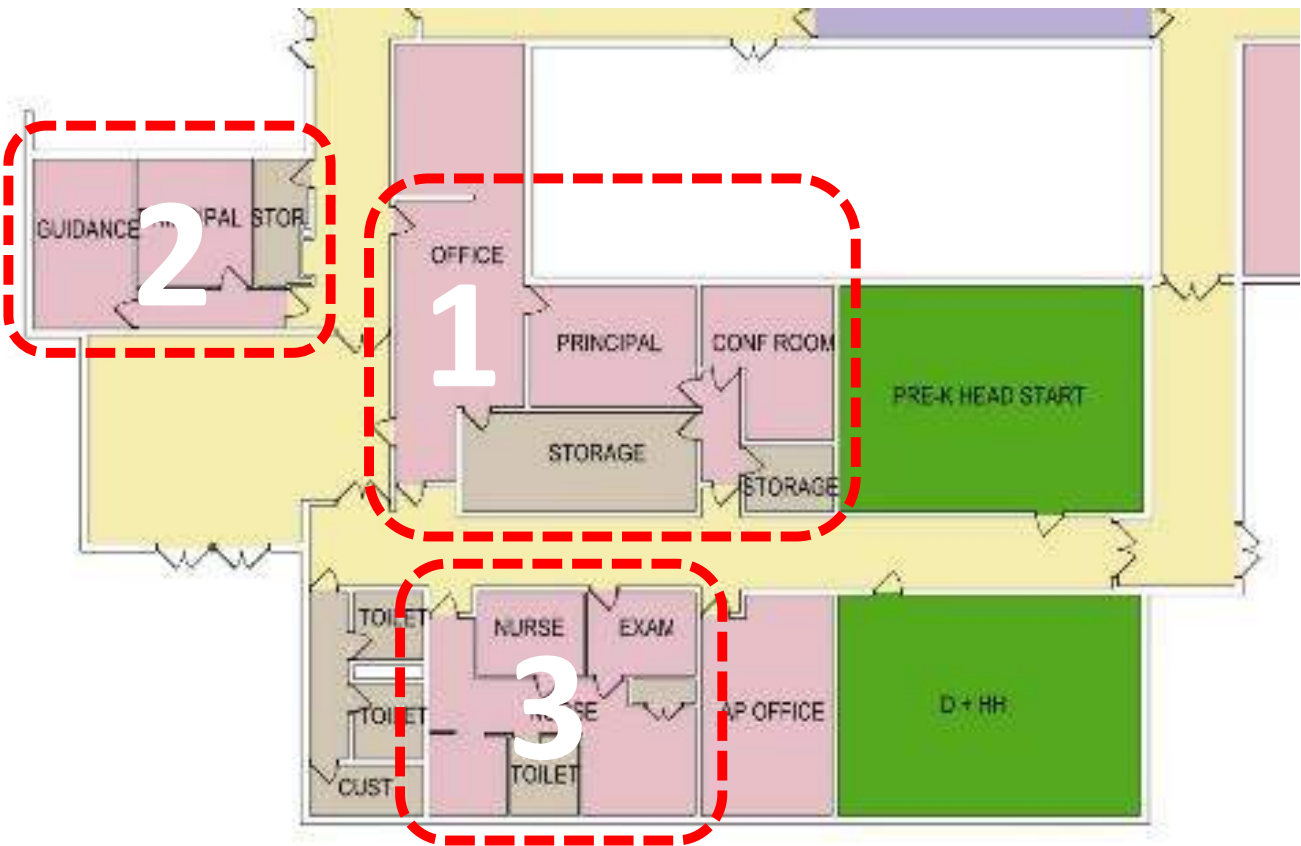
\*Lack of visual supervision from Administration to main entrance



# New Oxford Elementary



# Conewago Twp. Elementary



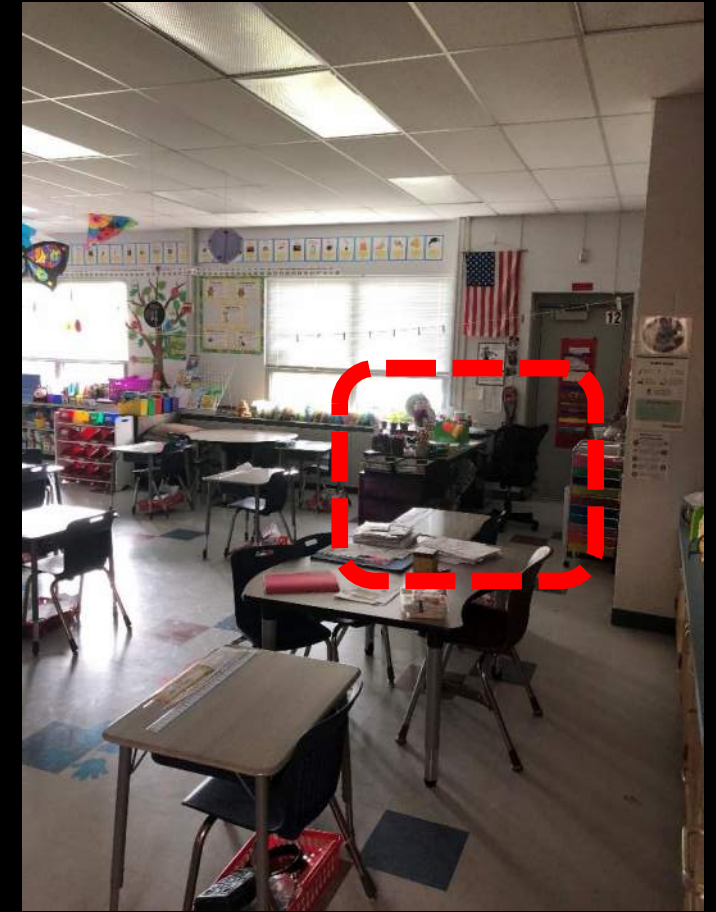
\*Administration and Guidance adjacency

\*Administration, Guidance and Nurse segregated

# New Oxford Elementary & Conewago Twp. Elementary



\*Teacher's desk at front of Classroom  
without visual connection to corridor



\*Teacher's desk at back of Classroom  
with visual connection to corridor



# Conewago Twp. Elementary



\*Student cubbies create blind spots in Classrooms



# Conewago Twp. Elementary



\*Corridor circulation passes through Media Center



## New Oxford Elementary



\*Separate Gymnasium and Cafeteria  
Non-competition Gymnasium

## Conewago Twp. Elementary



\*Multi-Purpose Room Gym and Cafeteria  
Competition Gymnasium



## New Oxford Elementary



## Conewago Twp. Elementary

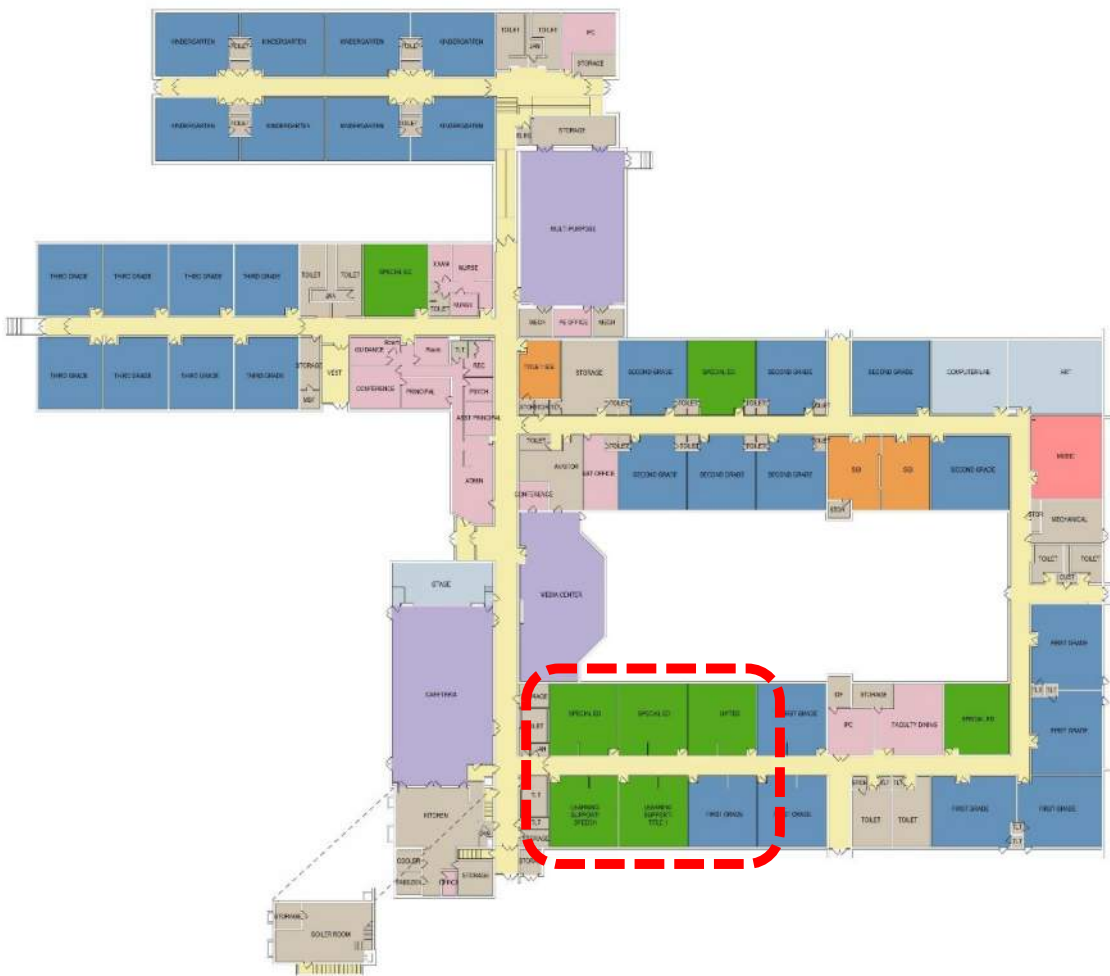


\*All Classrooms with natural daylight  
All classrooms with cmu block walls

\*Two Classrooms without natural daylight  
Several classrooms with acoustical wall panels

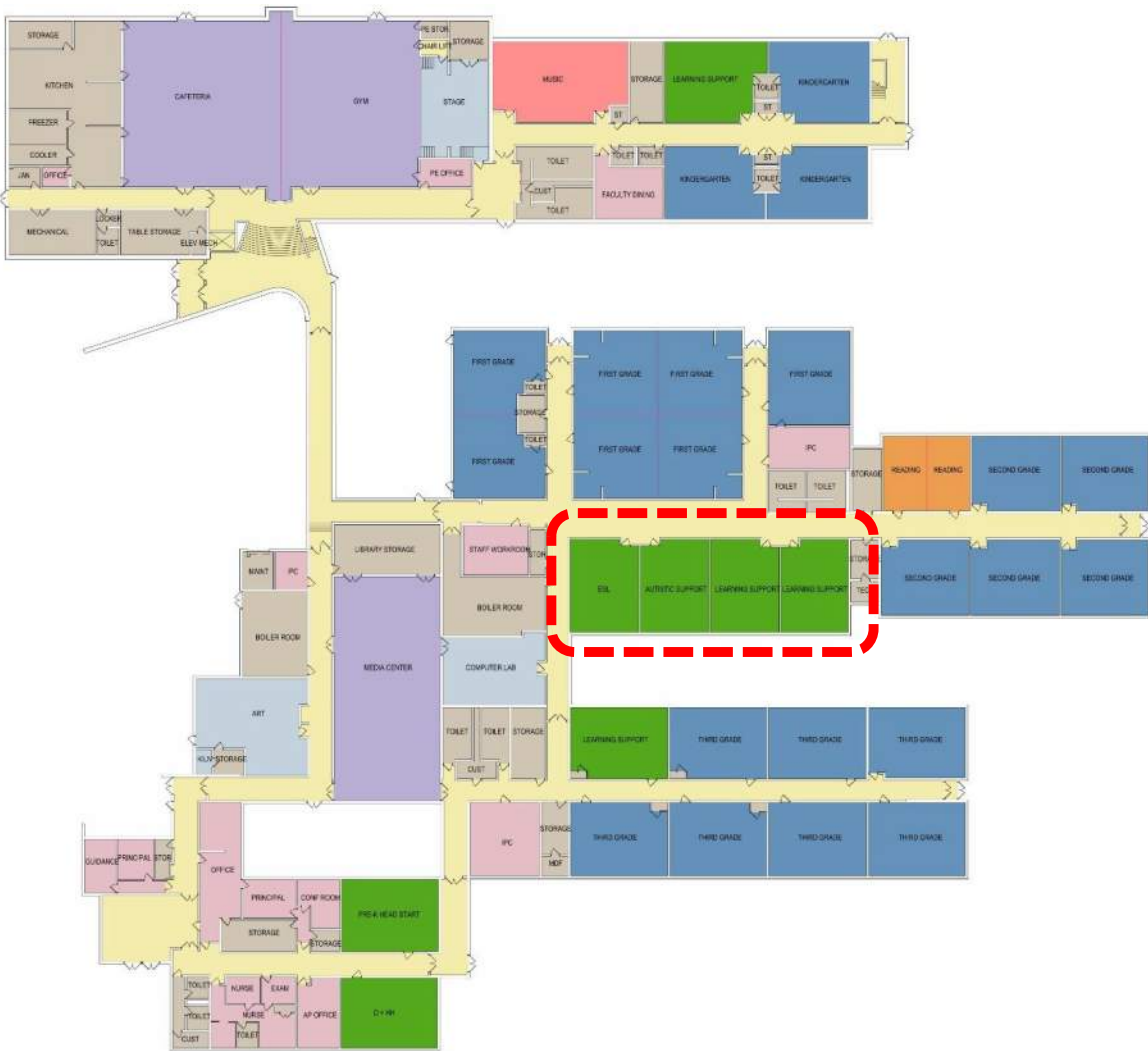


# New Oxford Elementary



\*Special Education Classrooms grouped together

# Conewago Twp. Elementary



\*Special Education Classrooms grouped together

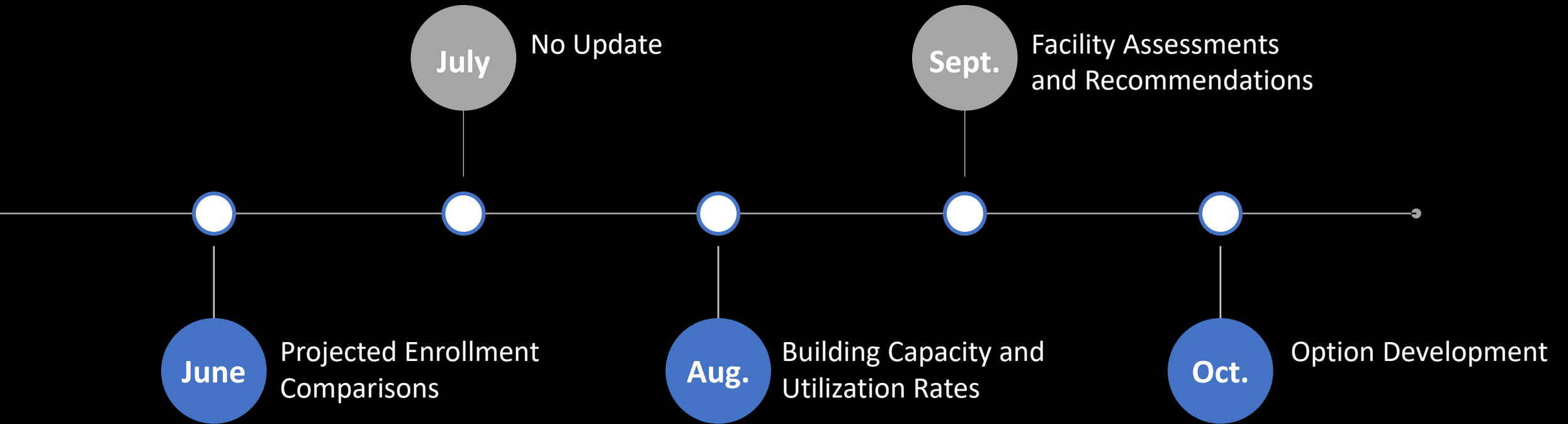


# NEXT STEPS

Schedule



# NEXT STEPS



# Questions?



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