
CR
Crabtree, Rohrbaugh & Associates
PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING
January 13th, 2022

AGENDA

- MEETING UPDATES
- SCHEDULE UPDATES
- MARKET TRENDS / ECONOMY UPDATES

MEETING UPDATES

- **SINCE LAST BOARD COMMITTEE MEETING:**
  - CONTINUED CONSULTANT COORDINATION MEETINGS
  - INTERIOR ARCHITECTURE CHARRETTES
  - 12/14/2021 – AUDITORIUM COORDINATION MEETING
- **UPCOMING MEETINGS:**
  - 12/26/2022 – STEERING COMMITTEE – INTERIOR ARCHITECTURE REVIEW
  - 2/9/2022 – SAFETY & SECURITY / CPTED REVIEW
  - FEBRUARY 2022 – ROUND 3 EDUCATOR MEETINGS
- **ACT 34:**
  - JANUARY 2022 – Booklet to Board and PDE
  - FEBRUARY 2022 – Public Hearing
  - APRIL 2022 – Board Vote & PDE Submission

Pequea Valley School District
1/6/2022

Summer 2024 Open Design Timeline
IS/HS New Construction

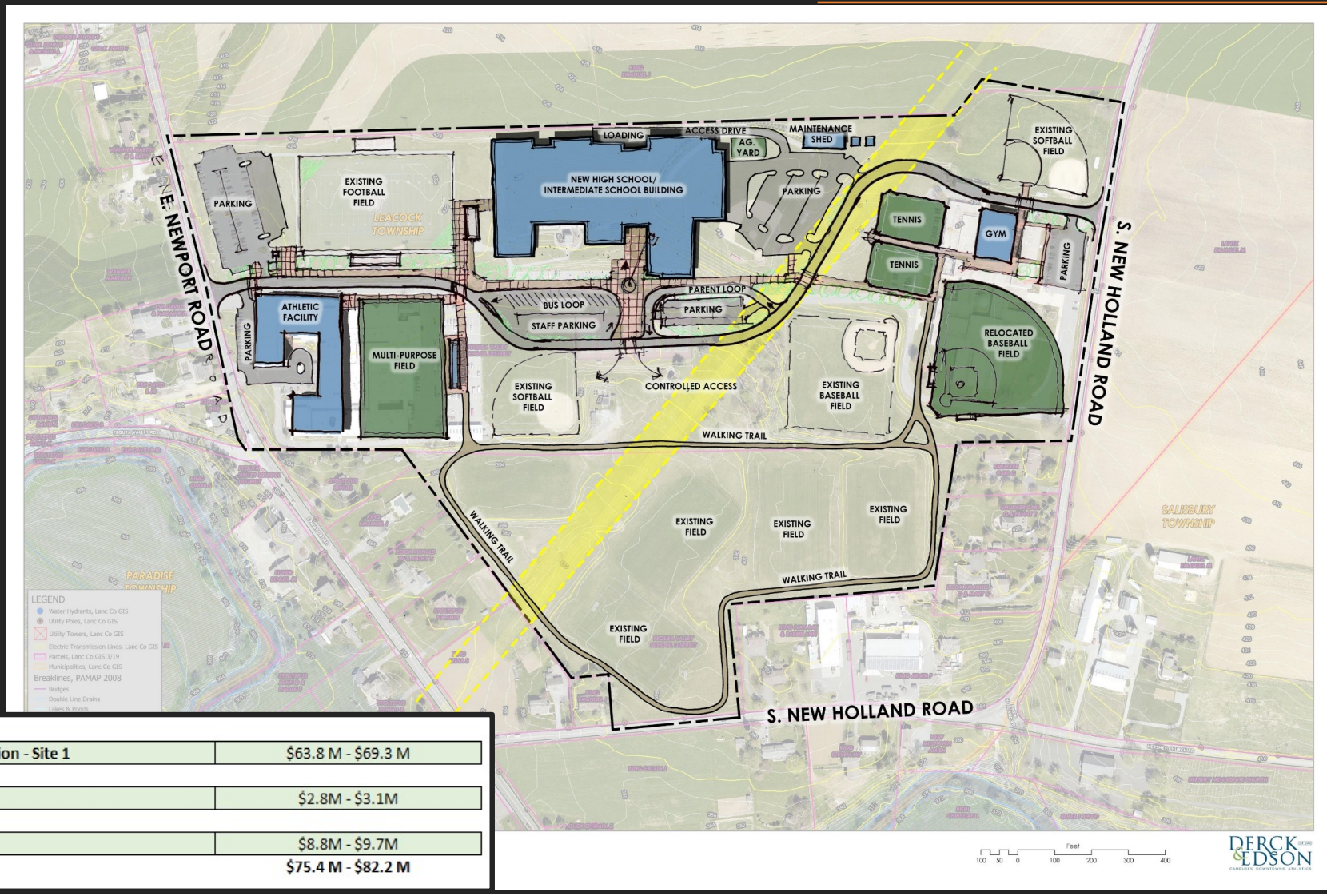
TASK	2020 OCT	2020 NOV	2020 DEC	2021 JAN	2021 FEB	2021 MAR	2021 APR	2021 MAY	2021 JUN	2021 JUL	2021 AUG	2021 SEPT	2021 OCT	2021 NOV	2021 DEC	2022 JAN	2022 FEB	2022 MAR	2022 APR	2022 MAY	2022 JUN
Board Committee Meeting		3-Nov	1-Dec	4-Jan	2-Feb	2-Mar	30-Mar	4-May	1-Jun	N/A	N/A										
School Board Meeting		12-Nov	10-Dec	14-Jan	11-Feb	11-Mar	8-Apr	13-May	10-Jun	N/A	N/A										
Zoning and Sketch Plan Review																					
Sketch Plan Meeting w/ Towhship Planning Com.									22-Jun												
Zoning Variance Application										30-Jul											
Zoning Hearing Board meeting												21-Sep									
Zoning and Sketch Plan Review																					
Submit to PPL ROW Department											27-Aug										
Submit Land Development Plans - County / Twp												17-Sep									
County Conservation District NPDES Submission												30-Sep									
Planning Commision Meeting													26-Oct								
Land Development Conditional Approval															Dec						
Conservation District Approval																	Feb				
Plan Recordation																		March			
Schematic Design		SD's			19-Feb																
Program Verification			15-Dec	13-Jan																	
Student / Staff / Leadership Design Collab.																					
Preliminary Floor Plans / Elevations																					
Preliminary MEP Design																					
Probable cost of construction																					
Community Meeting																					
Board Presentations				5-Jan	1-Feb																
Design Development:						DD's							October								
Structural Design																					
Develop MEP Design																					
Develop Kitchen Desgin																					
Develop Interior Design - Teacher / Staff																					
Probable Cost of Construction																					
Board Presentation																					
Finalize Code Review																					
Act 34 Hearing																					
Construction Documents														CD's					12-Apr		
Finalize Civil / Landscape Design																					
Finalize Interior Design																					
Finalize Structural Design																					
Finalize Mechanical Selections																					
Finalize Major Electrical Elements																					
Finalize Major Plumbing Elements																					
Finalize Major Fire Protection Elements																					
Finalize Interior Elevations																					
Board Presentation																					
Finalize Specifications																					
Bidding / Construction																			BIDDING / CONSTRUCTION		
Bidding / Post Bidding																			BID 3/15/2022		
Construction - New IS / HS																					
Construction - Existing HS																					
Construction - Existing IS																					

NEW IS / HS COMPLETION SUMMER 2024

MILESTONES

- **PROGRAMMING**
  - JANUARY 2021
- **SCHEMATIC DESIGN**
  - FEBRUARY 2021
- **DESIGN DEVELOPMENT**
  - OCTOBER 2021
- **CONSTRUCTION DOC'S**
  - APRIL 2022
- **BIDDING**
  - UTILITIES JAN. 2022
  - MS/HS JUNE 2022
- **PHASE 1** – NEW HS/MS
  - JULY 2022
  - SUMMER 2024
- **PHASE 2** – RENO HS
  - SUMMER 2025
- **PHASE 3** – RENO IS
  - SUMMER 2026

SCHEMATIC DESIGN OCTOBER 2020



OPTION 3a	
IS & HS New Construction - Site 1	$63.8 M - $69.3 M
IS Repurpose	$2.8M - $3.1M
HS Repurpose	$8.8M - $9.7M
	$75.4 M - $82.2 M

DESIGN DEVELOPMENT DECEMBER 2021



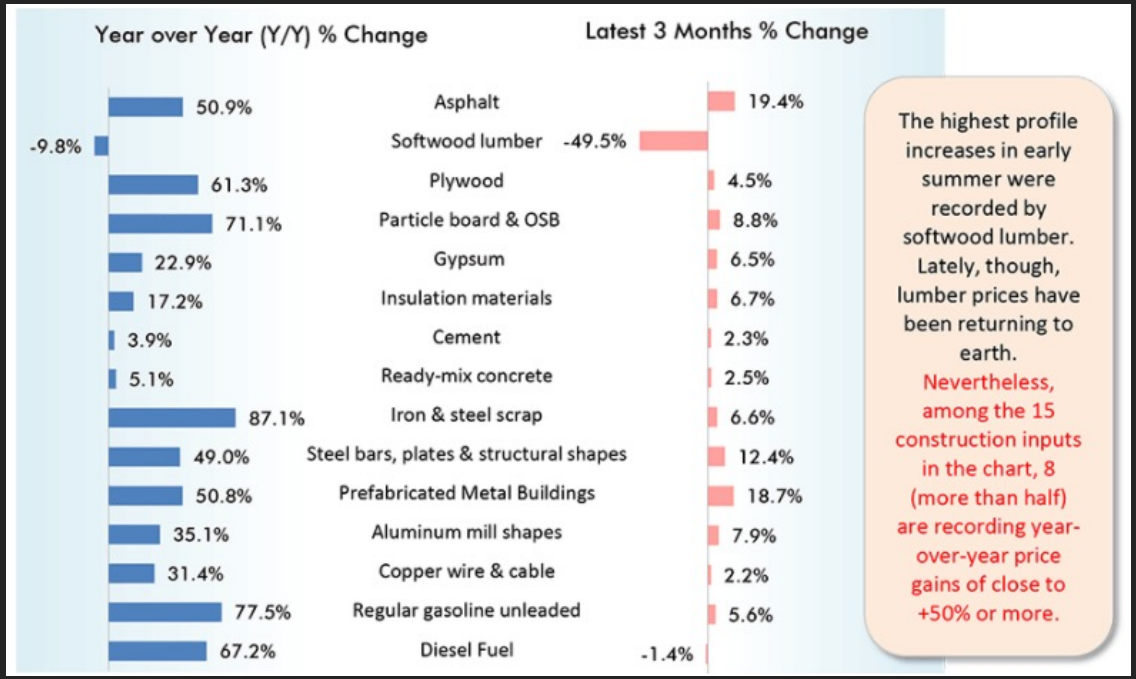
Pequea Valley SD Master Planning: Option 3

166 S New Holland Rd, Kinzers 17535, Leacock Township, Lancaster County - 9/3/2019

DERCK & EDSON

CURRENT MARKET CONDITIONS: KEY BUILDING MATERIALS

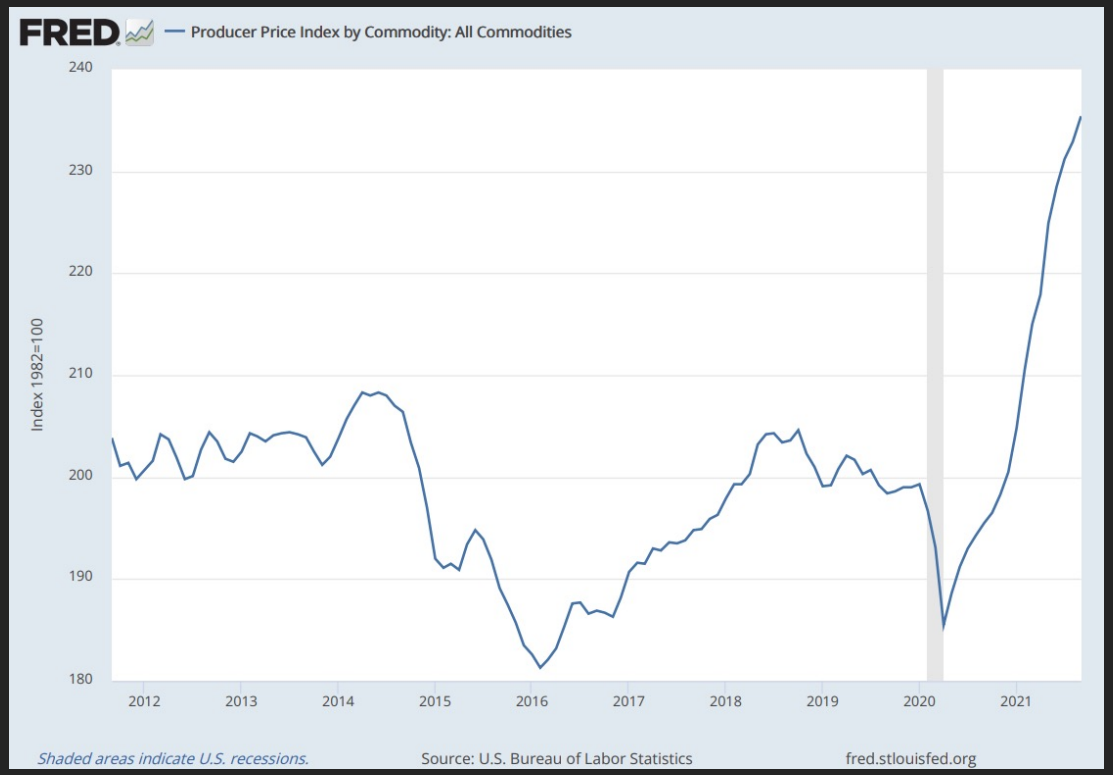
1. **15% MARKET ADJUSTMENT – DATA BASED ON:**
   - **PA BIDDING MARKET**
     - **Bidding Past 6-8 months**
     - **Contractors**
   - **National Cost Estimators**
     - **TCT Cost Consultants (Mid-Atlantic Region)**
     - **Forella Group Estimators (Eastern United States region)**



Material Costs Change – Bureau of Labor Statistics – August 2021

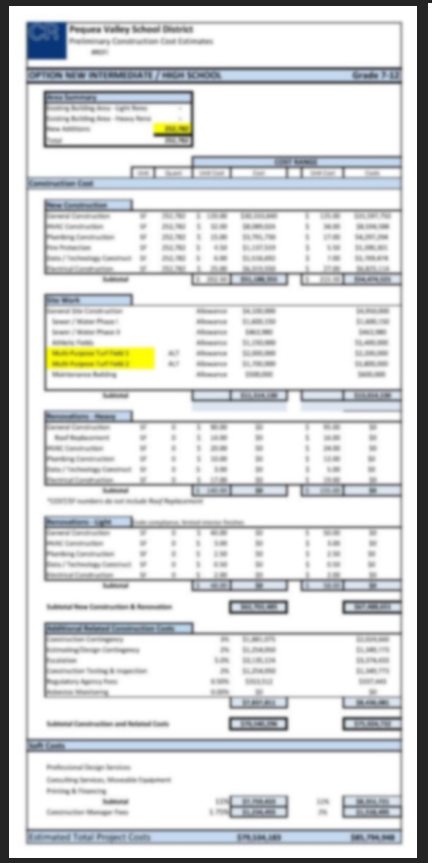
CURRENT MARKET CONDITIONS: KEY BUILDING MATERIALS

1. **Inflation rate 3.75% / year (2017-2020)**
2. **Factors impacting cost escalation**
   - **Cost of raw materials**
   - **Continued labor shortage**
   - **Continued supply chain disruption**
   - **Cost of shipping (fuel)**
3. **Subcontractor/distributor pricing**
   - **Holding prices for 15-30 days**
   - **Prices not guaranteed until material shipped**

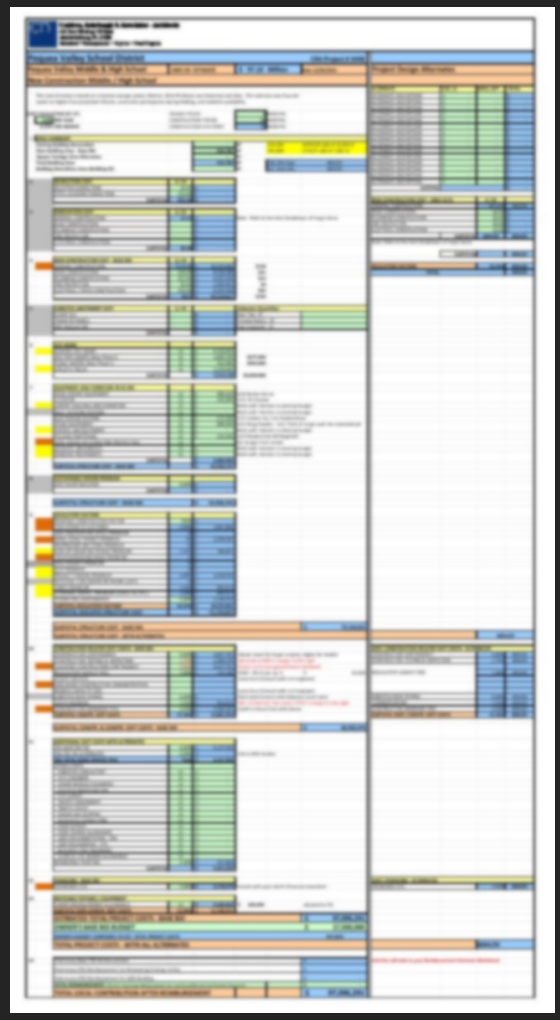


DETAILED COST ESTIMATE:

1. **Detailed Costs based on revised cost per square foot by prime disciplines with consideration of planned building systems and structure**
2. **Component unit costs derived from industry sources such as RS Means, select product representatives, and data received from other projects recently bid.**
3. **Soft costs included to build grand total of estimated total project costs**
4. **Potential alternates broken out separately, by prime contract**
    - **Soft costs factored in**
    - **Based on overall estimated cost, decisions made with Administration / Board**
    - **Additional non-program construction alternates may be considered**



Example SD Estimate



Example Detailed Estimate

New HS/MS: October 2020 Study Comparison

	10/2020 Estimate	1/2022 Estimate
Building Area – Square Footage	233,100	259,000
MEP Cost / SF	$ 70	+ 29.3%
General Site Work	$ 4,950,000	+ 52%
Public Water / Sewer	$ 1,100,000	+88%
Associated Soft Costs (Fee & Inspections)	+ % Of Construction	+ % Of Construction
Total Project Costs	**$ 69,300,000**	**$ 87,458,000**

Building Area Increases:

12,500 sf CORE and Other Canopies, Mechanical Mezzanines. Calculated as 6,250 sf (1/2)

20,000 sf added to program: Agriculture, CORE, STEM, and Physical Education

Alternates:

Alternates are not included in the estimate. Alternates will continue to evolve and be included through CD's

Reno HS: October 2020 Study Comparison

	10/2020 Estimate	1/2022 Estimate
Building Area (Of Work)– Square Footage	38,000	45,630
MEP Cost / SF	$ 65	12.3%
Elevator	$ 0	$ 105,000
Cost Savings (reduced contingencies)		- 11.6%
Associated Soft Costs (Fee & Inspections)	% Of Construction	% Of Construction
Total Project Costs	**$ 9,700,000**	**$ 9,939,431**

Building Area Increases:

4,600 sf 2nd Floor (Elevator Required)

2,500 sf New Construction

Alternates:

Alternates are not included in the estimate. Alternates will continue to evolve and be included through CD's

Reno IS: October 2020 Study Comparison

	10/2020 Estimate	1/2022 Estimate
Building Area (Of Work)– Square Footage	18,000	37,800
MEP Cost / SF	$ 65	12.3%
Associated Soft Costs (Fee & Inspections)	+ % Of Construction	+ % Of Construction
Total Project Costs	**$ 3,100,000**	**$ 7,741,935**

Building Area Increases:

19,800 sf of Program Added

Alternates:

Alternates are not included in the estimate. Alternates will continue to evolve and be included through CD's

PROPOSED SITE PLAN & RENDERED VIEWS







Pequea Valley School District

Where Each Learner Counts

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