

Crabtree, Rohrbaugh & Associates

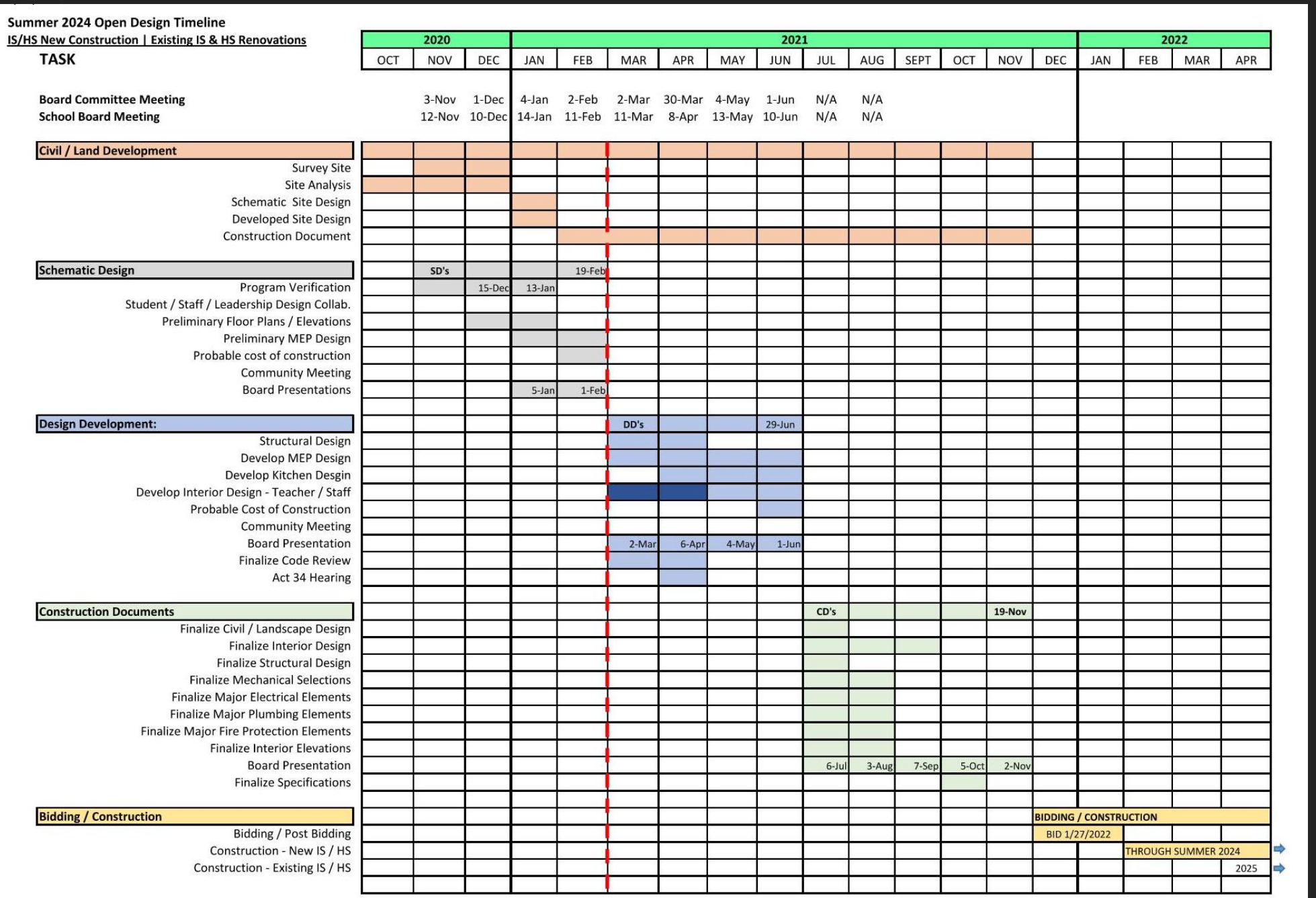
PEQUEA VALLEY SCHOOL DISTRICT

COMMITTEE MEETING

MARCH 2ND, 2021

AGENDA

- SCHEDULE & MEETING UPDATES
- PUBLIC SEWER / WATER CONNECTION
- DESIGN REVIEW / DESIGN OPTION DIAGRAMS
- SITE / CIVIL UPDATES
- STEERING COMMITTEE DESIGN OPTION ANALYSIS



NEW IS / HS COMPLETION SUMMER 2024

MILESTONES

- PROGRAMMING
  - JANUARY 2021
- SCHEMATIC DESIGN
  - FEBRUARY 2021
- DESIGN DEVELOPMENT
  - JUNE / JULY 2021
- CONSTRUCTION DOC'S
  - NOVEMBER 2021
- BIDDING
  - JANUARY 2022
- PHASE 1 CONSTRUCTION
  - SUMMER 2024
- PHASE 2 CONSTRUCTION
  - SUMMER 2025

MEETING UPDATES

- SINCE LAST BOARD COMMITTEE MEETING:
  - 2/3/2021 STEERING COMMITTEE
    - CIVIL / SITE REVIEW- PARKING AT BUILDING ENTRY; ATHLETIC FIELDS
    - IT / MEDIA CENTER ADJACENCIES
    - SPECIAL EDUCATION REVIEW – OFFICES, ASSIST RESTROOM, LIFE SKILLS
    - EXISTING HS / IS RENOVATION PROGRAMS
  - 2/10/2021 CORE LEADERSHIP REVIEW
    - BUDGET CONFIRMATION
    - 1ST CHOICE CAREER CENTER
    - CRA DESIGN REVIEW UPDATES- REVIEW 3 DESIGN OPTIONS

MEETING UPDATES

- SINCE LAST BOARD COMMITTEE MEETING:
  - 2/17/2021 MEDIA CENTER / STEERING COMMITTEE
    - MET WITH THE IS & HS MEDIA CENTER STAFF TO REVIEW VISION / PROG.
      - REVIEWED EXISTING IS / HS ACTIVITIES AND USES
      - REVIEWED VOLUME COUNT AND GOALS FOR CONSOLIDATED VOLUMES
      - PROGRAM
        - STACKS FOR 5,500 VOLUMES
        - 2 TEACHING ZONES IN THE MEDIA CENTER (REPLACE LGI)
        - CONFERENCE ROOMS: (1) LARGE 8-12 OCC., (2) SMALL 4-6 OCC.
        - WORK ROOM
        - OFFICE
    - CRA DESIGN REVIEW UPDATES- REVIEW 3 DESIGN OPTIONS
  - 2/24/2021 CORE LEADERSHIP REVIEW
    - PUBLIC WATER / SEWER CONNECTION UPDATES
    - SITE PLAN UPDATES
    - DESIGN OPTION UPDATES
    - REVIEW PRESENTATION MATERIALS

MEETING UPDATES

- **UPCOMING MEETINGS**:
  - 3/3/2021 — STEERING COMMITTEE & EDUCATORS – BUILDING TOUR (PENN MANOR)
  - 3/10/2021 — TENTATIVE – HOLD THE DATE
  - 3/17/2021 — STEERING COMMITTEE – VISUAL ARTS, EXISTING IS / HS RENOVATION REVIEW
  - 3/24/2021 — TENTATIVE – HOLD THE DATE
  - 4/6/2021 — BOARD COMMITTEE UPDATE

ACCESS TO THE PUBLIC SEWER SYSTEM

Estimated Construction Costs for the proposed sewer extension are as follows:

OPINION OF PROBABLE CONSTRUCTION COSTS – SANITARY SEWER EXTENSION				
Description	**Quantity**	**Unit**	**Unit Cost**	**Extended Cost**
Mobilization/Demobilization/Insurance	1	LS	$25,000	$25,000
3-inch HDPE Low Pressure Sewer Main	6,220	LF	$20	$137,000
Duplex Grinder Pump Station	1	EA	$80,000	$80,000
Cleanout/Air Release Manholes	6	EA	$8,000	$48,000
Connection to Existing Discharge MH	1	EA	$2,000	$2,000
Temporary Pavement Restoration	350	SY	$20	$7,000
Final Pavement Restoration	660	SY	$100	$66,000
Rock Excavation (25% of Excavation)	650	CY	$180	$117,000
SUBTOTAL				**$482,000**
Construction Contingencies (20%)	1	LS	$97,000	$97,000
Tapping Fees (240 gpd per EDU)	28	EDUs	$3,500	$98,000
TOTAL				**$677,000**

This estimate is based on emergency power being supplied from the District's existing emergency generator(s) and does not include any engineering or legal fees.

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ACCESS TO THE PUBLIC WATER SYSTEM

Estimated Construction Costs for the proposed water extension are as follows:

OPINION OF PROBABLE CONSTRUCTION COSTS – WATER MAIN EXTENSION				
Description	**Quantity**	**Unit**	**Unit Cost**	**Extended Cost**
Mobilization/Demobilization/Insurance	1	LS	$25,000	$25,000
8-inch HDPE Water Main	5,000	LF	$80	$400,000
Fire Hydrant Assemblies	9	EA	$5,000	$45,000
8-inch Gate Valves	5	EA	$3,000	$15,000
Miscellaneous Bends/Fittings/etc.	10	EA	$500	$5,000
Meter Pit	1	EA	$35,000	$35,000
Temporary Pavement Restoration	400	SY	$20	$8,000
Final Pavement Restoration	700	SY	$100	$70,000
Rock Excavation (25% of Excavation)	600	CY	$180	$108,000
SUBTOTAL				**$711,000**
Construction Contingencies (20%)	1	LS	$142,000	$142,000
Tapping Fees (240 gpd per EDU)	28	EDUs	$0.00	$0.00
TOTAL				**$853,000**

This quantities in this estimate do not include water distribution mains within the school property.

ACCESS TO THE PUBLIC SEWER SYSTEM:

Access to the public sewer system will require the installation of a duplex grinder pump station likely in the area of the existing wastewater plant since this is where sewage flows to. The nearest connection to the existing public sewer is via a gravity sewer located on Field Crest Lane, approximately 520 feet north of the intersection with Newport Road or 5,520 feet from the District's entrance drive off of Newport Road plus 700 feet within the school campus to the proposed duplex grinder pump station. The other potential option would be to connect to the existing low-pressure force main at the intersection of Field Crest Lane and Old Philadelphia Pike, however the length of the connection would increase to 8,500 feet, which makes this option much more costly and thus disregarded. See Exhibit 4.

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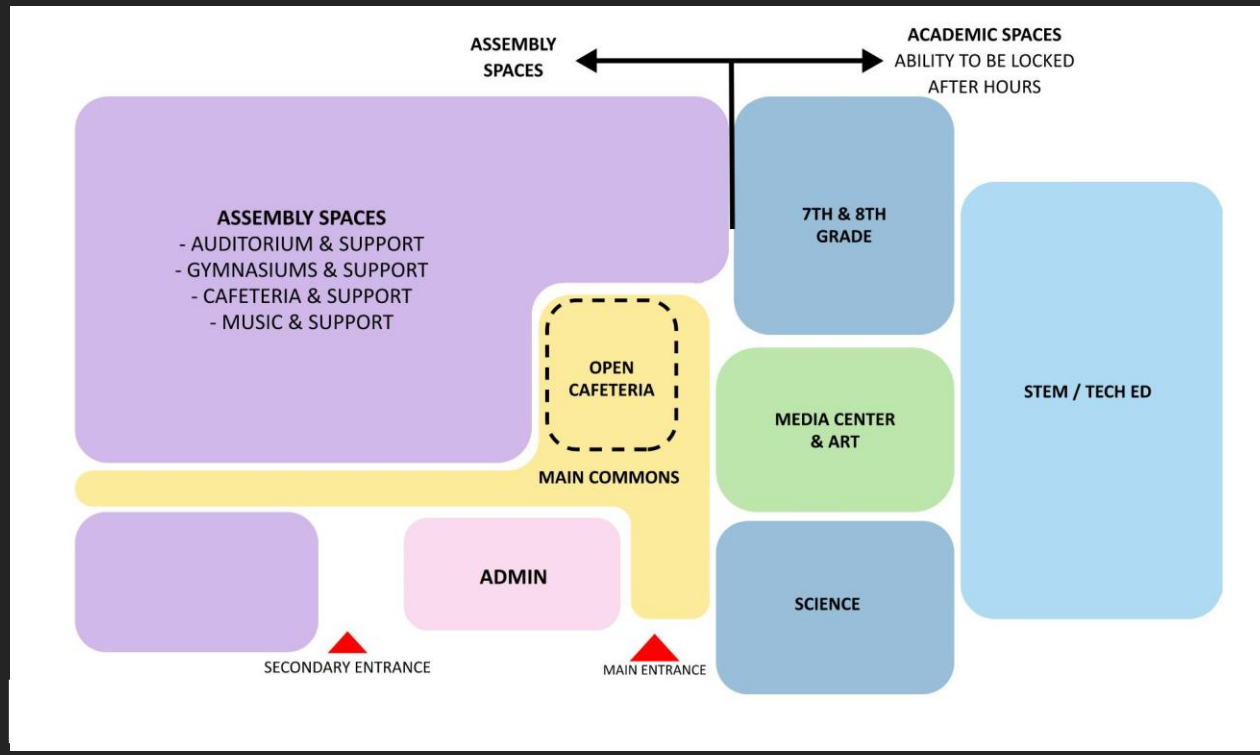
CRA DESIGN REVIEWS

- INTERNAL DESIGN REVIEWS ARE HELD AT KEY POINTS IN THE DESIGN AND DOCUMENTATION PROCESS.
- THESE REVIEWS ARE A QUALITY CONTROL PROCESS THAT ENSURE THE PROJECT IS PROPERLY VETTED
- THE FINAL DESIGN MEETS THE CLIENT'S GOALS AND IS IN LINE WITH THE HIGH STANDARDS SET BY CRA LEADERSHIP.

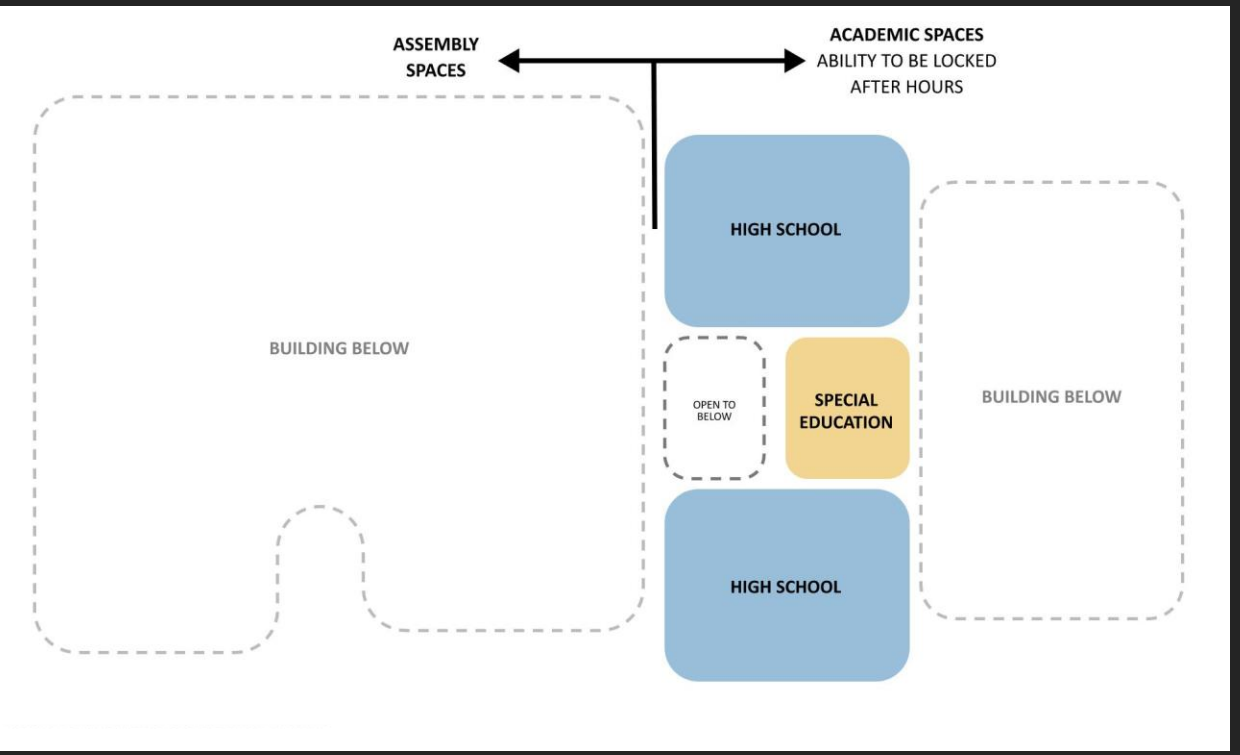




OPTION 1 – PLAN DIAGRAM



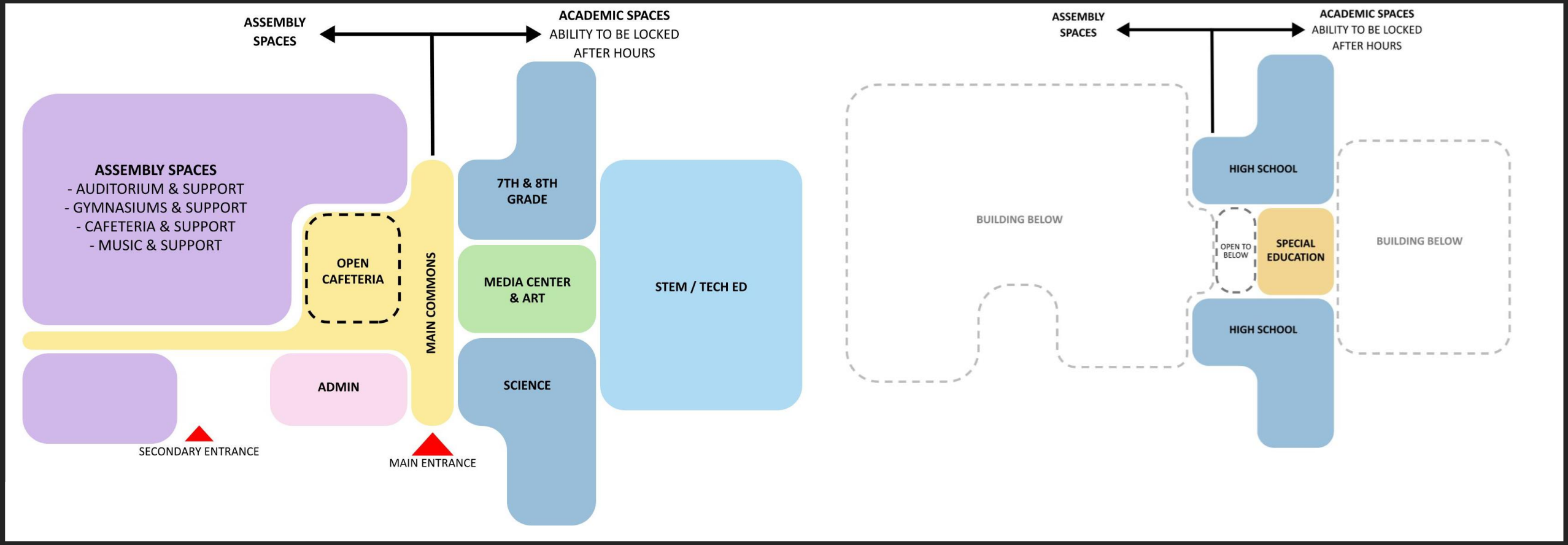
FIRST FLOOR



SECOND FLOOR

OPTION 1: THIS OPTION IS A FURTHER DEVELOPMENT OF THE OPTION PRESENTED TO THE BOARD AT THE 2/2/21 MEETING. THE MODIFICATIONS TO THIS OPTION WERE MADE WITH THE GOAL OF IMPROVING VERTICAL CIRCULATION AND ELIMINATING REDUNDANT CIRCULATION.

OPTION 2 – PLAN DIAGRAM

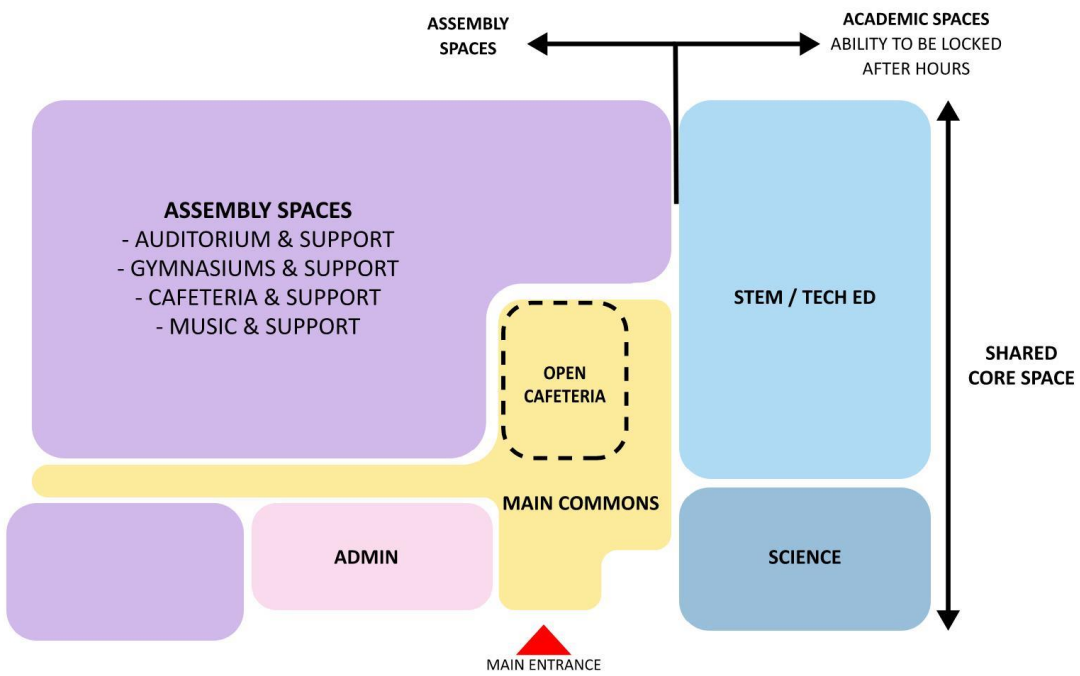


FIRST FLOOR

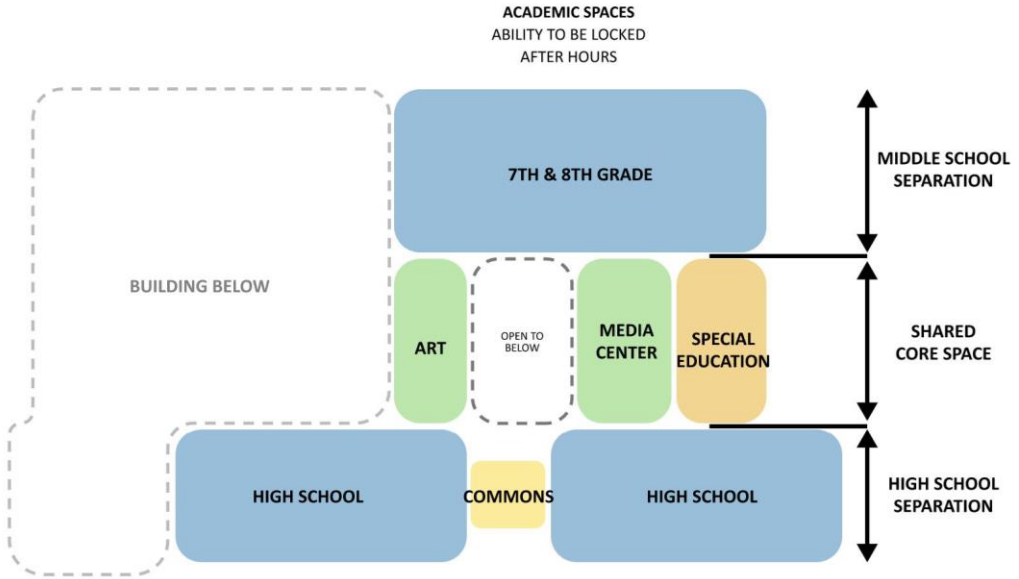
SECOND FLOOR

OPTION 2: THIS OPTION IS A DERIVATION OF THE OPTION PRESENTED TO THE BOARD AT THE 2/2/21 MEETING. THE MODIFICATIONS TO THIS OPTION WERE MADE WITH THE GOAL OF IMPROVING VERTICAL CIRCULATION AND ENSURING THAT ALMOST ALL PRIMARY EDUCATION SPACES HAVE NATURAL LIGHT AND VIEWS.

OPTION 3 – PLAN DIAGRAM



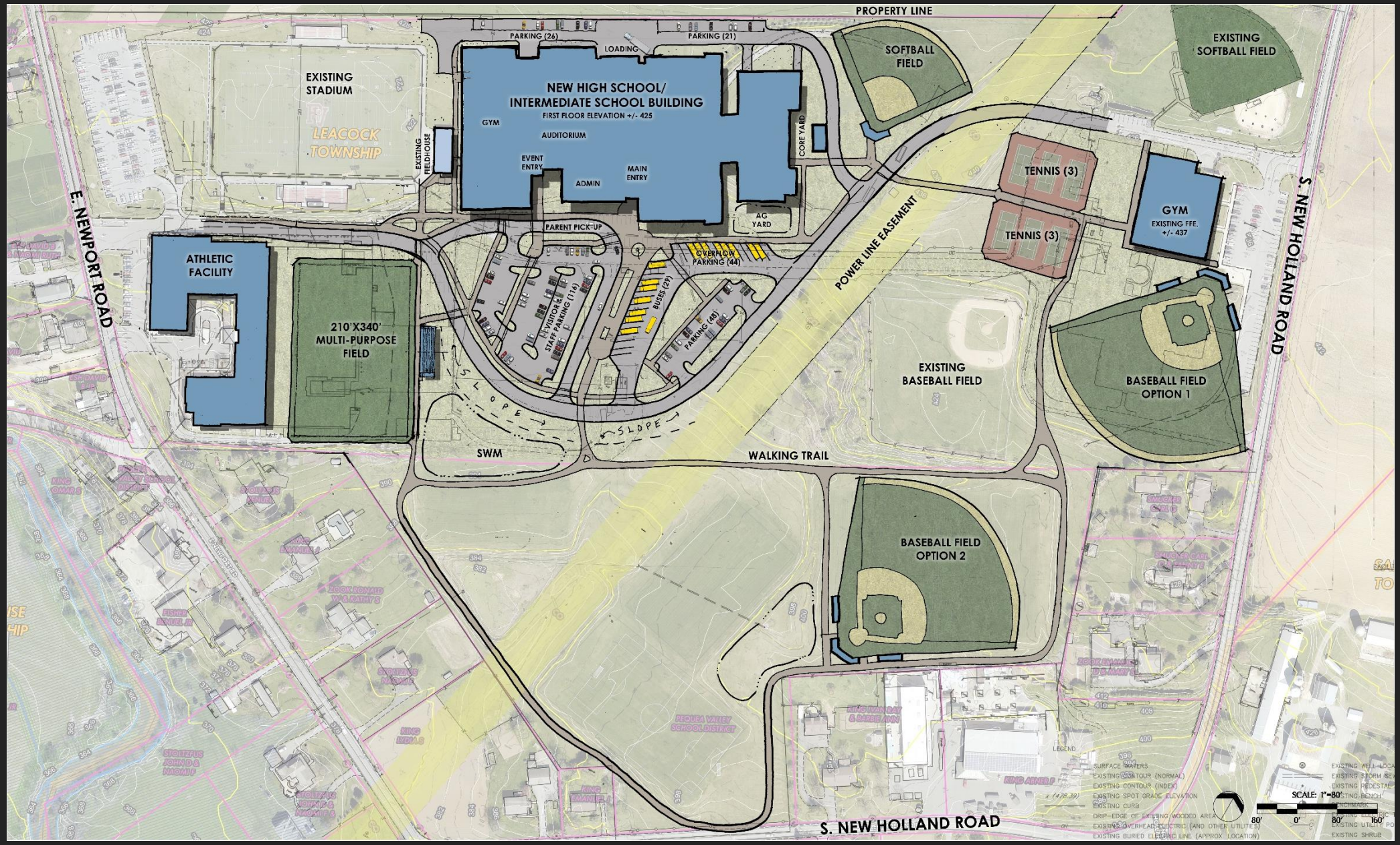
FIRST FLOOR



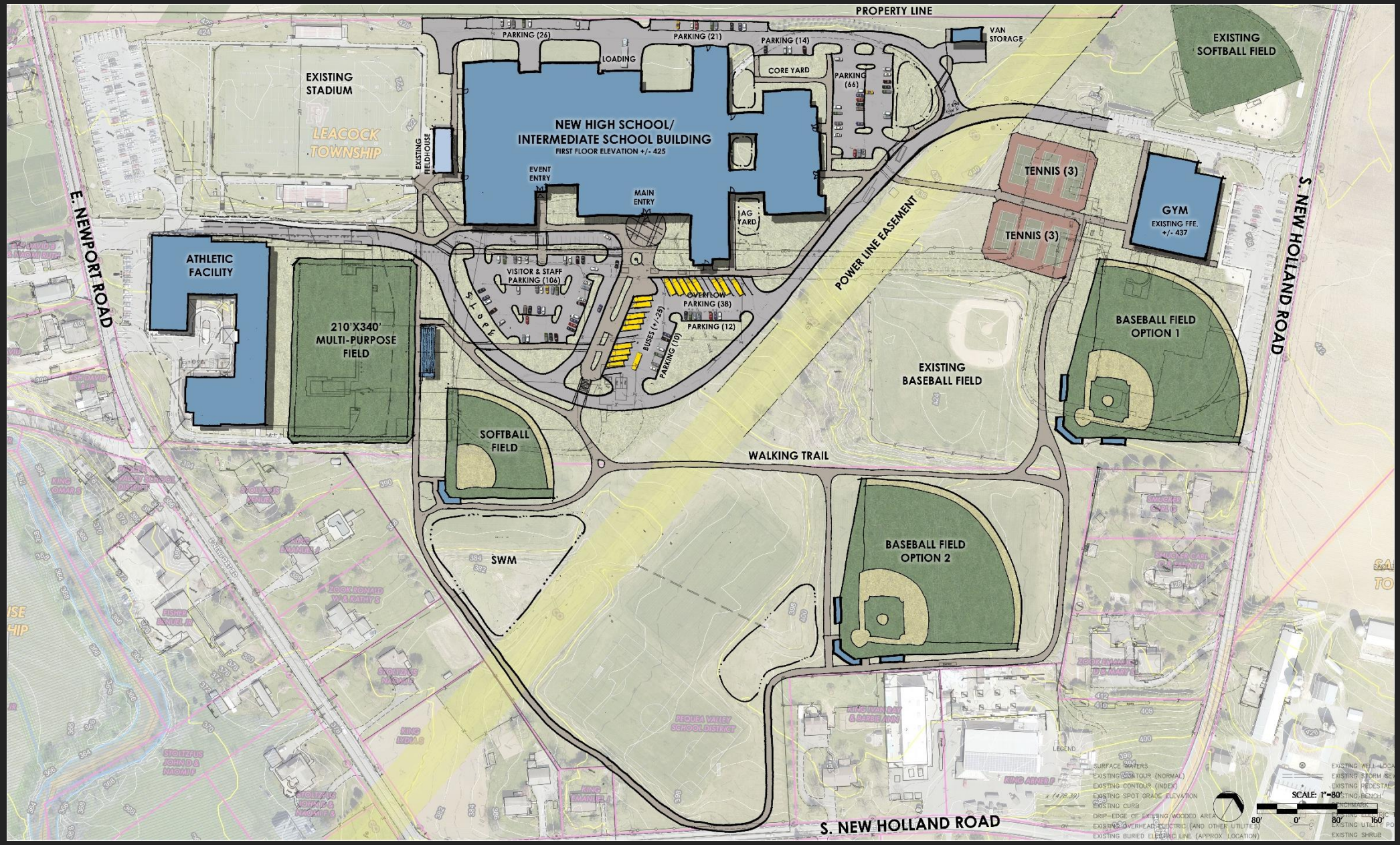
SECOND FLOOR

OPTION 3: THIS OPTION IS A DEPARTURE FROM THE DESIGN PRESENTED TO THE BOARD AT THE 2/2/21 MEETING. THIS OPTION EXPLORES THE POSSIBILITY OF MAXIMIZING THE 2ND FLOOR FOOTPRINT BY LOCATING BOTH THE H.S. AND I.S. CLASSROOMS, AS WELL AS THE MEDIA CENTER ELEMENTS ON THE 2ND FLOOR. THE OVERALL AREA OF THE BUILDING AND PRIORITY ADJACENCIES REMAIN GENERALLY THE SAME, BUT THE FOOTPRINT IS SMALLER. ANOTHER GOAL OF THIS OPTION IS TO PROVIDE IMPROVED CIRCULATION THROUGH THE BUILDING AND MORE DIRECT ACCESS BETWEEN THE EDUCATION AREAS AND THE ATHLETIC / PERFORMING ARTS AREAS.

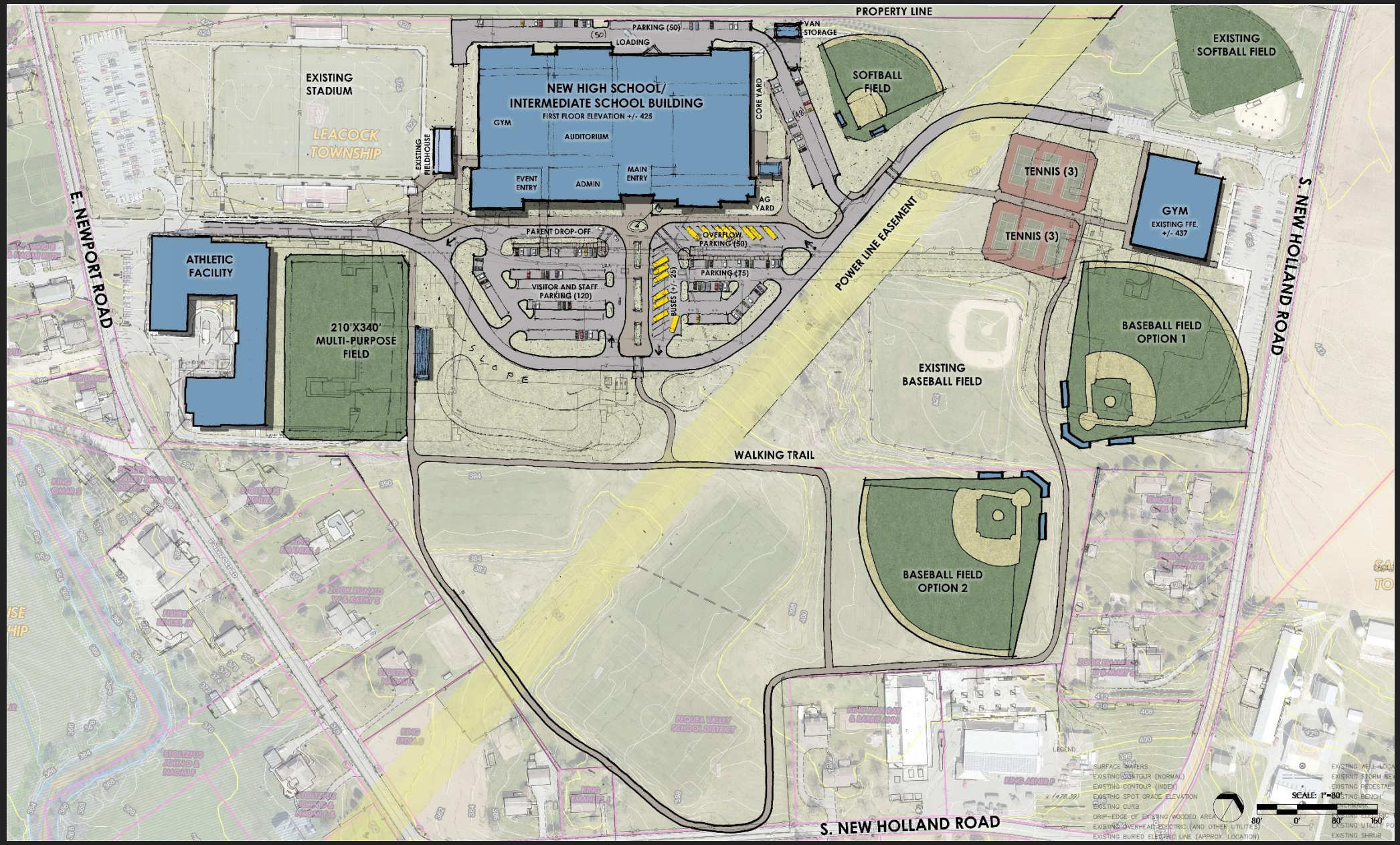
OPTION 1 - SITE / CIVIL



OPTION 2 - SITE / CIVIL



OPTION 3 - SITE / CIVIL



OPTION 1 – 1ST & 2ND FLOORS



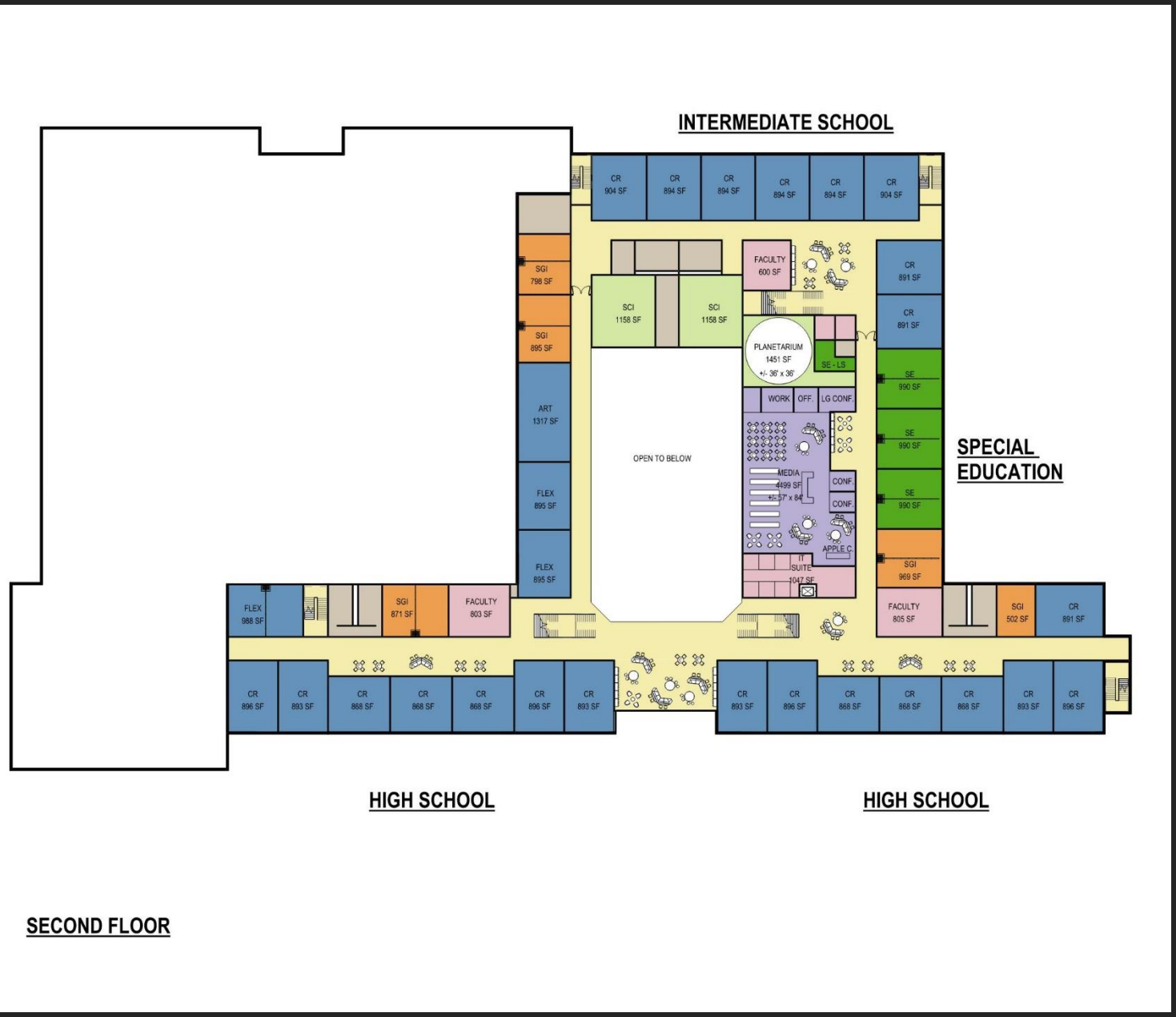
OPTION 2 – 1ST & 2ND FLOORS



OPTION 3– 1ST FLOOR PLAN



OPTION 3– 2ND FLOOR PLAN



OPTION 3– 2ND FLOOR PLAN



AGENDA FOR APRIL 6TH MEETING

- SITE / CIVIL UPDATES
- DESIGN DEVELOPMENT UPDATES
- NEW IS / HS
- EXISTING HS RENOVATIONS
- EXISTING IS RENOVATIONS

Pequea Valley School District

Where Each Learner Counts

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