

ELIZABETHTOWN
SCHOOL



AREA
DISTRICT

Public Presentation
March 11, 2008



Providing a Client Oriented Approach to Architecture

Crabtree, Rohrbaugh & Associates, Architects
Mechanicsburg, Pennsylvania



Crabtree, Rohrbaugh & Associates

Agenda

- **Opening Comments/ Introductions**
- **Review of Plans approved for the Plancon Part A Submission**
- **Review of Current Plans and 3D Models**
- **Current Budget**
- **Project Schedule**
- **Next Step**
- ***Questions and Answers***



New 4-6 Intermediate Elementary School

Plancon Part A Submission

- **15 Classrooms per grade level for a PDE capacity of 1,125**
 - **140,000 SF**
- **Estimated Costs (Construction + Soft Costs)**
 - **25.32M which includes 1.5M in Site Costs**

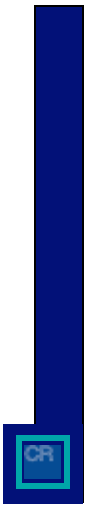


New 4-6 Intermediate Elementary School

First Floor Plan at Plancon Part A Submission



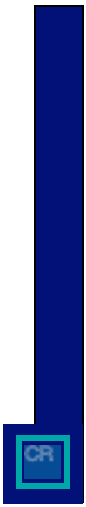
FIRST FLOOR PLAN
1/16" = 1'-0" 87,370 GSF
TOTAL ARCH. SF: 141,942 GSF





New 4-6 Intermediate Elementary School

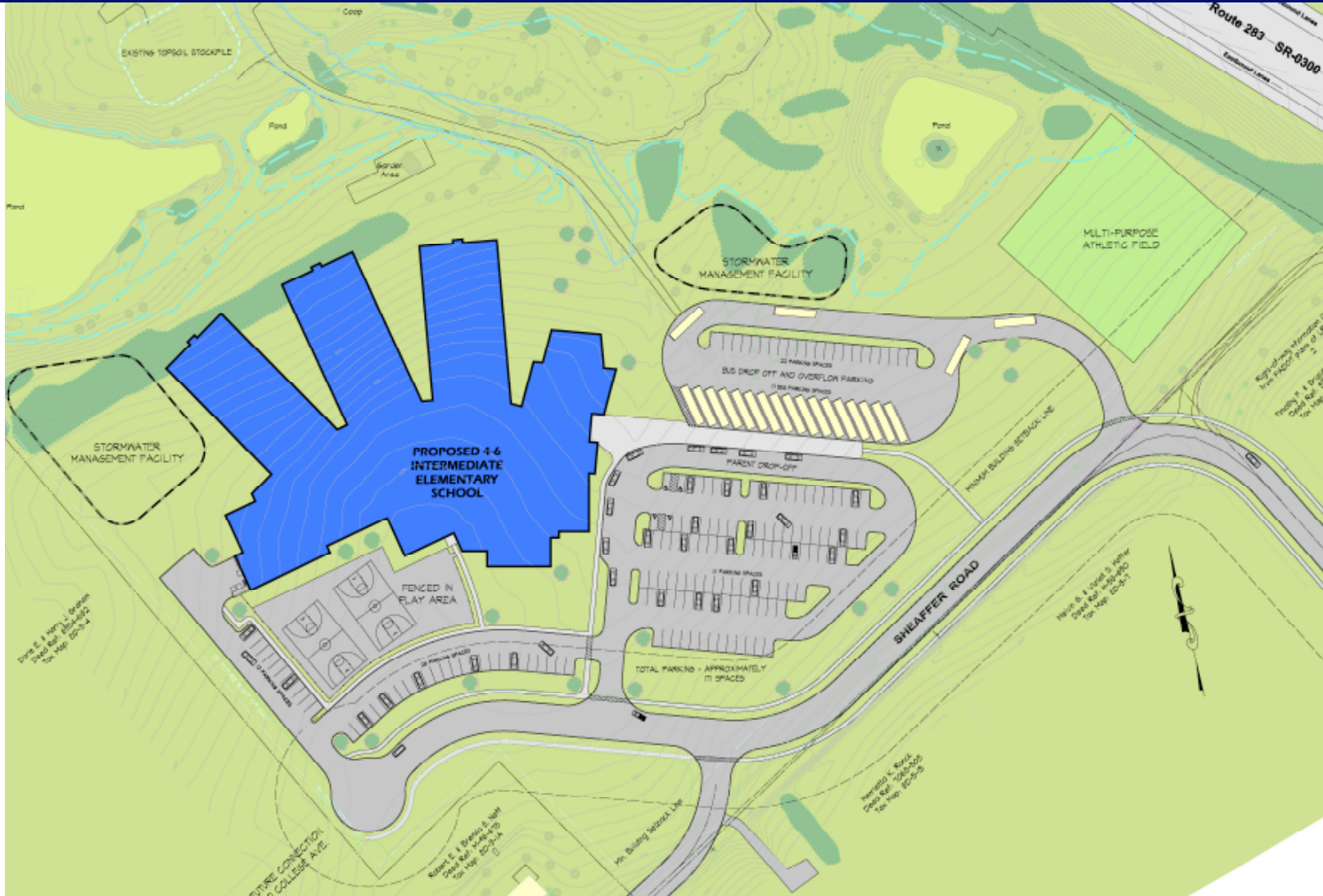
Second Floor Plan at Plancon Part A Submission





Bear Creek Intermediate Elementary School

Current Site Plan



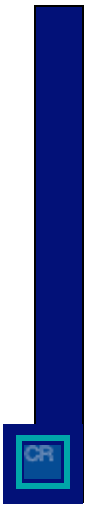


Bear Creek Intermediate Elementary School

Current First Floor Plan



MAIN LEVEL FLOOR PLAN



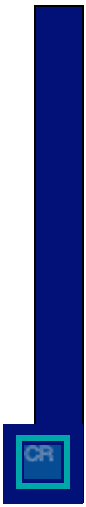


Bear Creek Intermediate Elementary School

Current Lower Level Floor Plan



LOWER LEVEL FLOOR PLAN





Bear Creek Intermediate Elementary School

Exterior View





Bear Creek Intermediate Elementary School

Exterior View





Bear Creek Intermediate Elementary School

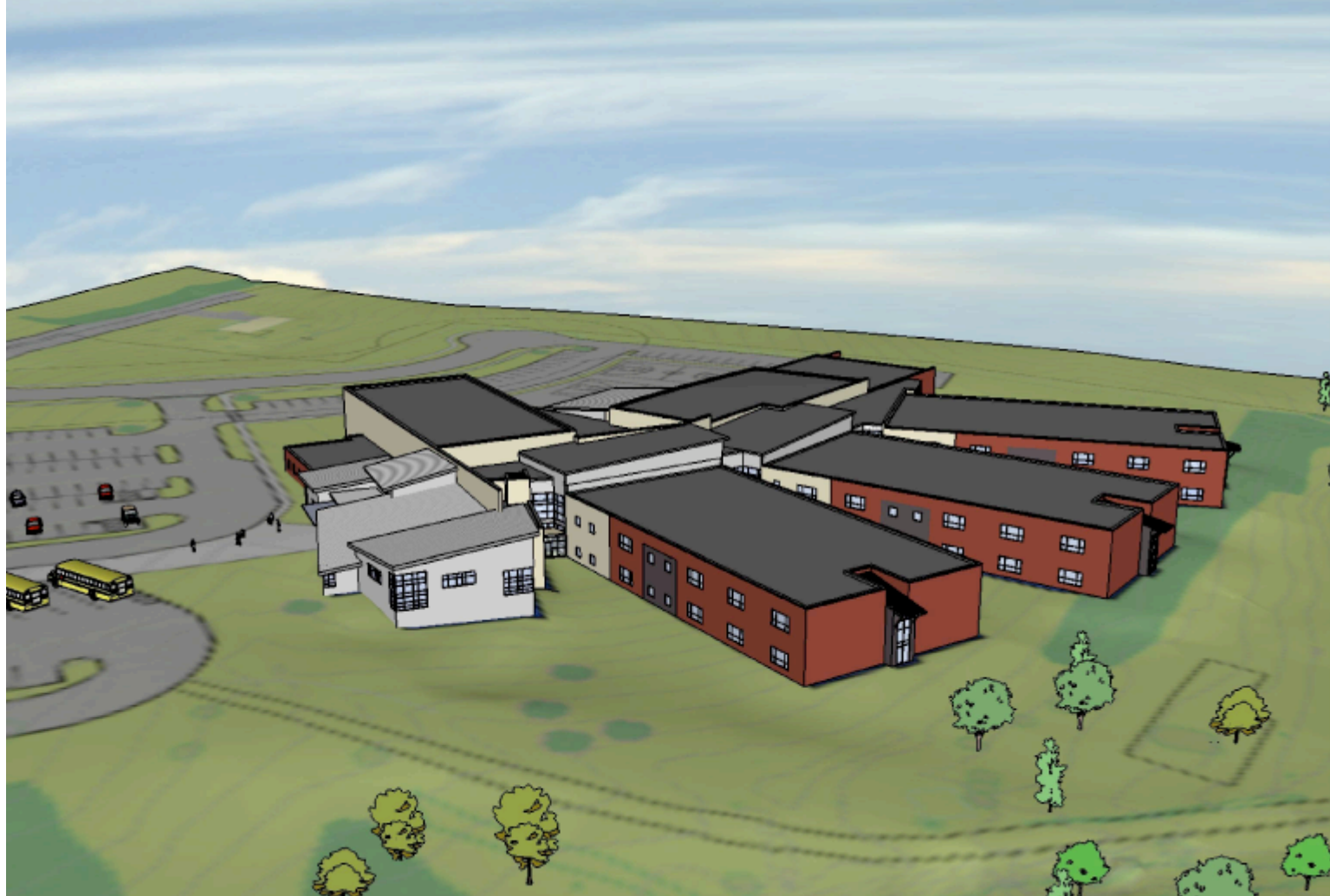
Exterior View





Bear Creek Intermediate Elementary School

Exterior View





Bear Creek Intermediate Elementary School

Interior View





Bear Creek Intermediate Elementary School

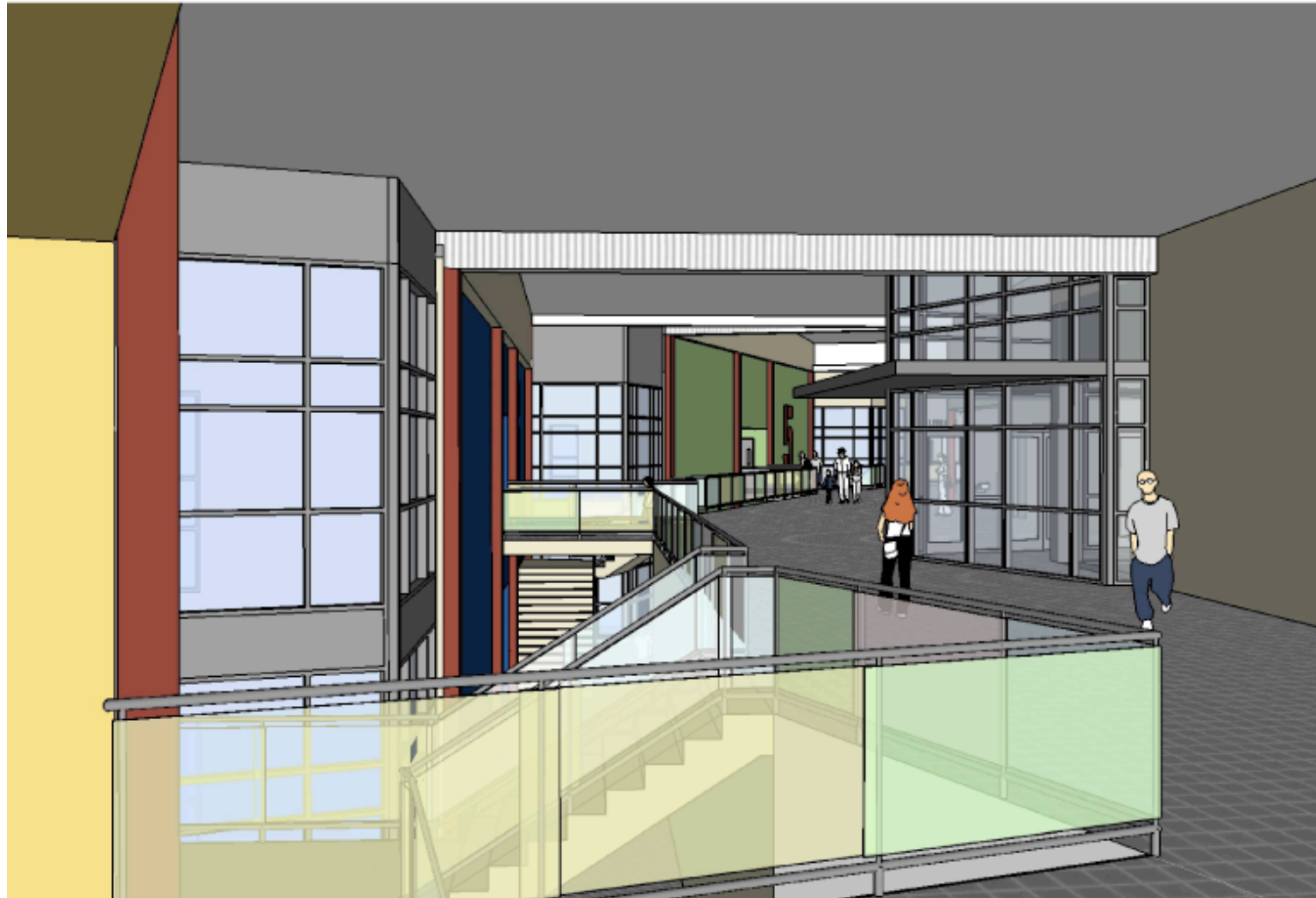
Interior View





Bear Creek Intermediate Elementary School

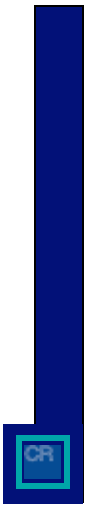
Interior View





Bear Creek Intermediate Elementary School

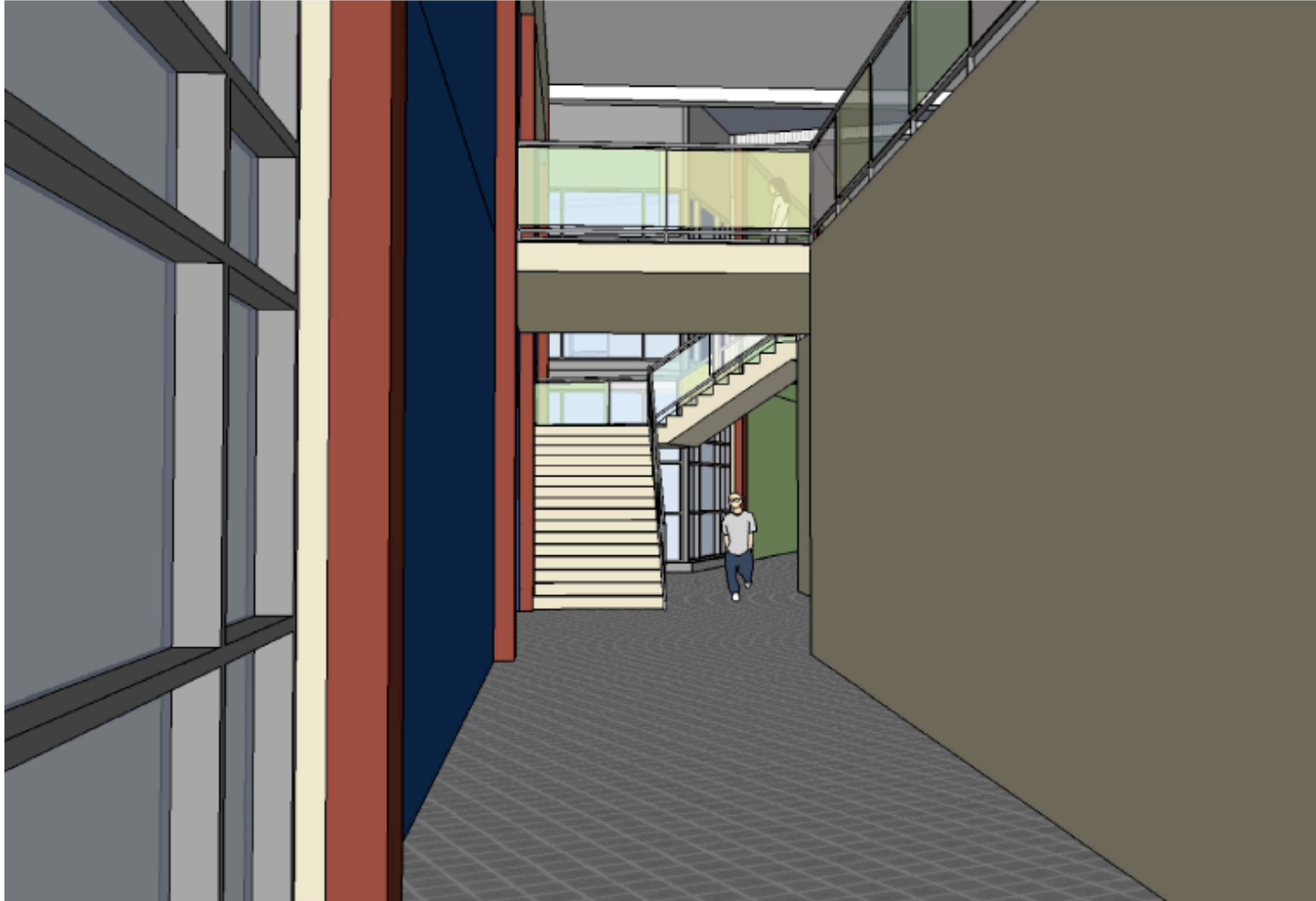
Interior View





Bear Creek Intermediate Elementary School

Interior View

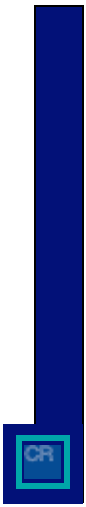




Bear Creek Intermediate Elementary School

Updated Total Project Cost

Elizabethtown Area School District				25-Jan-08
				revised: 1-Feb-08
				revised: 19-Feb-08
Bear Creek Intermediate Elementary School				revised: 7-Mar-08
Grades 4-6 each 15 Deep - 1100 Students				
Schematic Cost Estimate				
		Square Feet (SF)	Cost per SF	Cost
1	New Construction	150,762	\$ 137.51	\$ 20,731,824
2	Site Work associated with New Building	Lump Sum		\$ 1,616,986
3	Site Work associated with Sheaffer Road	Lump Sum		\$ 406,494
4	Total Site Work			\$ 2,023,480
5	Total Construction Cost			\$ 22,755,304
6	Potential Soft Costs (as a % of the Construction Cost)			
		%		
	Movable Fixtures and Equipment	3.34%	\$ 760,027	
	Technology	6.44%	\$1,465,442	
	A/E Design and Consultant Fees	6.90%	\$1,570,116	
	Clerk of the Works	2.55%	\$ 580,260	
	Test Pits/ Borings	0.09%	\$ 20,480	
	Traffic Impact Fee	1.37%	\$ 311,748	
	Misc. Tap-in Fees	0.16%	\$ 36,408	
	Vecla Issue	0.56%	\$ 127,430	
	Printing	0.25%	\$ 56,888	
	Permits/ Inspection Fees	1.64%	\$ 373,187	
	Construction Contingency	3.00%	\$ 682,659	
		26.30%	\$5,984,645	\$ 5,984,645
7	Total Project Cost			\$ 28,739,949





Bear Creek Intermediate Elementary School

Reasons for Total Project Cost Increase

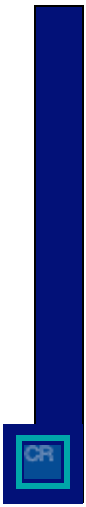
- Added Music Classroom and Instrumental Music Practice Rooms
- Added Locker Rooms
- Added Auxiliary Gymnasium or third Phys. Ed. teaching station
- Added Site Costs for Future College Ave. Extension
- Added Soft Costs- Increased from 19% of Construction Cost to 26.30% because of the following:
 - Technology
 - Clerk of the Works
 - Traffic Impact Fee
 - Veola Issue



Bear Creek Intermediate Elementary School

Next Step

Elizabethtown Area School District			4-Mar-08		
Act 34 Public Hearing		revised :	10-Mar-08		
Task and Responsibility Schedule					
	Responsibility	Task	Finish Date	Status	Comments
1	SCHOOL BOARD	Resolution authorizing the Max. Project Cost and Max. Building Construction Cost	18-Mar		3rd Tuesday / Board Meeting- Resolution required to be included in Booklet
2	SCHOOL BOARD	Approval that the School Board has Reviewed and Approved the Act 34 Project Description Booklet and Advertisement FOR Public Hearing	18-Mar		No resolution reqd., just approval to submit booklet for PDE review. Include with resolution above.
3	PDE	Review and Approve Act 34 Project Description Booklet and Advertisement for Public Hearing.	2-Apr		Two week turn approval period for PDE
4	DISTRICT	Make available to public: Act 34 Project Description Booklet	3-Apr		At District Office
5	DISTRICT	After PDE approval, Advertise for Act 34 Public Hearing starting 20 days prior to hearing, obtain proof of publication	3-Apr		20 day period ends on April 23
6	DISTRICT	Retain services of Stenographer to transcribe Public Hearing	15-Apr		Two weeks prior to hearing
7	DISTRICT	Conduct Act 34 Public Hearing, with Architect, Financial Consultant, & Bond Counsel	29-Apr		Special Meeting- 5th Tuesday of Month
8	DISTRICT	Accept public comment for 30 days after hearing	29-May		
9	SCHOOL BOARD	Resolution that the School Board has Reviewed Plancon Parts D & E Documents and has Approved the Submission to PDE	17-Jun		3rd Tuesday / Board Meeting
10	CRA	Collect Act 34 Public Hearing Comments (stenographers' transcript), Proof of Advertisement, and Part D documents and submit to PDE for review	18-Jun		
11	PDE	Review and Approve Part D of Plancon	16-Jul		Approx. 1 month (note that PDE approval time is unpredictable)
12	PDE	Review and Approve Part E of Plancon	TPD		Approx. 2 weeks after Part E Review with Architect and Owner and after all required information has been submitted to PDE. Part E Review may occur during time PDE is reviewing Part D.





Bear Creek Intermediate Elementary School

Review of Plancon Submissions to PDE

- ✓ **Part A – Project Justification (*Approved by PDE*)**
- ✓ **Part B – Schematic Design (*Approved by PDE*)**
- ✓ **Part C – Site Acquisition (*Not applicable to this project*)**
- **Part D – Project Accounting Based on Estimates**
- **Part E – Design Development**
- **Part F – Construction Documents (*Must be approved prior to receiving bids*)**
- **Part G – Project Accounting Based on Bids (*PDE recommends this be approved prior to construction contracts being signed and/or awarded*)**
- **Part H – Project Financing**
- **Part I – Interim Reporting (*During Construction*)**
- **Part J – Project Accounting Based on Final Costs**
- **Part K – Project Refinancing (*if applicable*)**



Bear Creek Intermediate Elementary School

Any Questions?