

ELIZABETHTOWN

SCHOOL



AREA

DISTRICT

Public Presentation
August 21, 2007



Providing a Client Oriented Approach to Architecture

Crabtree, Rohrbaugh & Associates, Architects
Mechanicsburg, Pennsylvania



Elizabethtown Area School District

Current Situation



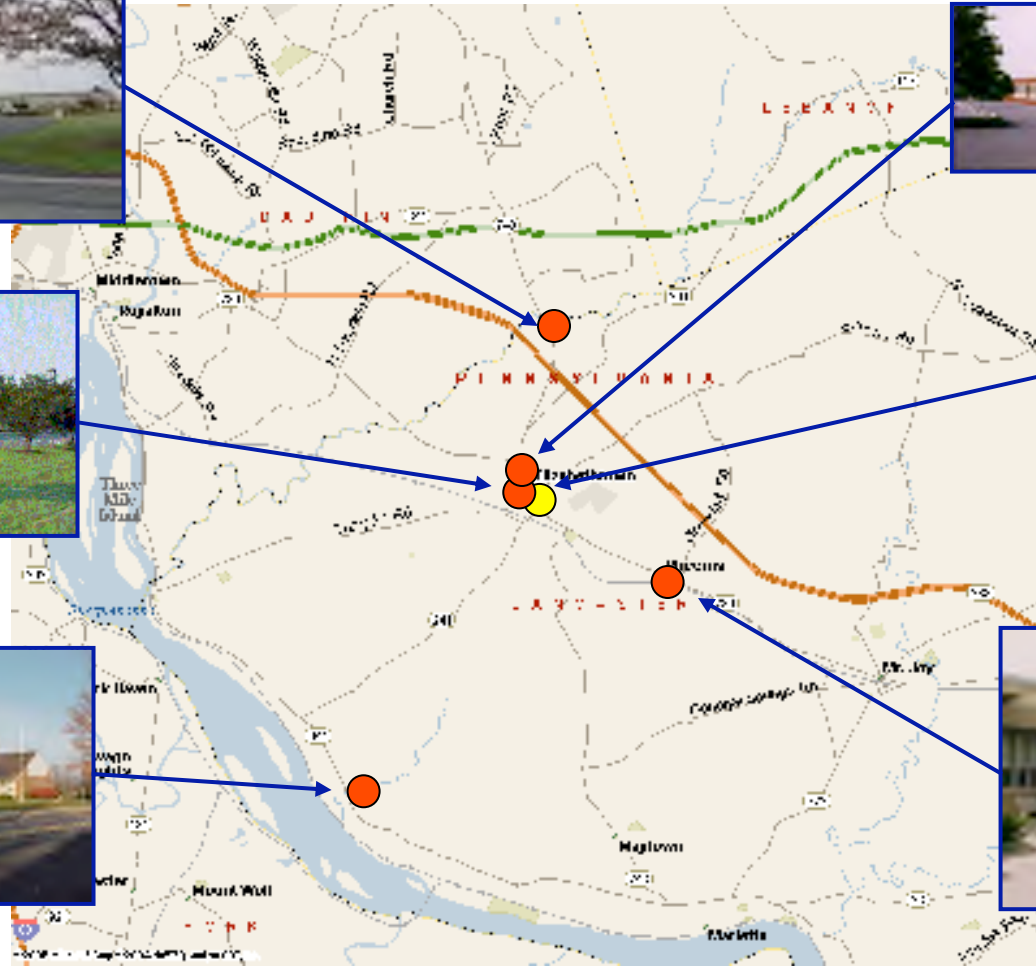
Fairview ES



East High ES



Bainbridge ES



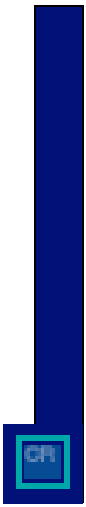
Mill Road ES



High School & Middle School



Rheems ES





Elizabethtown Area School District

Phasing of School Projects

- **Phase One**
 - New 4-6 Intermediate Elementary School
 - East High Elementary School Renovations/
Addition
 - Mill Road Elementary School Renovations
- **Phase Two**
 - Bainbridge Elementary School
 - Fairview Elementary School
- **Phase Three**
 - Rheems Elementary School
- **Phase Four**
 - MS/HS



Mill Road Elementary School

Based on Educational Program

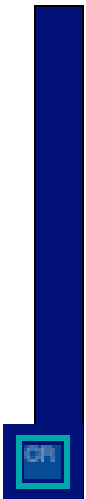
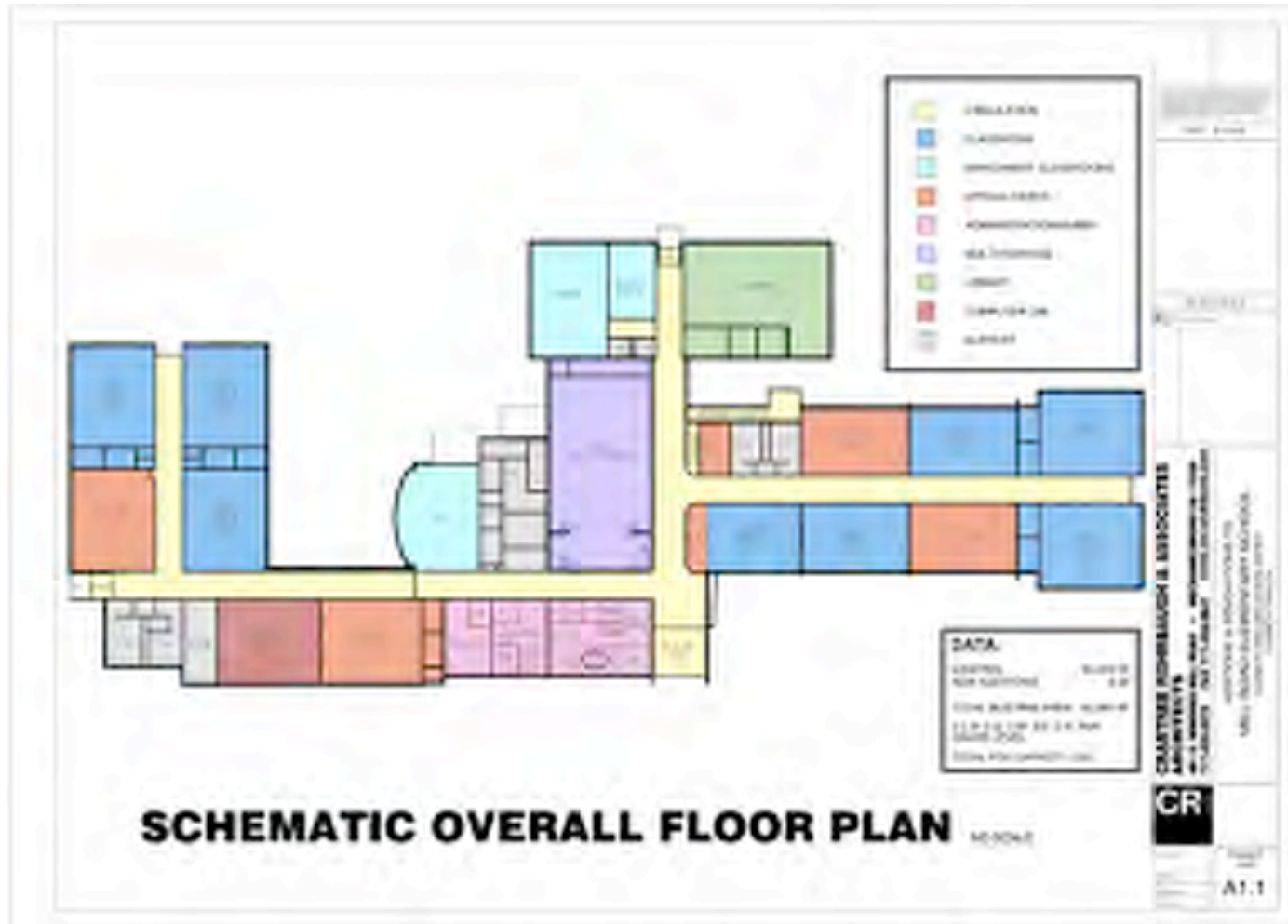
- **K-3 School**
- **No New Additions**
- **Comprehensive Renovation including reconfiguration of some of the existing spaces**
- **2 Classrooms and 1 Special Education Classroom per grade level for a PDE capacity of 200**
- **Estimated Costs**
 - Renovation: \$3.25M
 - Soft Costs: \$. 72M
 - Total Cost: \$3.97M**

****Modular Classrooms may be needed to phase this project and have not been included in the soft costs above**



Mill Road Elementary School

Overall Floor Plan





East High Elementary School

Based on Educational Program

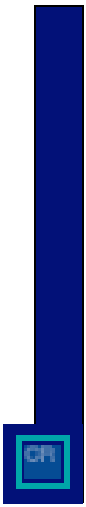
- **New addition including an “elementary” size gymnasium, library, art room, music classroom with adjacent music practice room, mechanical/ storage room, and S.G.I. spaces**
 - 17,530 SF
- **Comprehensive Renovation of Existing Building including reconfiguration of some of the existing spaces**
- **6 Classrooms & 1 Special Education Classroom per grade level for a PDE capacity of 600**
- **Estimated Costs**
 - Renovation: \$ 5.50M
 - New Const: \$ 2.75M
 - Site Costs: \$.75M
 - Soft Costs: \$ 1.90M
 - **Total Costs: \$10.90M ****

*****Modular Classrooms may be needed to phase this project and have not been included in the soft costs above***



East High Elementary School

First Floor Plan





New 4-6 Intermediate Elementary School

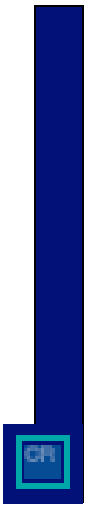
Based on Educational Program

- **15 Classrooms per grade level for a PDE capacity of 1,125**
 - 135,000 – 140,000 SF
- **Estimated Costs (Construction + Soft Costs)**
 - 24.48M – 25.32M which includes 1.5M in Site Costs



New 4-6 Intermediate Elementary School

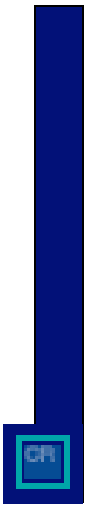
First Floor Plan





New 4-6 Intermediate Elementary School

Second Floor Plan





East High & Mill Road Elementary Schools *Construction Phasing*

- **Temporary Modular Classrooms versus Relocation of Students?**



East High & Mill Road Elementary Schools

Construction Phasing

- **Temporary Modular Classrooms**

Pros

- Will be able to begin construction of projects in 2008

Cons

- Cost of the modular classrooms- need to meet current building and ADA codes
- Need to install ramps/deck required to meet codes- will not recoup any of the money spent on this as they will be demolished and disposed of after the projects are completed
- Will recoup “some” of the money for the modular classrooms when they are sold after the projects are completed (this will only happen if the modular's are bought rather than leased)
- Have the problems (noise, disruption) of occupying the buildings while renovating



East High & Mill Road Elementary Schools

Construction Phasing

- **Relocating students from each school into the new intermediate school and renovate each school empty**

Pros

- **Do not have to deal with the noise and disruption of occupying the schools while work is being done**
- **Better renovation costs when not having to work while the building is occupied**
- **Do not have the costs of temporary modular classrooms**

Cons

- **Work cannot begin on each school until the new school is completed – higher construction costs (escalation)**
- **Cannot use the new building as an intermediate school until construction is completed at each school**



East High & Mill Road Elementary Schools

Construction Phasing

- **Approximate costs associated with Modular Classrooms**
- **Cost of a Modular Classroom for Elementary School Students**
 - \$70,000 for Classroom with Single Compartment Toilet Room
 - \$7,000 for Set-up
 - \$5,000 for Ramps, Stairs
 - \$7,000 for Removal
 - \$89,000 Total Cost Per Classroom
- **Mill Road**
 - Minimum 4 required each at \$89,000 or \$356,000
- **East High Elementary**
 - Minimum 8 required each at \$89,000 or \$712,000
- **Total Cost for Modular Classrooms - \$1,068,000**



East High & Mill Road Elementary Schools

Project Schedule

ELIZABETHTOWN AREA SCHOOL DISTRICT PRELIMINARY MASTER SCHEDULE

East High Elementary & Mill Road Elementary

14-Aug-07

PreDesign Tasks

Enrollment/Study Verification

Schematic Design

Part A / B PDE Approval
Surveys
Consultants
Sketch Plan Submittal/LD Process

Design Development

Drawing Review / Staff Interviews
Board Approves Part D & E


Construction Documents

Drawing & Building Systems Review
PDE Part E review
Board Approves Part F

Bidding

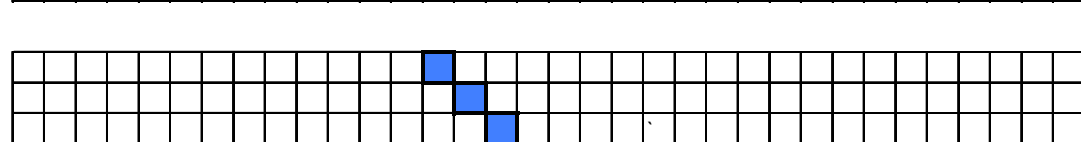
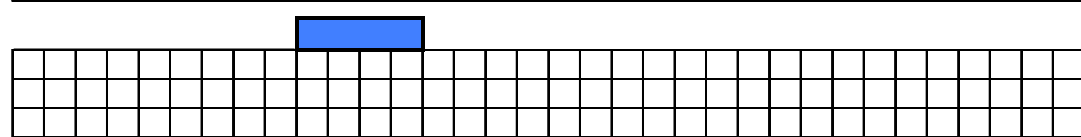
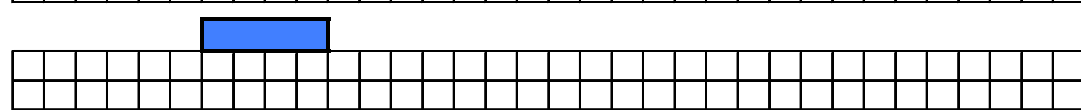
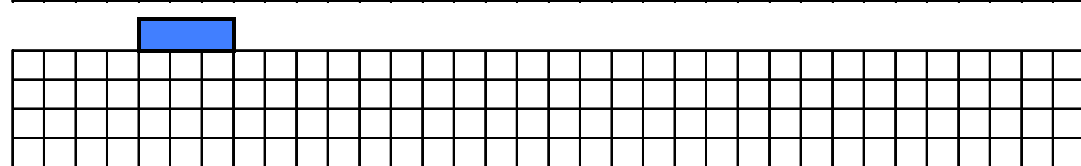
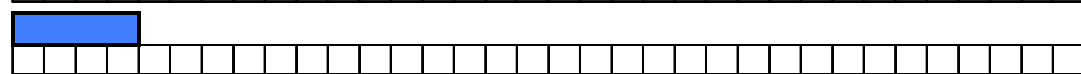
Project out to Bid
Board Approves Part F Att. C & Part G
Part G Approval from PDE

Construction Duration

 East High ES

 Mill Road ES

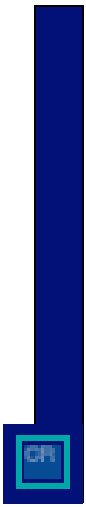
2007												2008												2009											
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2007												2008												2009											
M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		

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Next Step

- **Determine Construction Phasing for Mill Road and East High Elementary Schools (Modular Classrooms versus Relocation of Students into the new building)**
- **Approve Submission of Plancon Parts A & B for the three projects**