



Crabtree, Rohrbaugh & Associates

**ELIZABETHTOWN AREA
SCHOOL DISTRICT**

**RENOVATIONS TO
ELIZABETHTOWN AREA
MIDDLE SCHOOL
AUGUST 13, 2019**

MIDDLE SCHOOL RENOVATION

- 1 DESIGN UPDATE
- 2 GYM ALTERNATES
- 3 CAFETERIA OPTIONS
- 4 BUDGET
- 5 NEXT STEPS

① DESIGN UPDATE

DESIGN UPDATE – PROJECT SITE



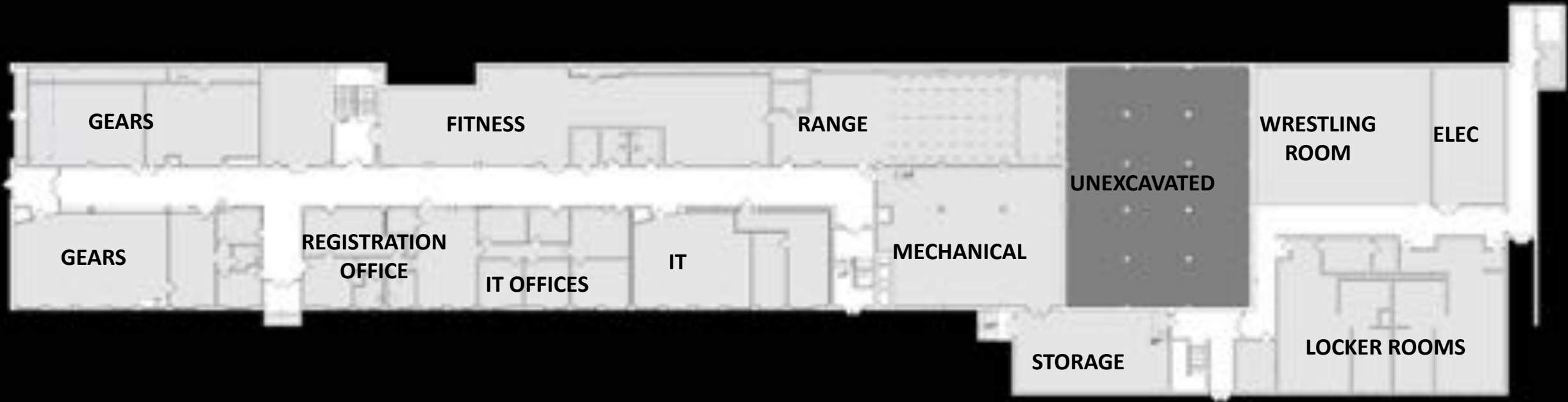
HIGH
SCHOOL

DAO

MIDDLE
SCHOOL

RENOVATION AREA

DESIGN UPDATE – EXISTING GROUND FLOOR PLAN



DESIGN UPDATE – EXISTING CONDITIONS

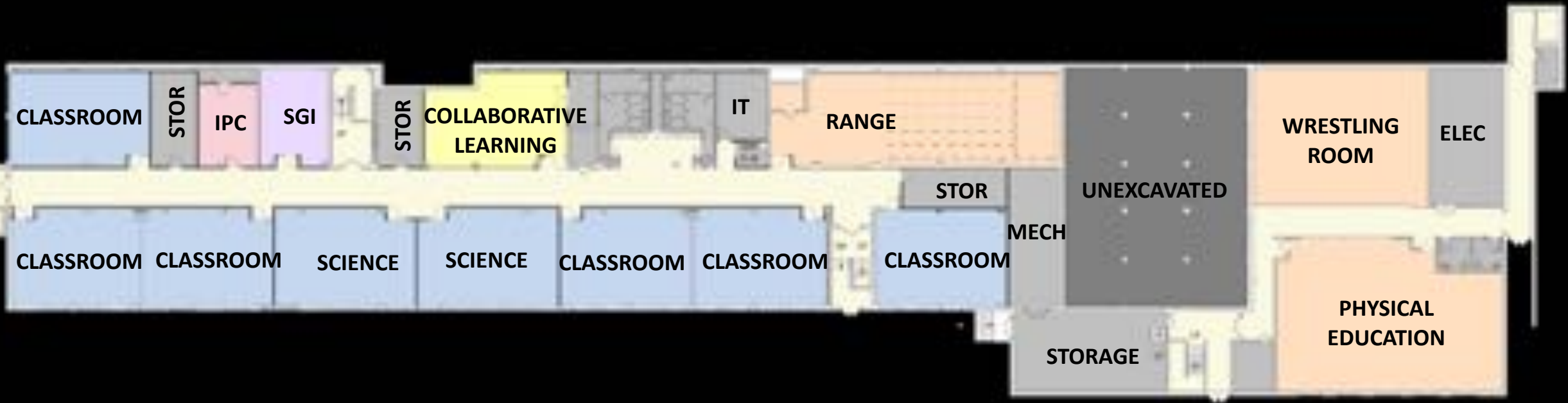


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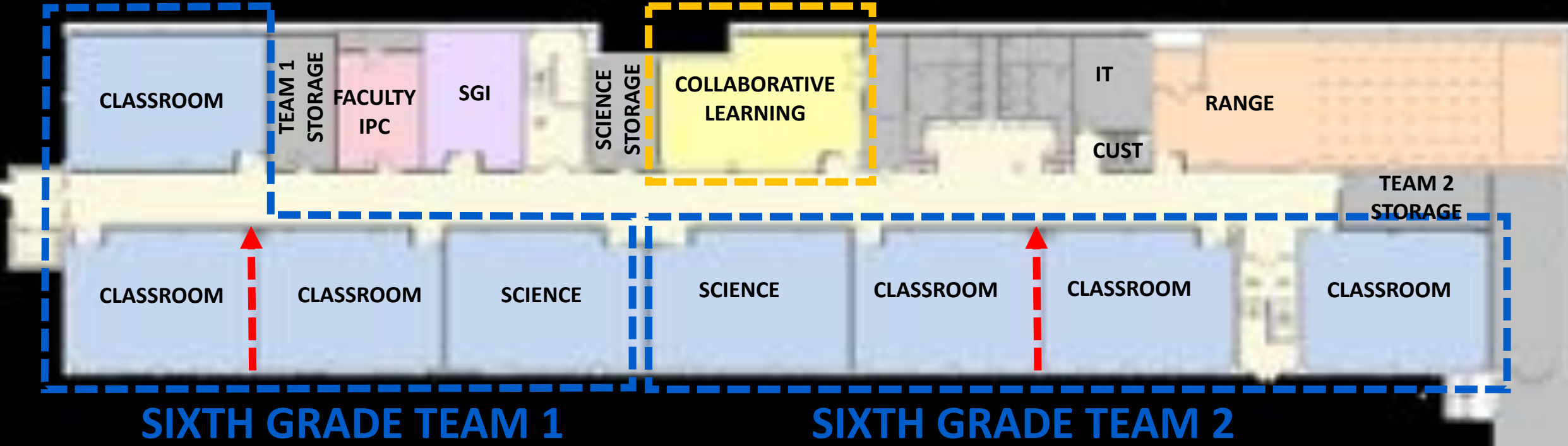


DESIGN UPDATE – PROPOSED GROUND FLOOR PLAN

- 16,000 sf renovated area
- (2) teams of (4) sixth grade classrooms

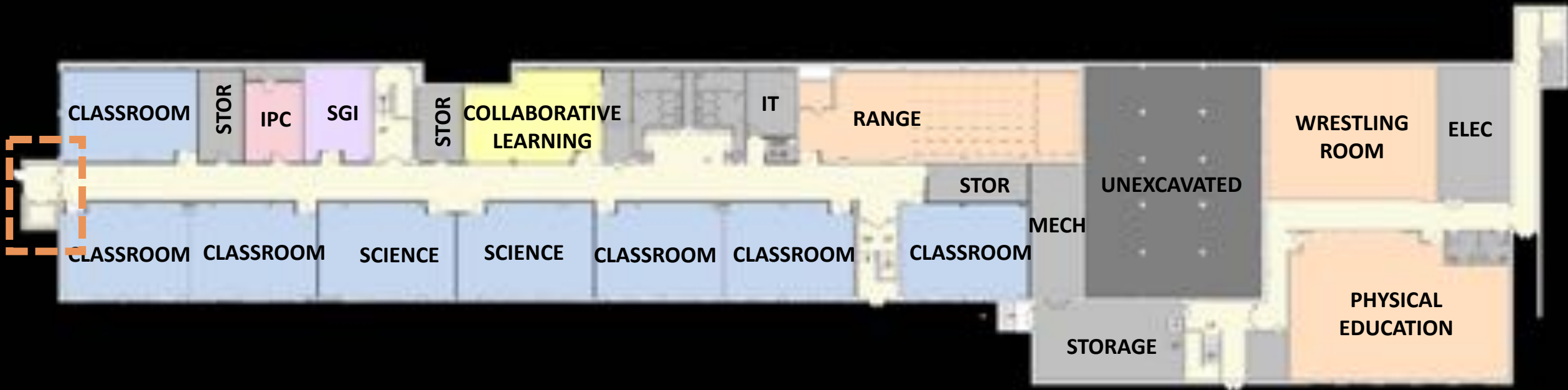


DESIGN UPDATE – TEAMING CONCEPT



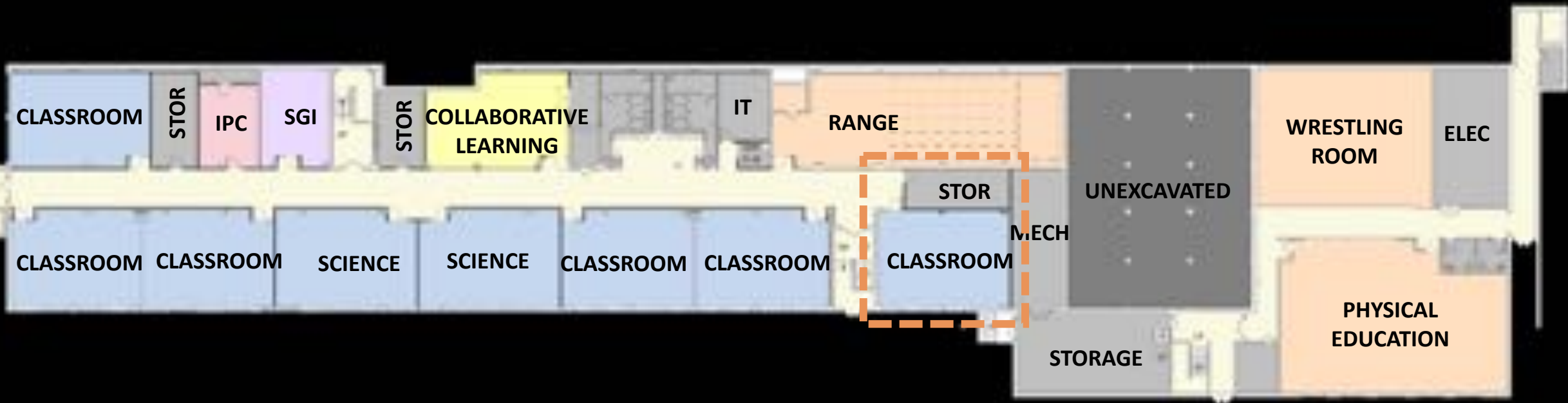
DESIGN UPDATE – PROJECT SCOPE

- **Elevator addition for ADA access to Ground Floor.**
- Raise floor level in existing Boiler Room to accommodate additional educational area.
- Conversion of existing locker rooms to physical education area.
- Sprinkler system for entire lower level (requires new water service).
- New HVAC system to serve renovated areas.
- Toilet facilities to support new educational spaces.
- New exterior windows throughout renovated areas.



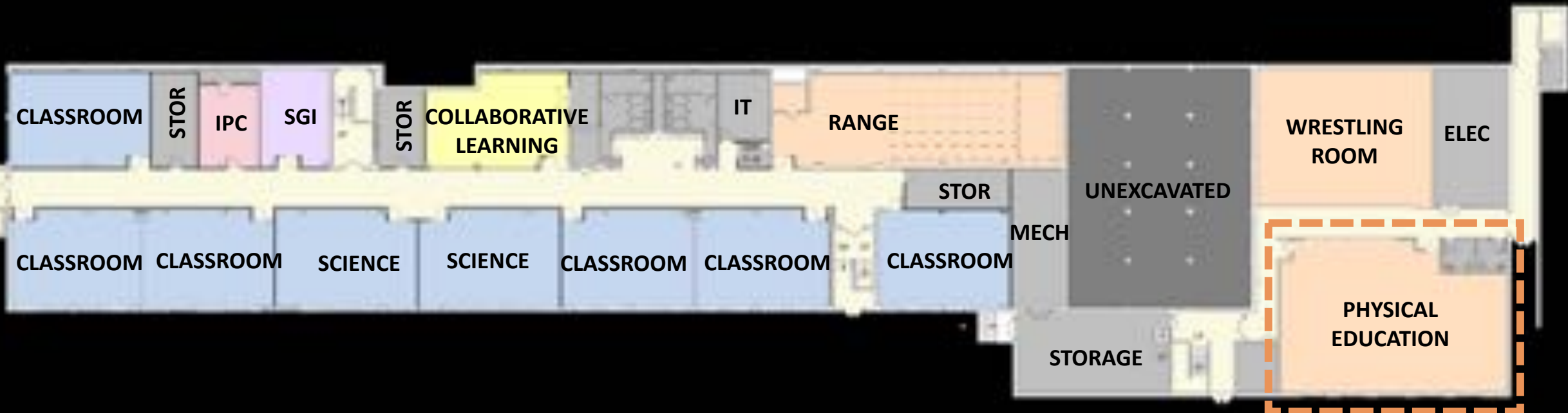
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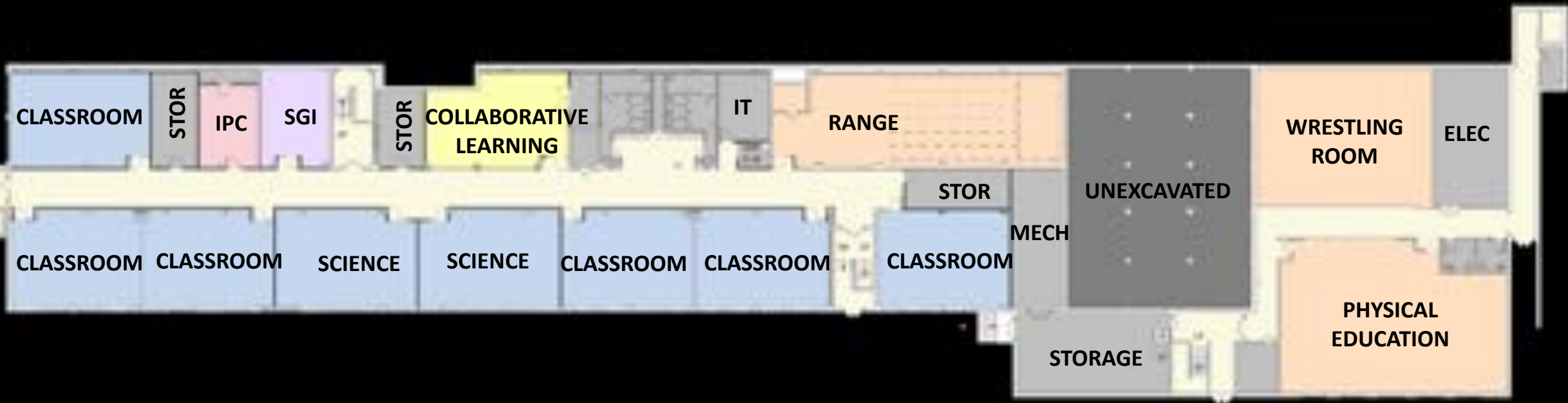
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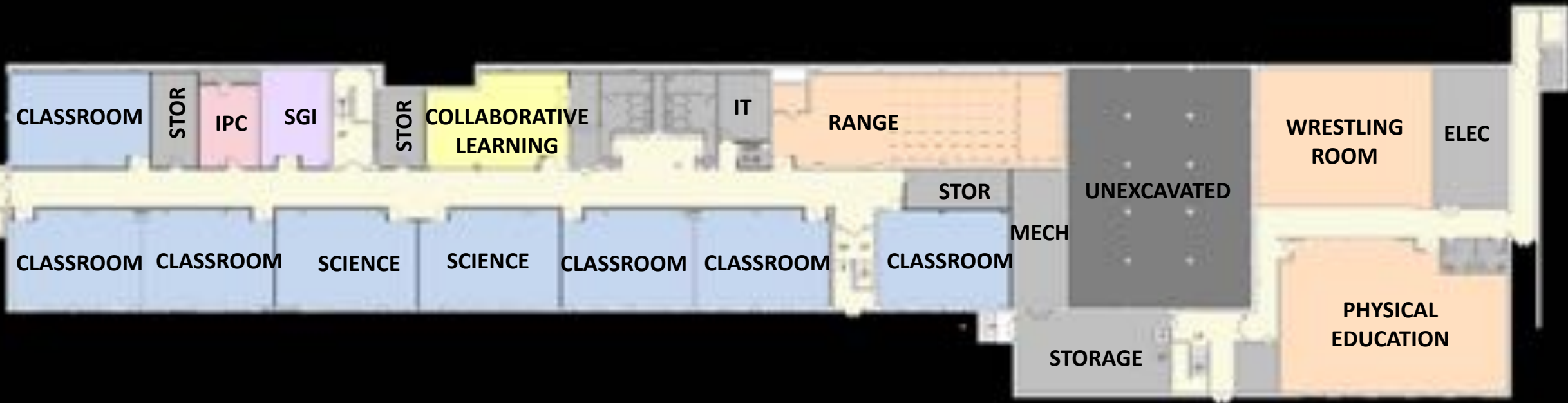
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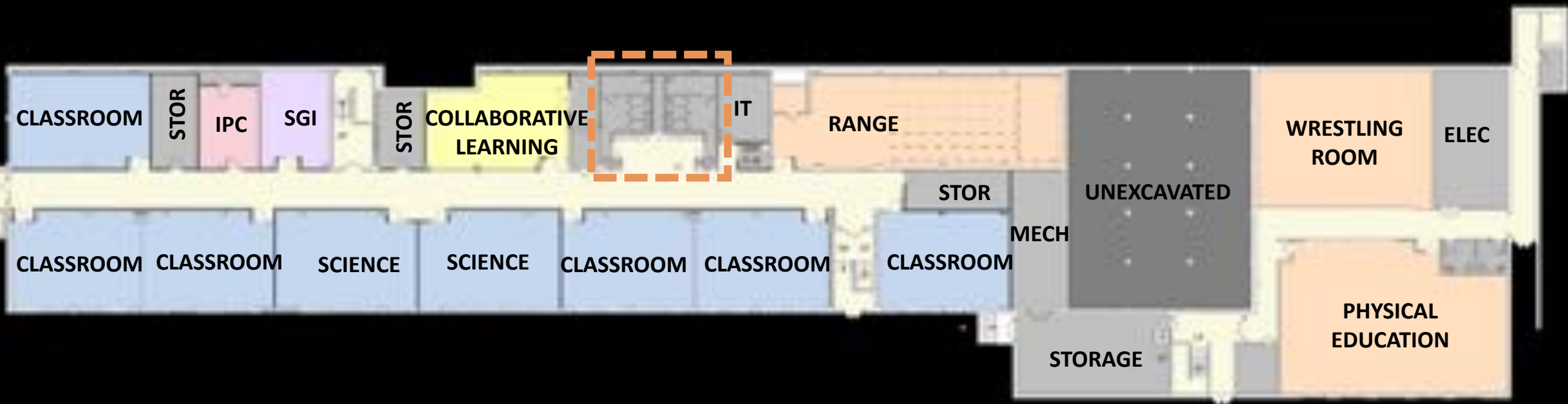
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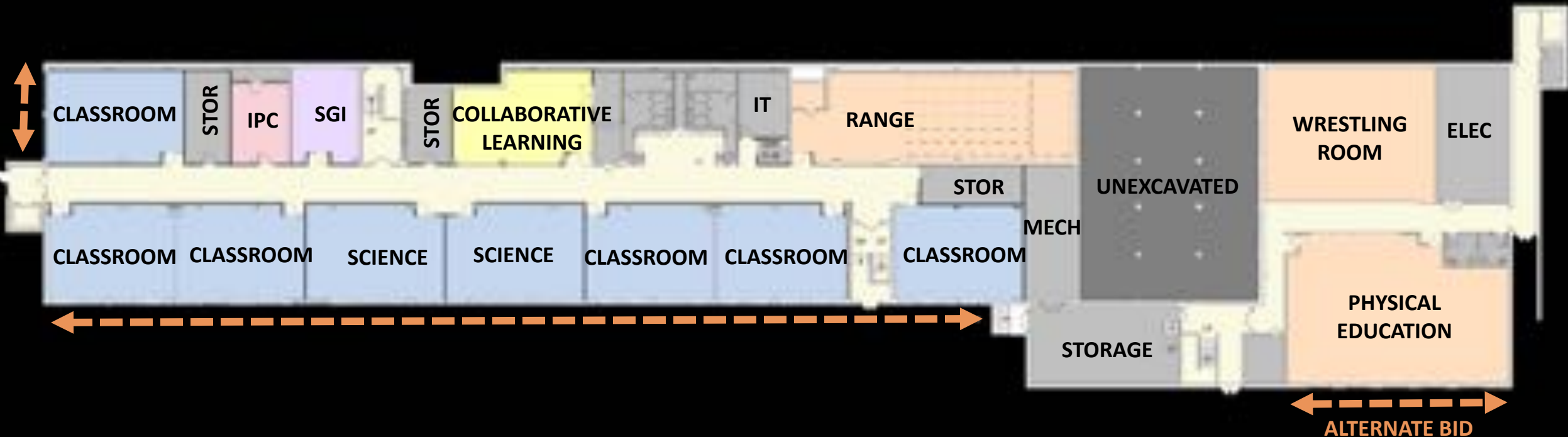
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BASE BID SCOPE INCREASE SUMMARY

Renovations and Addition to Elizabethtown Area Middle School

February 2019 Project Scope				
Structure Cost	12,000 SF	\$ 300.00	\$ 3,600,000	<ul style="list-style-type: none"> • Roughly 12,000 sf of renovated area plus elevator addition. • Educational program consisting of 6 classrooms plus a collaborative learning area.
Soft Costs		\$	900,000	
Total Project		\$	4,500,000	

July 2019 Project Scope Increase				
Expand Educational Program for Lower Level		\$	790,000	<ul style="list-style-type: none"> • Added 4,000 sf of renovated educational area, including raising the floor level in part of the existing mechanical room. • Educational program was expanded to accommodate 2 teams of 6th grade classrooms (8 total), plus collaborative learning and faculty planning areas. • Convert ground floor locker rooms to physical education area. • Provide fire protection for the entire ground floor, including new water service.
Convert Ground Floor Locker Rooms to Phys Ed Area		\$	395,000	
New Sprinkler System Serving MS Ground Floor		\$	115,000	
Structure Cost Increase		\$	1,300,000	
Related Soft Costs		\$	200,000	
Total Project Cost Increase		\$	1,500,000	

MIDDLE SCHOOL RENOVATION BUDGET

	<u>Feb 2019</u>	<u>SD Estimate</u>
General Construction		\$2,900,000
Mechanical Construction		\$ 700,000
Plumbing Construction		\$ 300,000
Electrical Construction		\$ 600,000
Construction Related Soft Costs		\$ 600,000
CONSTRUCTION COST SUBTOTAL	\$3,600,000	\$5,100,000
Project Related Soft Costs	\$900,000	\$ 900,000
TOTAL BASE BID PROJECT COSTS	\$4.5 M	\$6 M

② GYM ALTERNATES

ALTERNATE BID – GYMNASIUM UPGRADES

- **Air condition both the main gym and auxiliary gym.**
- Replace poured urethane floor in main gym.
- Refinish auxiliary gym floor.
- Replace wall padding around perimeter of both gyms.
- Address damaged wall surface in main gym.
- Replace basketball goals in main gym.
- Replace roof and pavers at gym exterior exit.
- Replace glass block in auxiliary gym with windows.



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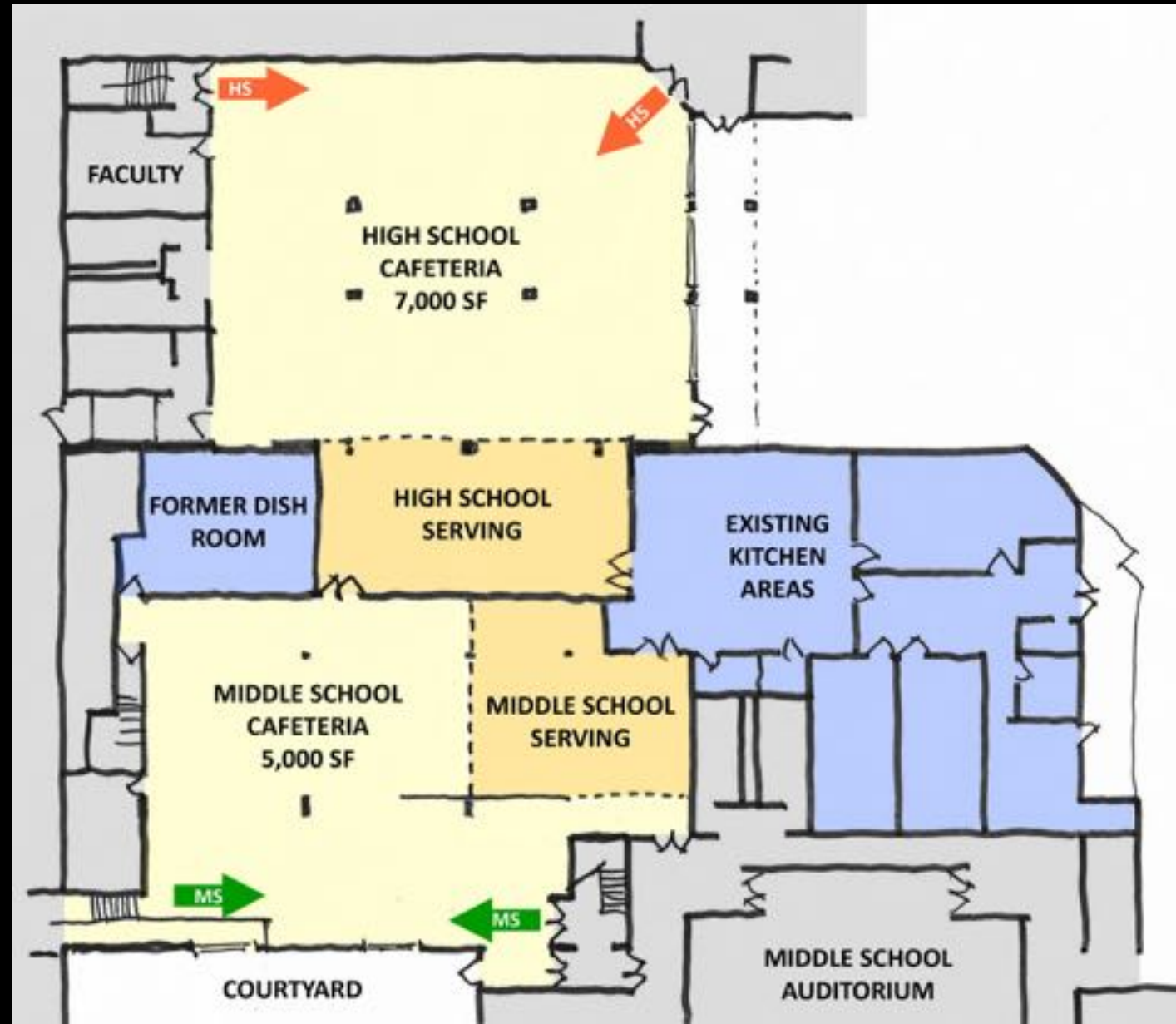
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③ CAFETERIA OPTIONS

EXISTING CAFETERIA

- Separate Middle School and High School serving areas:
 - HS currently has 4 servings
 - MS currently has 3 servings, adding fourth serving for sixth grade
- Separate Middle School and High School student dining areas
- Former dish room located between two dining areas.



EXISTING CAFETERIA

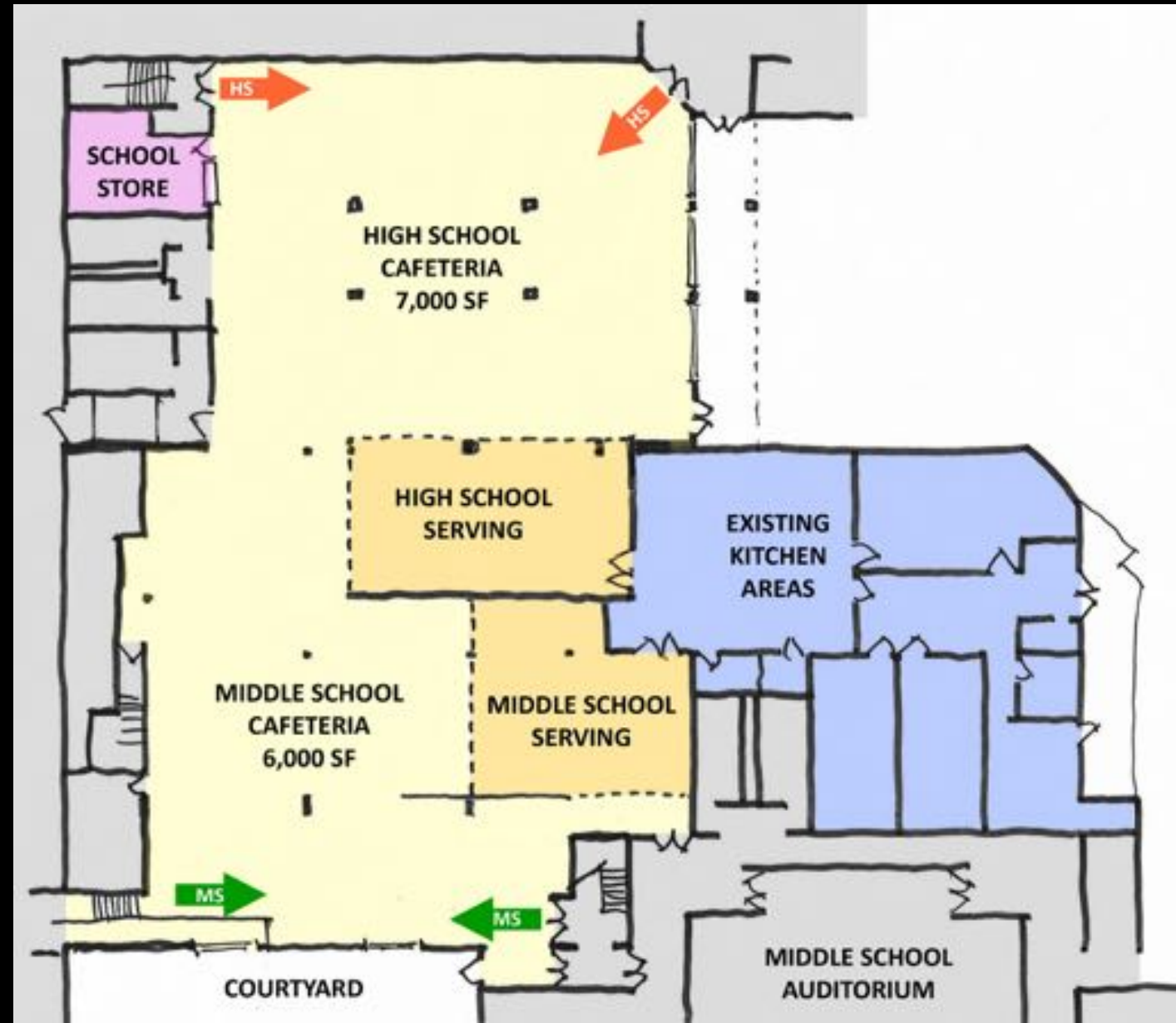


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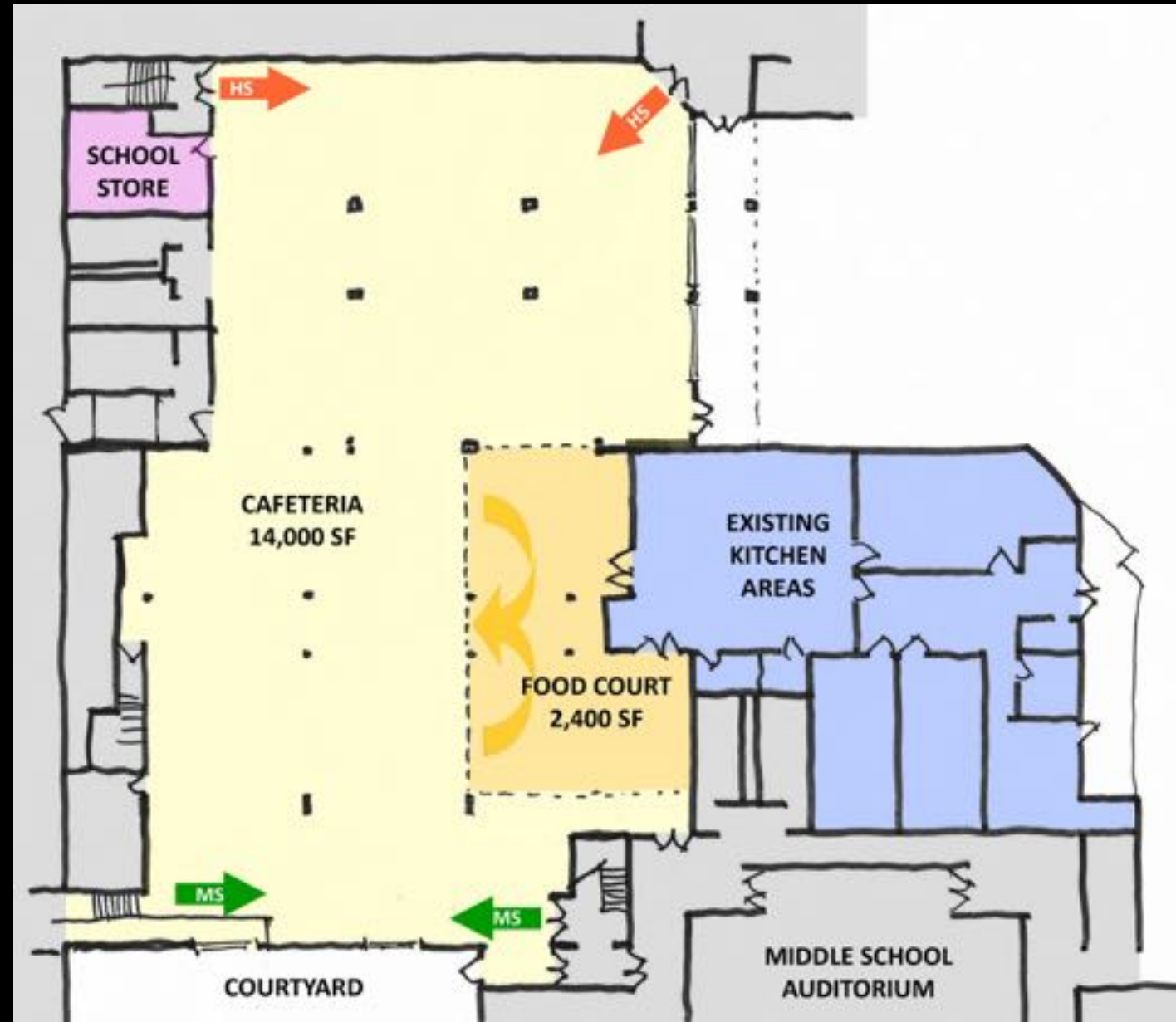
CAFETERIA UPGRADES – OPTION 1

- Repurpose former dish room area to add 1,000 sf additional cafeteria space.
- Estimated cost: \$250,000



CAFETERIA UPGRADES – OPTION 2

- Repurpose former dish room area and completely renovate existing serving areas.
- New, single food court will serve both Middle School and High School, resulting in 2,000 sf additional cafeteria space.
- Floor and ceiling finish upgrades for cafeteria.
- Estimated cost: \$2.5 M



④ BUDGET

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General Construction		\$2,900,000
Mechanical Construction		\$ 700,000
Plumbing Construction		\$ 300,000
Electrical Construction		\$ 600,000
Construction Related Soft Costs		\$ 600,000
CONSTRUCTION COST SUBTOTAL	\$3,600,000	\$5,100,000
Project Related Soft Costs	\$900,000	\$ 900,000
TOTAL BASE BID PROJECT COSTS	\$4.5 M	\$6 M
Alternate – Gym Finish Upgrades		\$200,000
Alternate – Gym Air Conditioning		\$270,000
Alternate – Windows in Ground Floor Physical Education Room		\$ 50,000
Alternate – Replace Roof / Pavers Outside Main Gym		\$ 50,000
Alternate – Replace Glass Block Windows in Aux Gym		\$ 20,000
Alternate – Option 1 Cafeteria Upgrades		\$250,000
TOTAL ALTERNATES		\$840,000
Option 2 Cafeteria Upgrades		\$2.5 M

⑤ NEXT STEPS

NEXT STEPS

August 27, 2019

*Board Action: Approve Schematic Design
and Project Scope*

Sept – Oct 2019

Design Development

Nov 2019 - Jan 2020

Construction Documents

February 2019

Bidding

June 2020

Start Construction

August 2021

Substantial Completion

QUESTIONS?



Crabtree, Rohrbaugh & Associates
www.cra-architects.com