



Crabtree, Rohrbaugh & Associates

**ELIZABETHTOWN AREA  
SCHOOL DISTRICT**

**RENOVATIONS TO  
ELIZABETHTOWN AREA  
MIDDLE SCHOOL  
JANUARY 14, 2020**

# MIDDLE SCHOOL RENOVATION CONSTRUCTION DOCUMENTS PRESENTATION

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- 1 SCHEDULE
- 2 BASE BID PROJECT SCOPE
- 2 ALTERNATES
- 3 BUDGET

# ① SCHEDULE

# BIDDING & CONSTRUCTION SCHEDULE

2-Week Constructability Review	January 20 - 31
Project Goes Out to Bid	February 4
Bid Opening (4 Week Bid Period)	March 4
Present Bids to School Board	March 10
School Board Awards Bids	March 24
Asbestos Abatement	February 17 – May 1
Notice to Proceed	(est.) April 15 – Initiates Shop Drawings
Contractors Begin Work On-Site	June 2020
Work to Cafeteria & Gyms Complete	August 2020 – September 2020
Substantial Completion	365 Days from NTP (est.) April 15, 2021

# DISTRICT CONSTRUCTION SCHEDULE

2019												2020												2021												2022											
J	F	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	J	F	M	A	M	J	J	A	S	O	N	D

**Middle School Lower Level**

Start Design	[Red]																																																																							
Bidding Period													[Green]																																																											
Review Bids													[Orange]																																																											
Award Bids													[Purple]																																																											
Notice To Proceed													[Orange]																																																											
Construction													[Blue]																																																											
Punchlist																									[Dark Blue]																																															
Begin Occupancy																																					[Light Blue]																																			

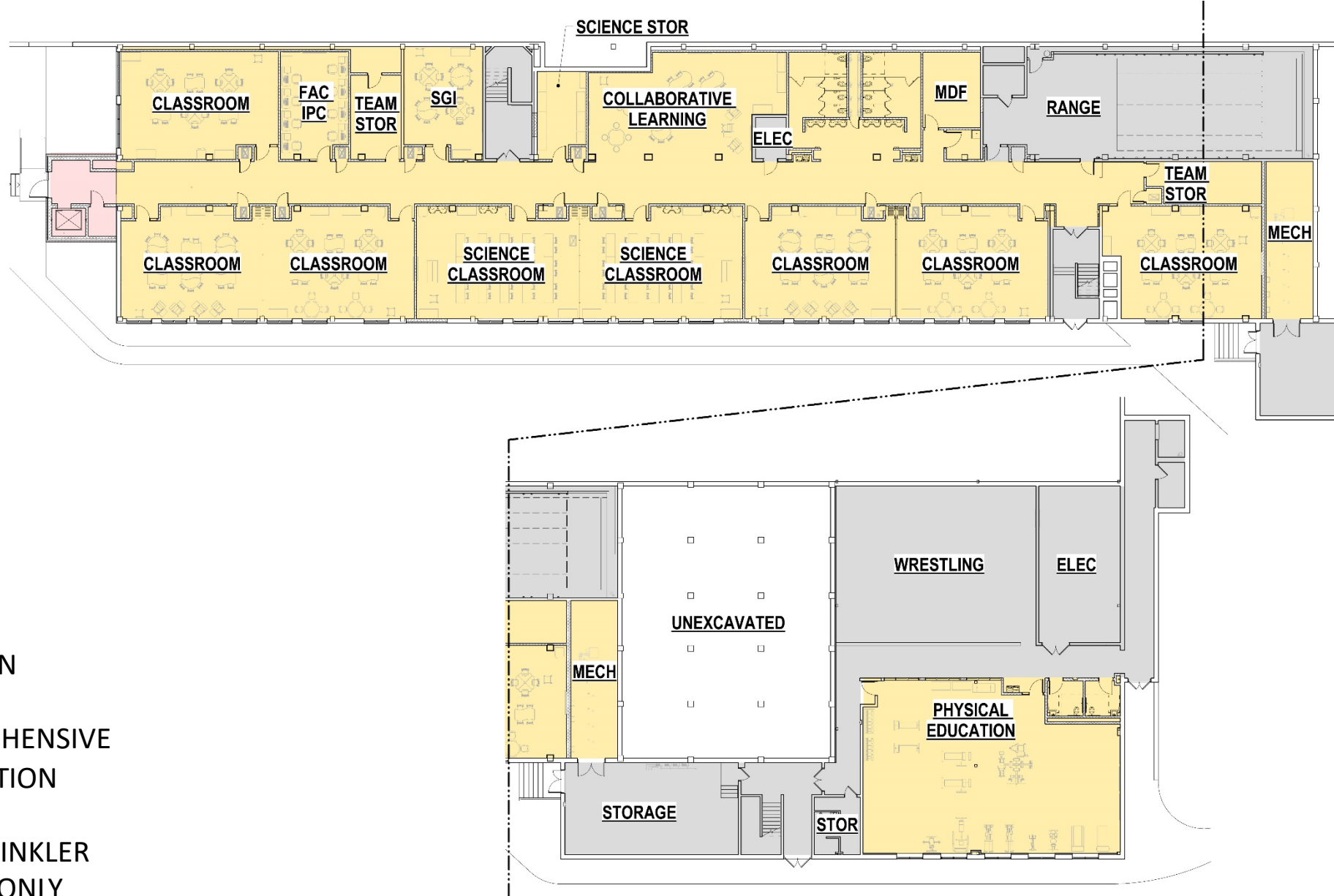
**Rheems Elementary**

Start Design													[Red]																																																																							
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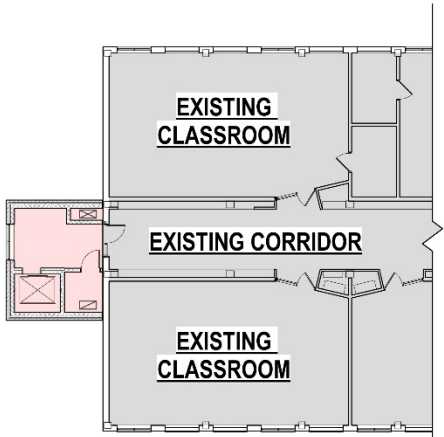
②

**BASE BID PROJECT SCOPE**

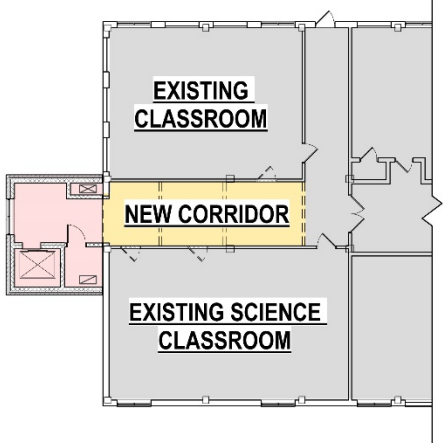
# GROUND FLOOR PLAN



# PARTIAL FIRST AND SECOND FLOOR PLANS



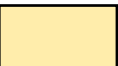
**PARTIAL 2nd FLOOR PLAN**



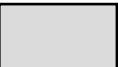
**PARTIAL 1st FLOOR PLAN**



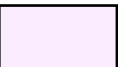
ADDITION



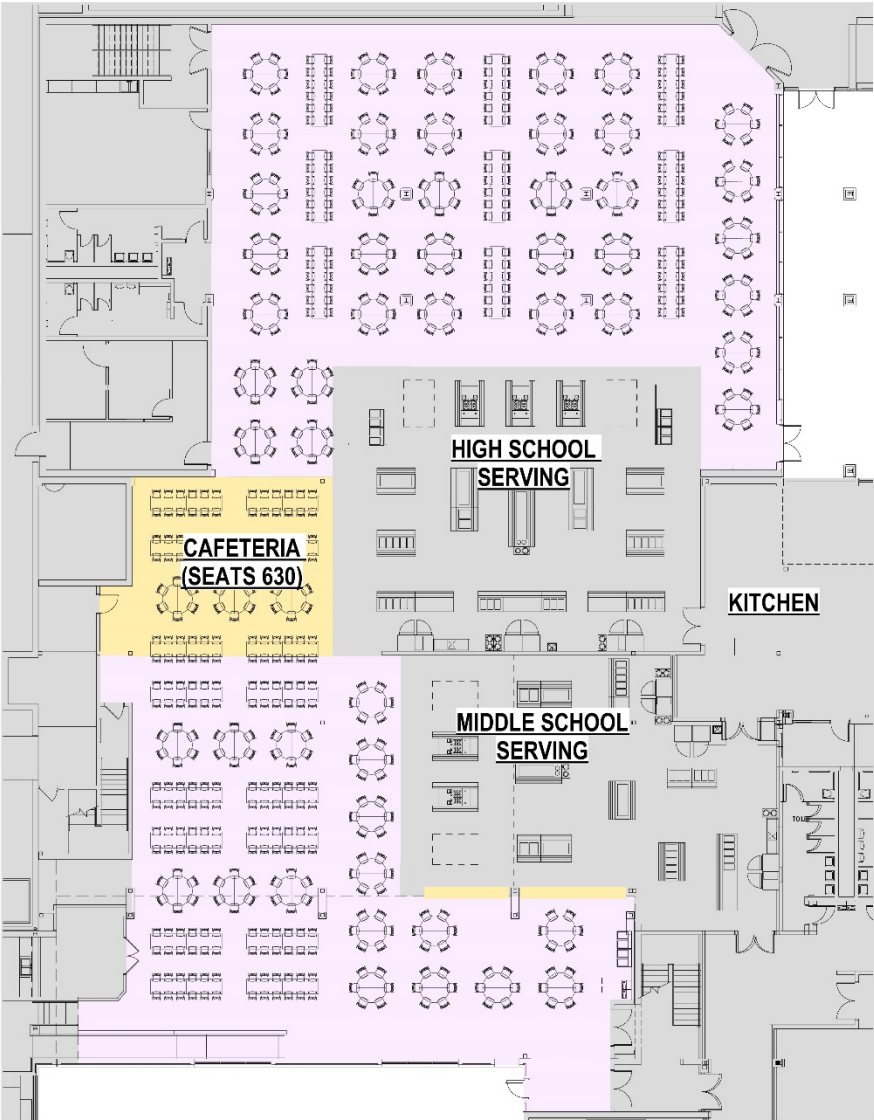
COMPREHENSIVE RENOVATION



NO WORK

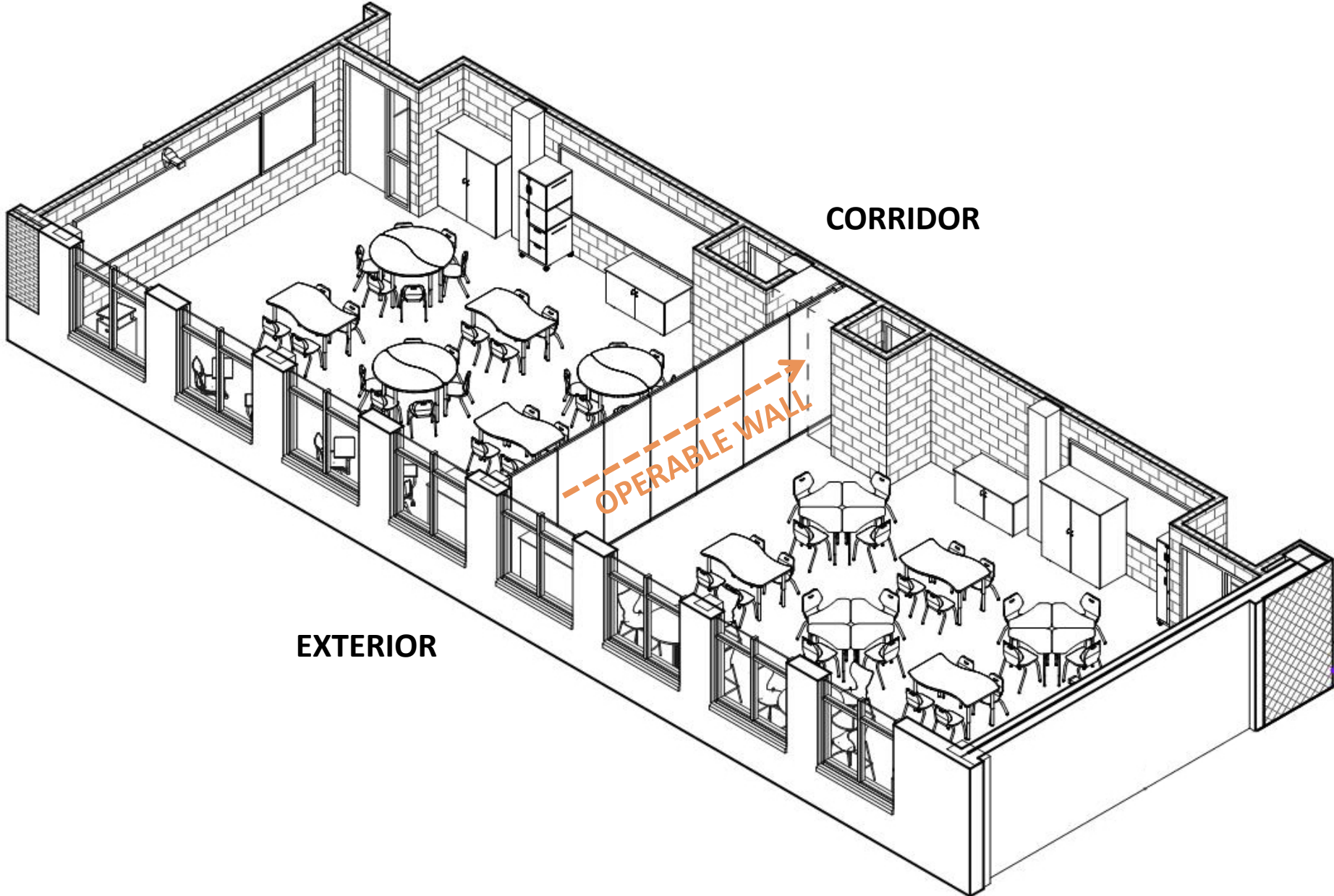


WORK TO CAFETERIA INCLUDES NEW ACOUSTICAL WALL PANELS AND WALL PAINT ONLY

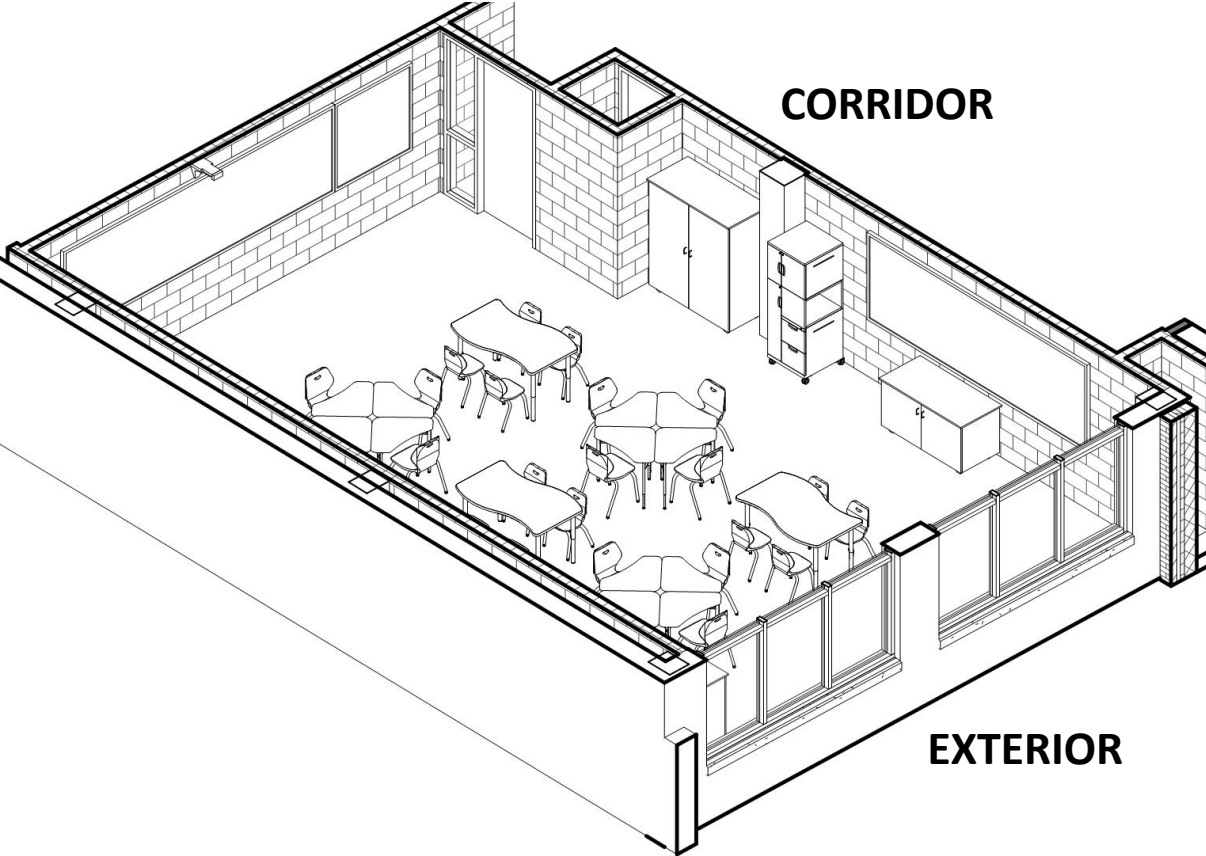


**PARTIAL 1st FLOOR PLAN - CAFETERIA**

# CLASSROOM LAYOUT



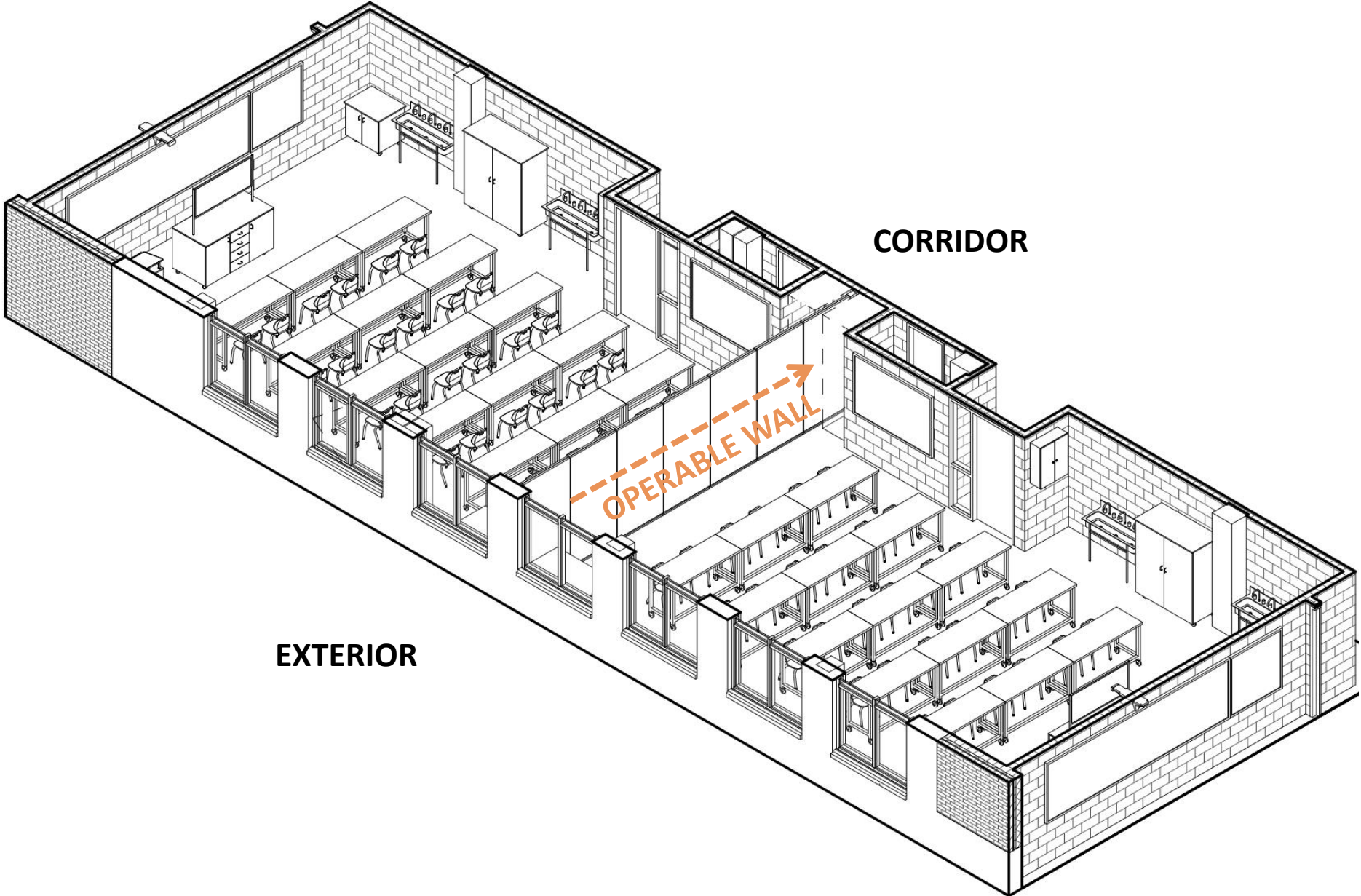
# CLASSROOM LAYOUT



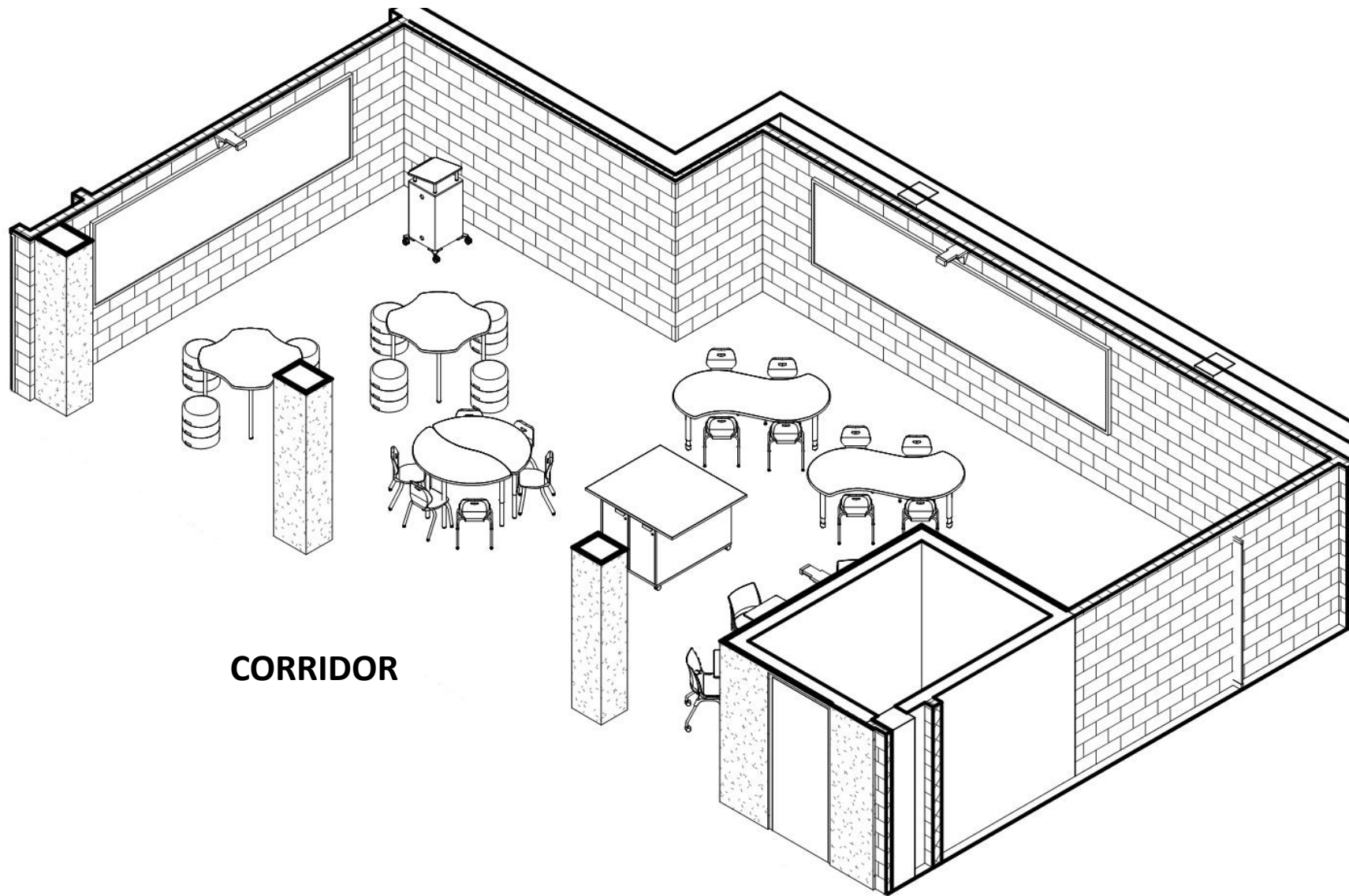
# INTERIOR RENDERING - CLASSROOM



# SCIENCE CLASSROOM LAYOUT



# COLLABORATION SPACE LAYOUT



**CORRIDOR**

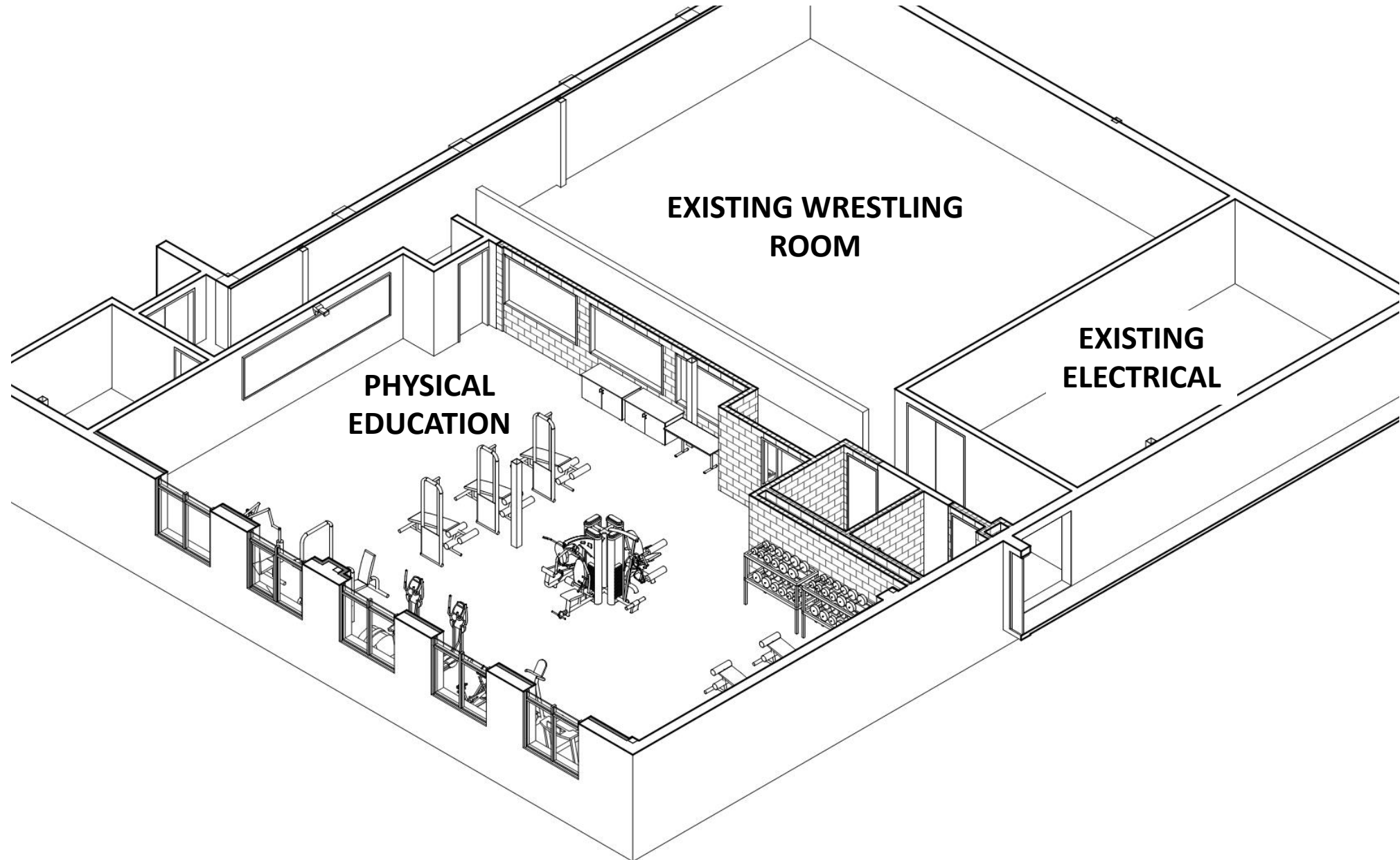
# INTERIOR RENDERING - COLLABORATION SPACE



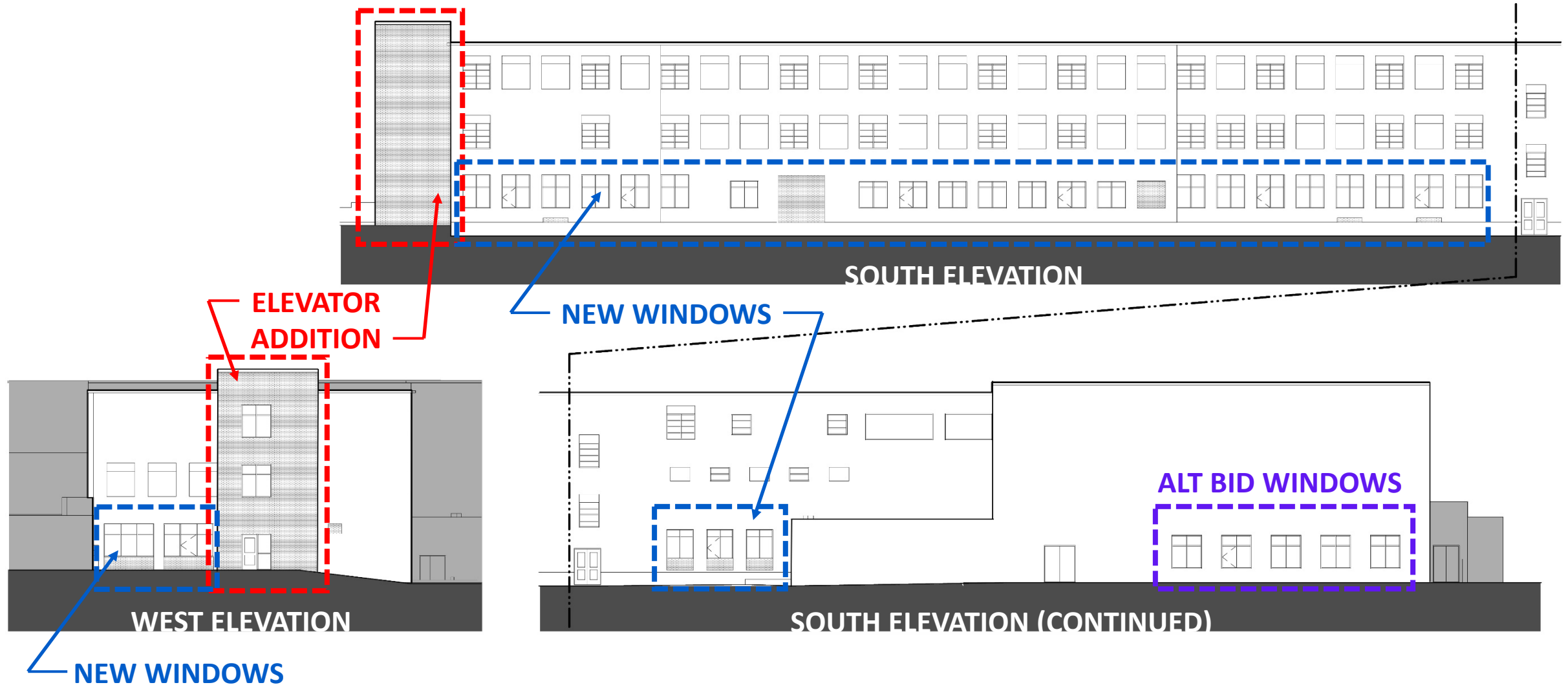
# INTERIOR RENDERING - COLLABORATION SPACE



# PHYSICAL EDUCATION SPACE LAYOUT



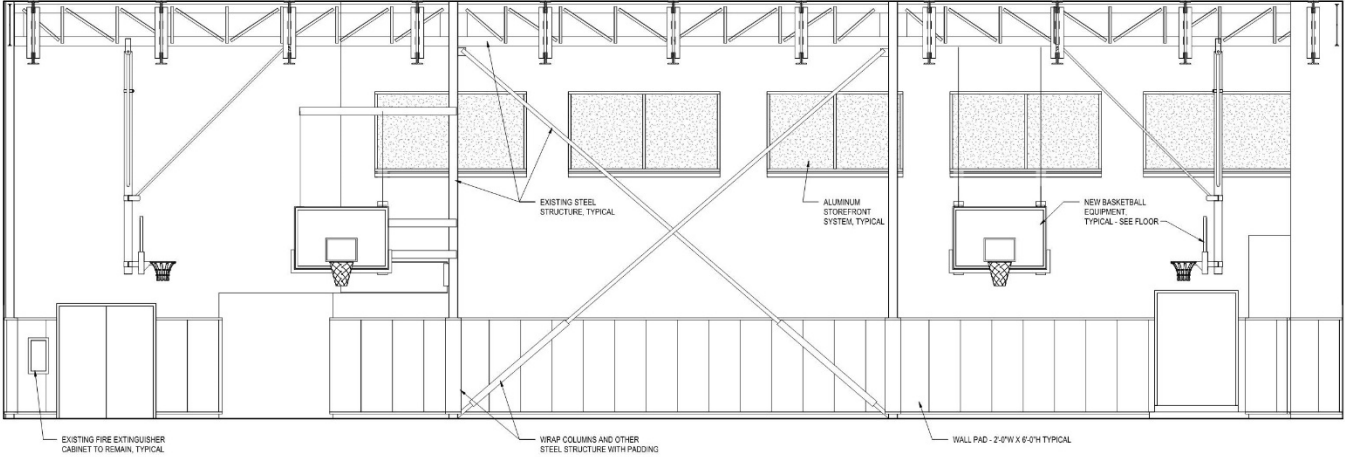
# EXTERIOR ELEVATIONS



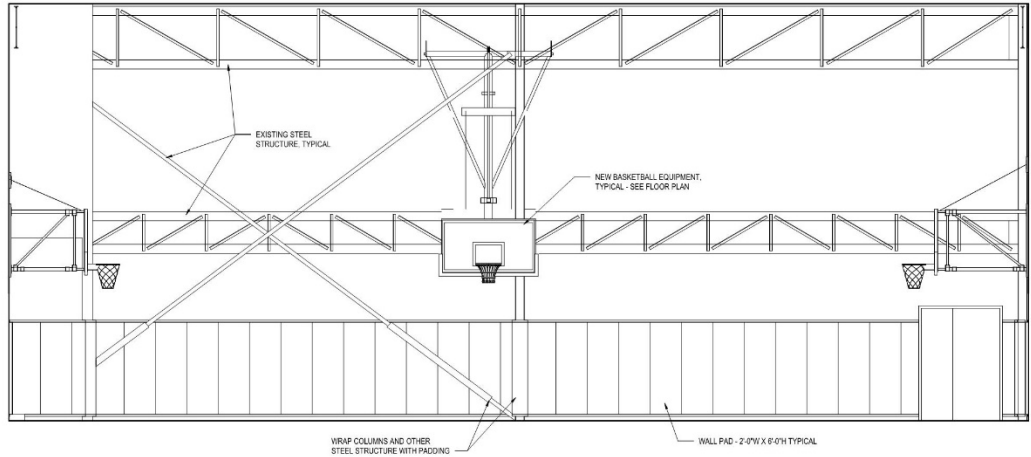
# ③ ALTERNATES



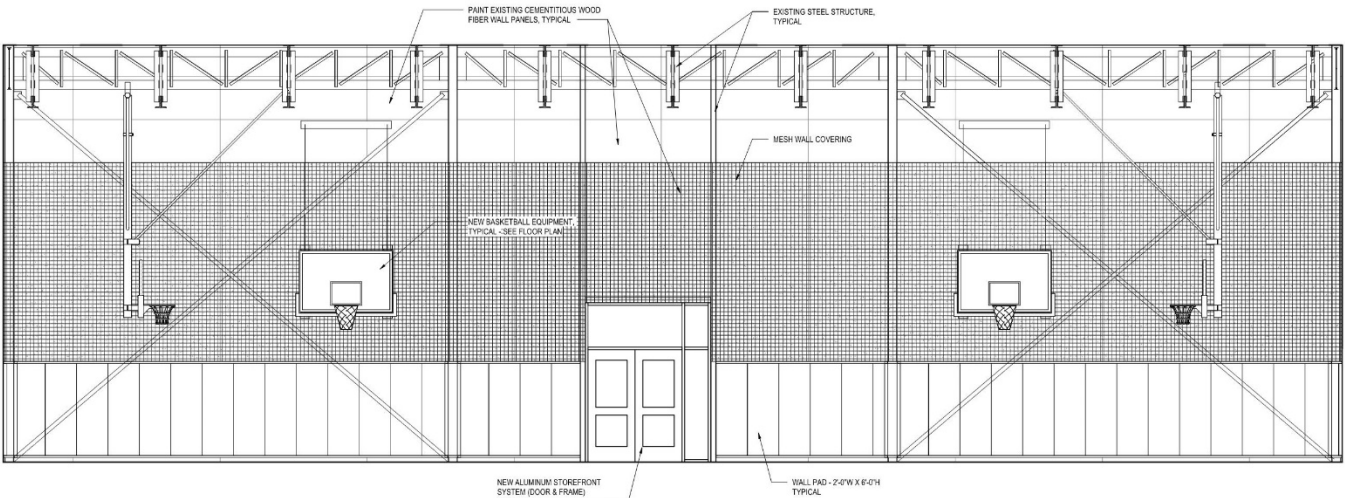
# ALTERNATE BID GYMNASIUM IMPROVEMENTS



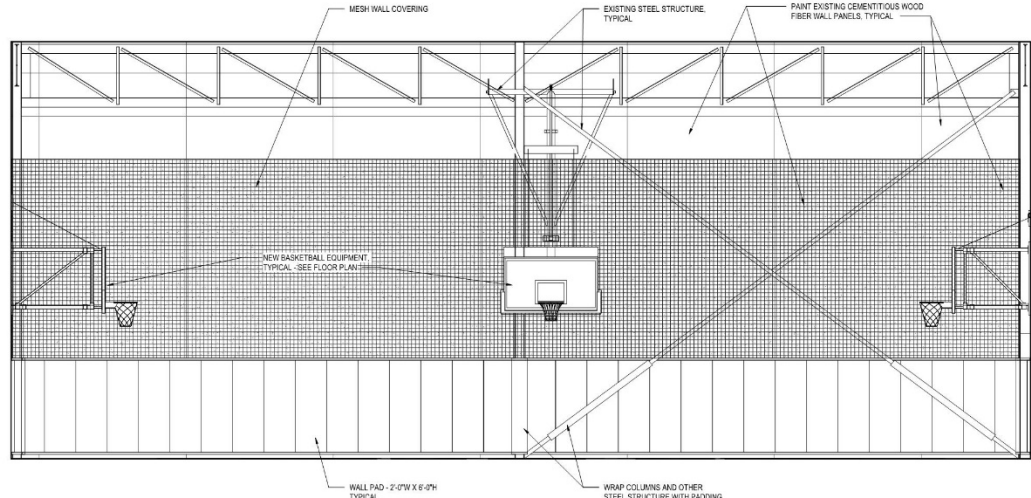
1 INTERIOR ELEVATION  
A7.2 1/4" = 1'-0"



3 INTERIOR ELEVATION  
A7.3 1/4" = 1'-0"

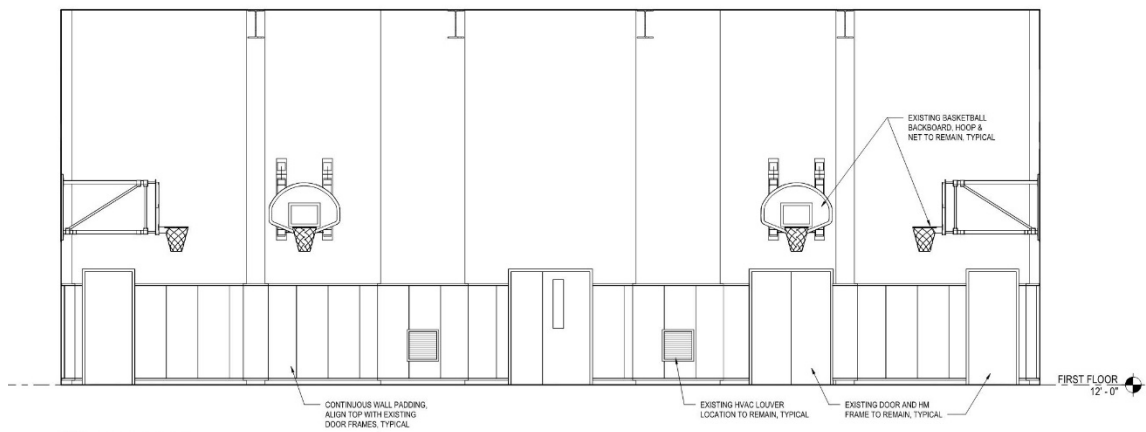


2 INTERIOR ELEVATION  
A7.2 1/4" = 1'-0"

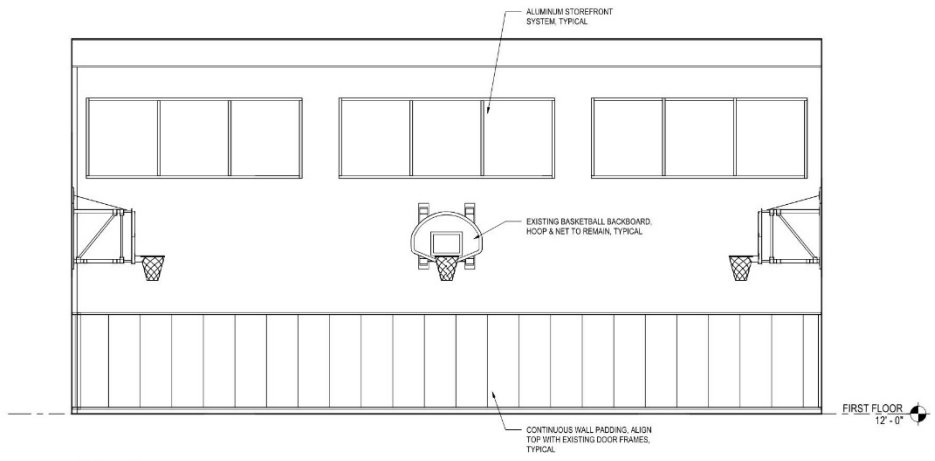


4 INTERIOR ELEVATION  
A7.3 1/4" = 1'-0"

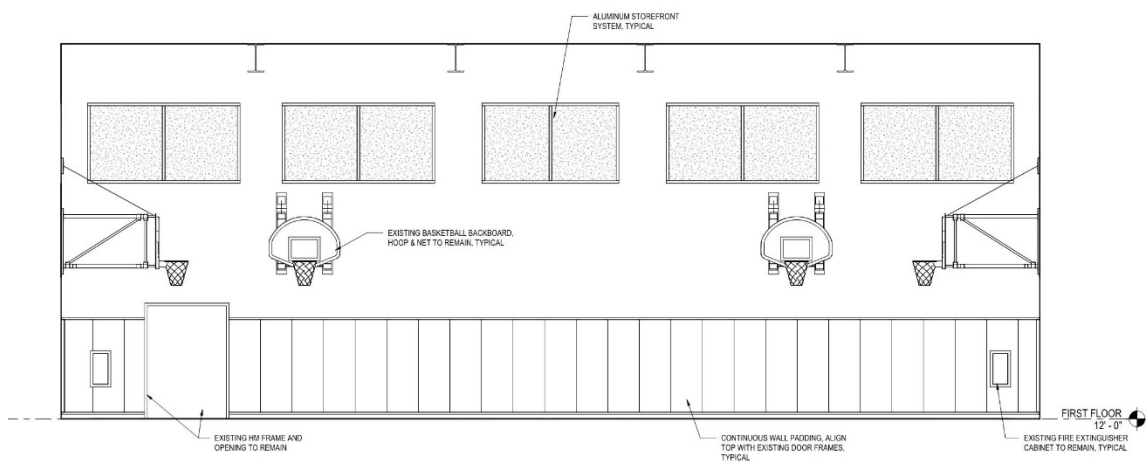
# ALTERNATE BID GYMNASIUM IMPROVEMENTS



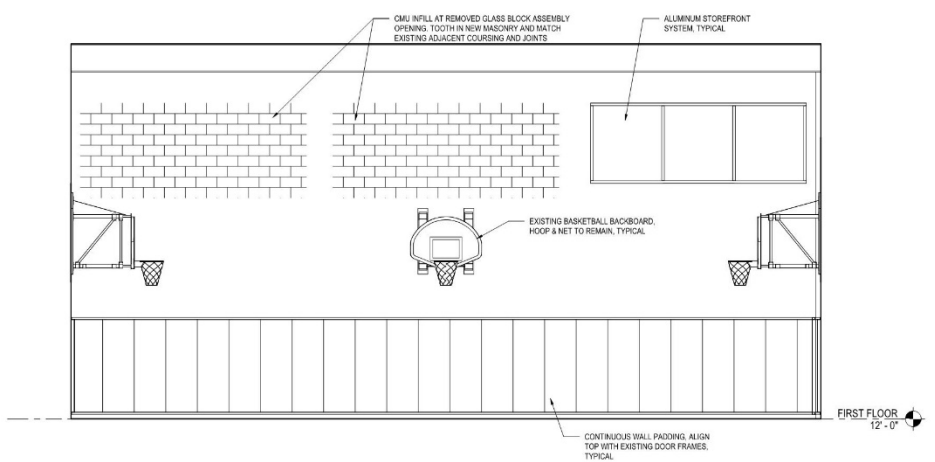
1 INTERIOR ELEVATION  
A7.3 1/4" = 1'-0"



2 INTERIOR ELEVATION  
A7.3 1/4" = 1'-0"



3 INTERIOR ELEVATION  
A7.3 1/4" = 1'-0"



4 INTERIOR ELEVATION  
A7.3 1/4" = 1'-0"

# ALTERNATE BID SUMMARY

## MAIN GYM ALTERNATES

• Replace poured urethane floor in main gym	\$ 77,000
• Refinish wood floor in auxiliary gym	\$ 21,000
• Replace wall padding in both gyms	\$ 44,000
• New basketball goals for main gym	\$ 27,000
• Add air conditioning for both gyms and wrestling room	\$330,000
• Paint auxiliary gym; Replace glass block with windows	\$ 60,000
• Replace roof/paver system outside exterior gym door and repair adjacent wall/ handrail; Replace exterior door/frame	\$ 36,000
• Paint main gym; Install protective mesh over existing tectum	\$ 30,000

## OTHER ALTERNATES

• Unclassified Construction (Base Bid is Classified Construction)	
• Rubber flooring in lieu of LVT flooring	\$ 30,000
• Windows for physical education room	\$ 45,000

<b>SUBTOTAL ALTERNATES (RANGE)</b>	<b>\$650,000 - \$750,000</b>
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<b>CONSTRUCTION RELATED SOFT COSTS FOR ALTERNATES</b>	<b>\$ 70,000</b>
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<b>TOTAL ALTERNATES (RANGE)</b>	<b>\$720,000 - \$820,000</b>
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# ④ BUDGET

# PROJECT BUDGET

	<u>Design Development Estimate</u>	<u>Construction Documents Estimate</u>
General Construction	\$3,175,000	\$3,230,000
Mechanical Construction	\$ 795,000	\$ 827,000
Plumbing Construction	\$ 334,000	\$ 334,000
Electrical Construction	\$ 672,000	\$ 672,000
Construction Related Soft Costs	\$ 585,000	\$ 592,000
<b>CONSTRUCTION COST SUBTOTAL:</b>	<b>\$5,561,000</b>	<b>\$5,655,000</b>
Project Related Soft Costs	\$ 802,000	\$ 815,000
<b>TOTAL BASE BID PROJECT COSTS:</b>	<b>\$6,363,000</b>	<b>\$6,470,000</b>
<b>TOTAL ALTERNATES: \$ 720,000 - \$ 820,000</b>		

# QUESTIONS?



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