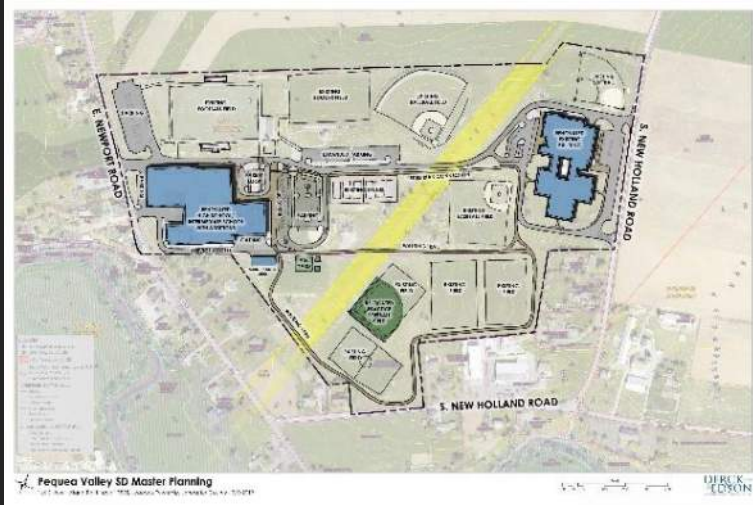




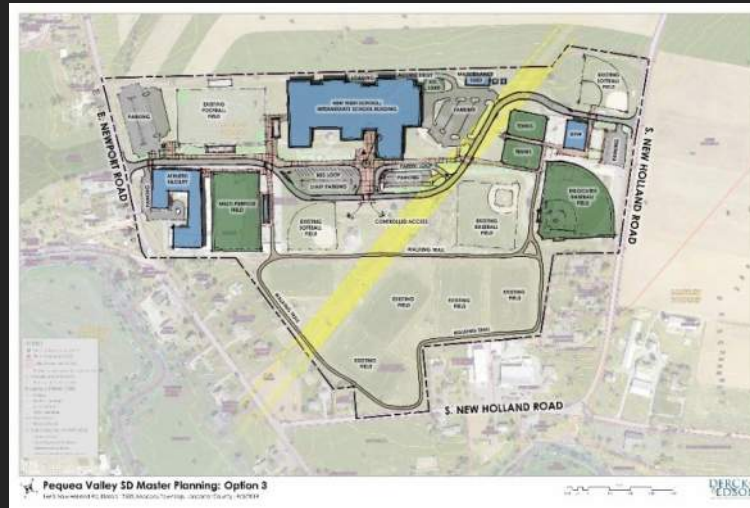
Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
COMMITTEE MEETING**
OCTOBER 8TH, 2020

OPTION 1
SEPARATE IS & HS – ADD / RENO

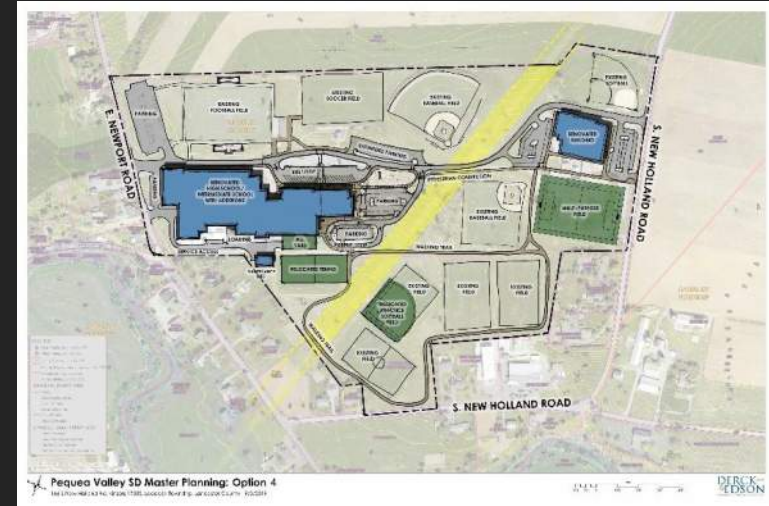


OPTION 3a
IS & HS – NEW SITE 1

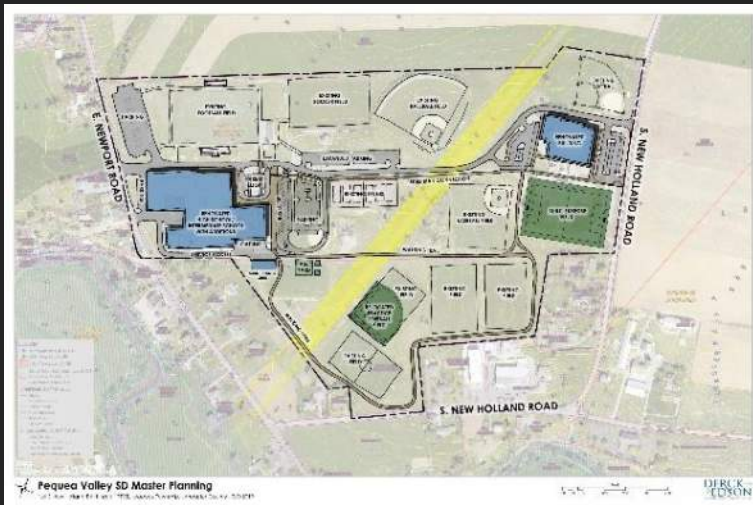


OPTION SUMMARY

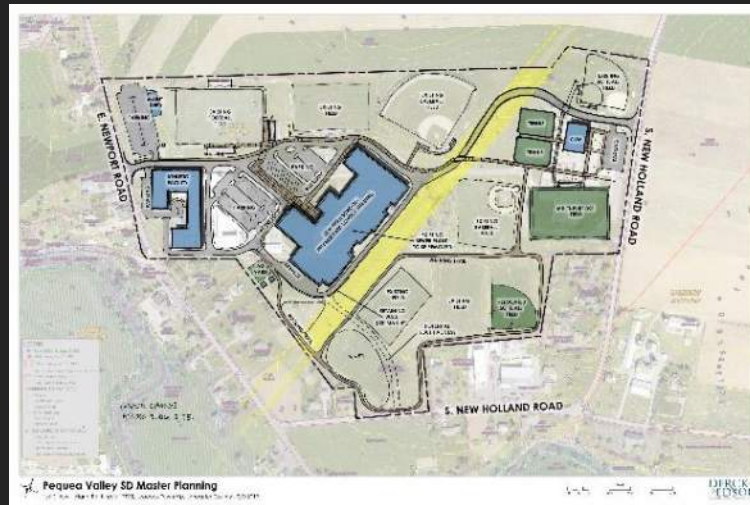
OPTION 4
PHASED IS/HS – ADD / RENO



OPTION 2
IS / HS – ADD / RENO

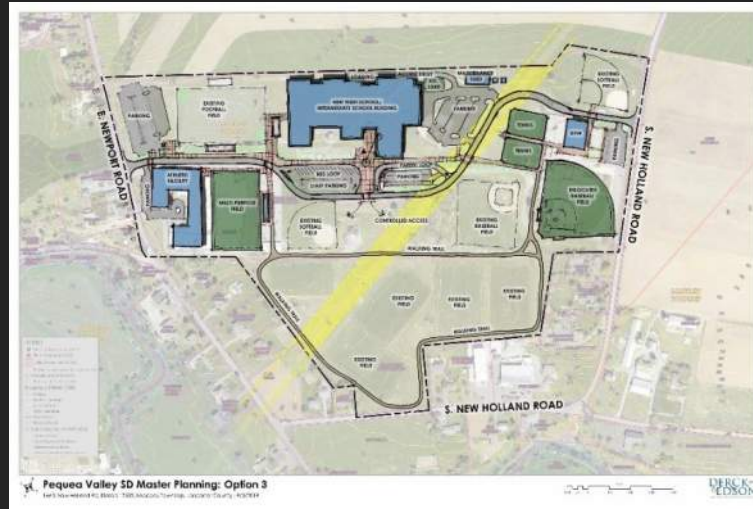


OPTION 3b
IS & HS – NEW SITE 2



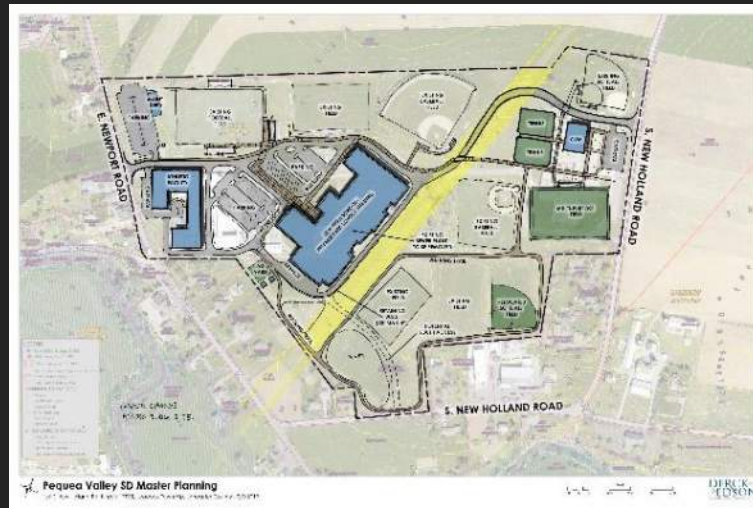
OPTION 3a

IS & HS – NEW SITE 1



OPTION 3b

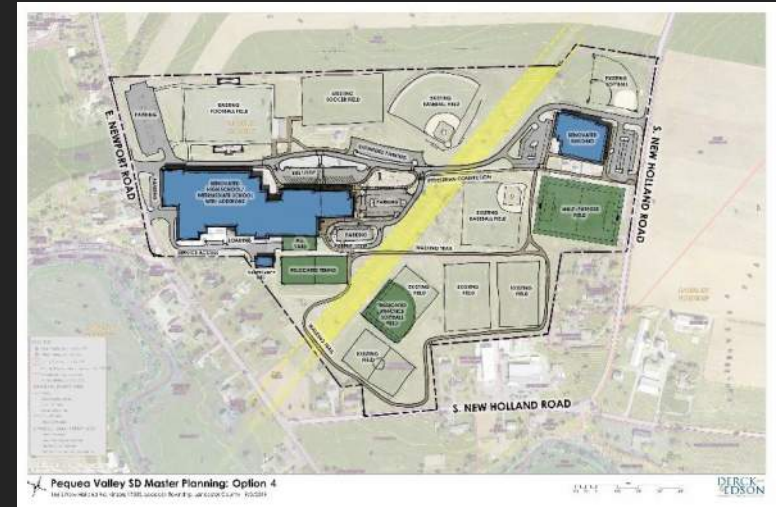
IS & HS – NEW SITE 2



OPTION SUMMARY

OPTION 4

PHASED IS/HS – ADD / RENO

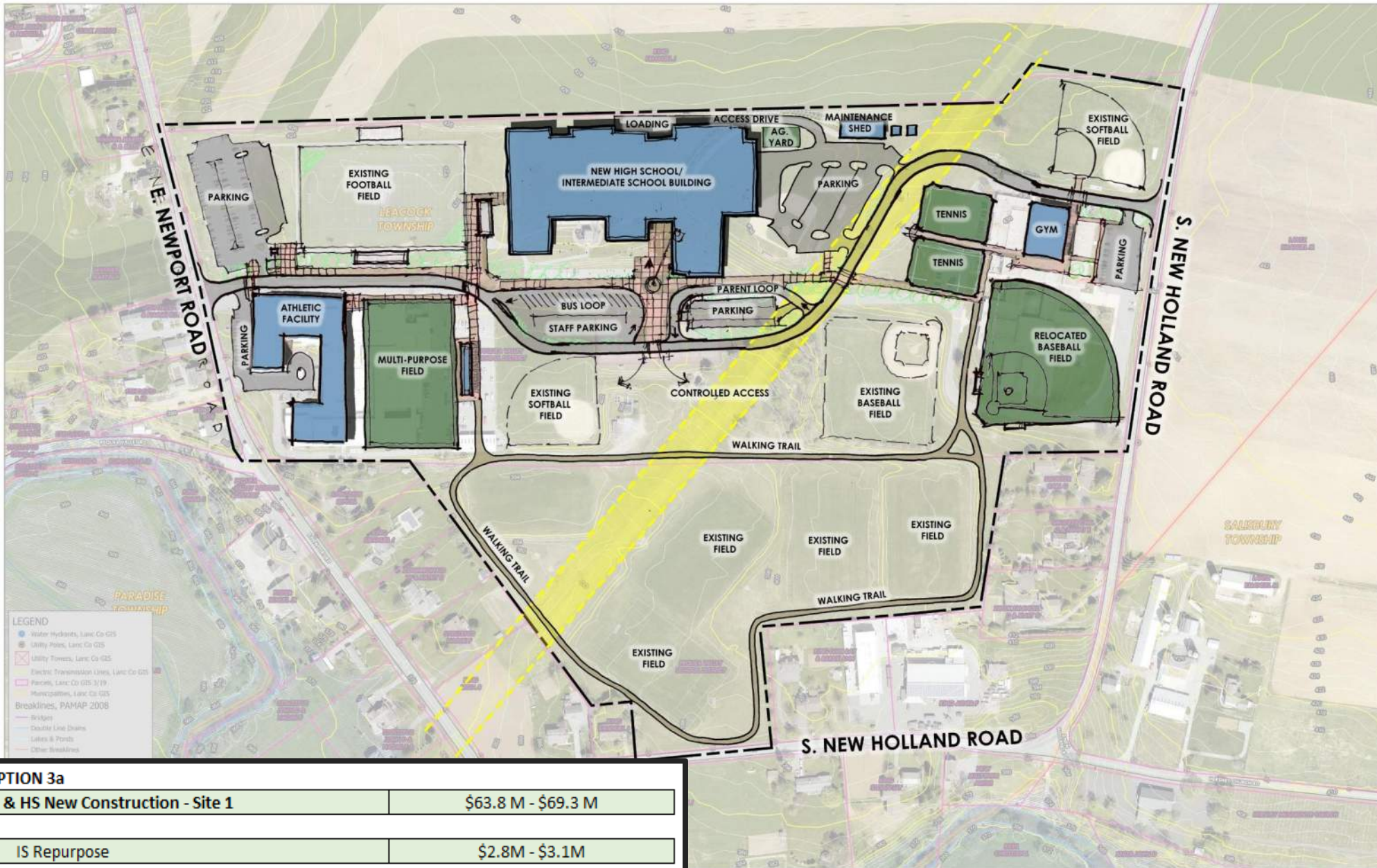


REVIEW

- **OPTION 3 – FUTURE EXPANSION**
- **OPTION 4 – PHASED ADD / RENO @ H.S.**
- **SITE CHALLENGES**
- **BUDGET COMPARRISON**
- **DESIGN / CONSTRUCTION SCHEDULE**

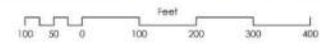
OPTION 3a
IS & HS
NEW CONST.

1. FLEXIBILITY IN 7 – 12 SCHEDULING
2. EXPANSION OF C.O.R.E, STEM, TECH ED, AG/BIO CLASSES
3. STAFFING EFFICIENCIES
4. SAFETY BEING LOCATED IN MIDDLE OF CAMPUS
5. SHARED UTILIZATION OF LARGER FACILITIES (GYM, AUDITORIUM, PLANETARIUM, ETC.)
6. NEW VS RENOVATED BUILDING WITH PHASED CONSTRUCTION
7. MAXIMIZE SPORTS FACILITIES



LEGEND

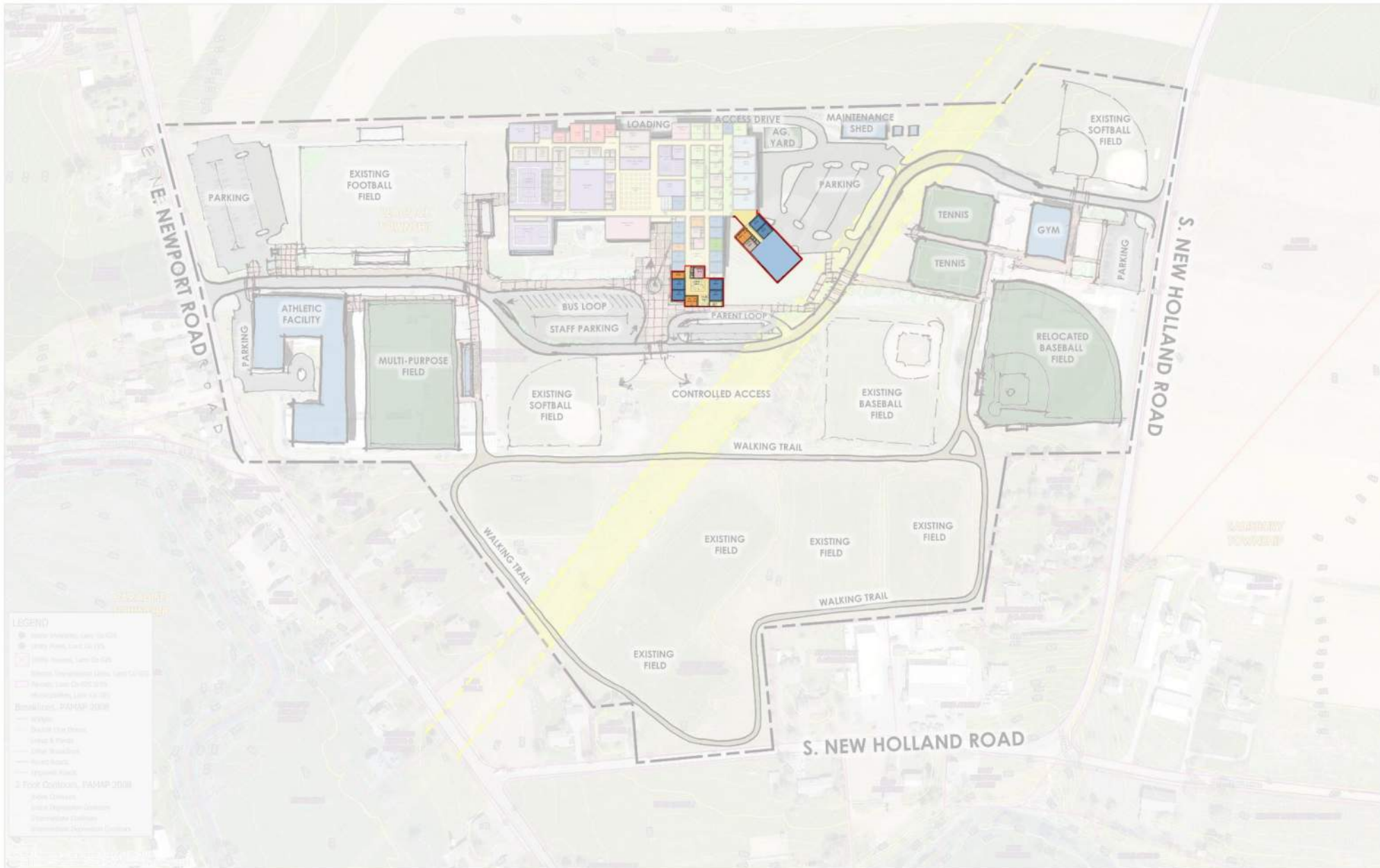
- Water Hydrants, Lanc. Co GIS
- Utility Poles, Lanc. Co GIS
- Utility Towers, Lanc. Co GIS
- Electric Transmission Lines, Lanc. Co GIS
- Parcels, Lanc. Co GIS 3/19
- Municipalities, Lanc. Co GIS
- Breaklines, PAMAP 2008
- Bridges
- Double Line Drains
- Lakes & Ponds
- Other Breaklines



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

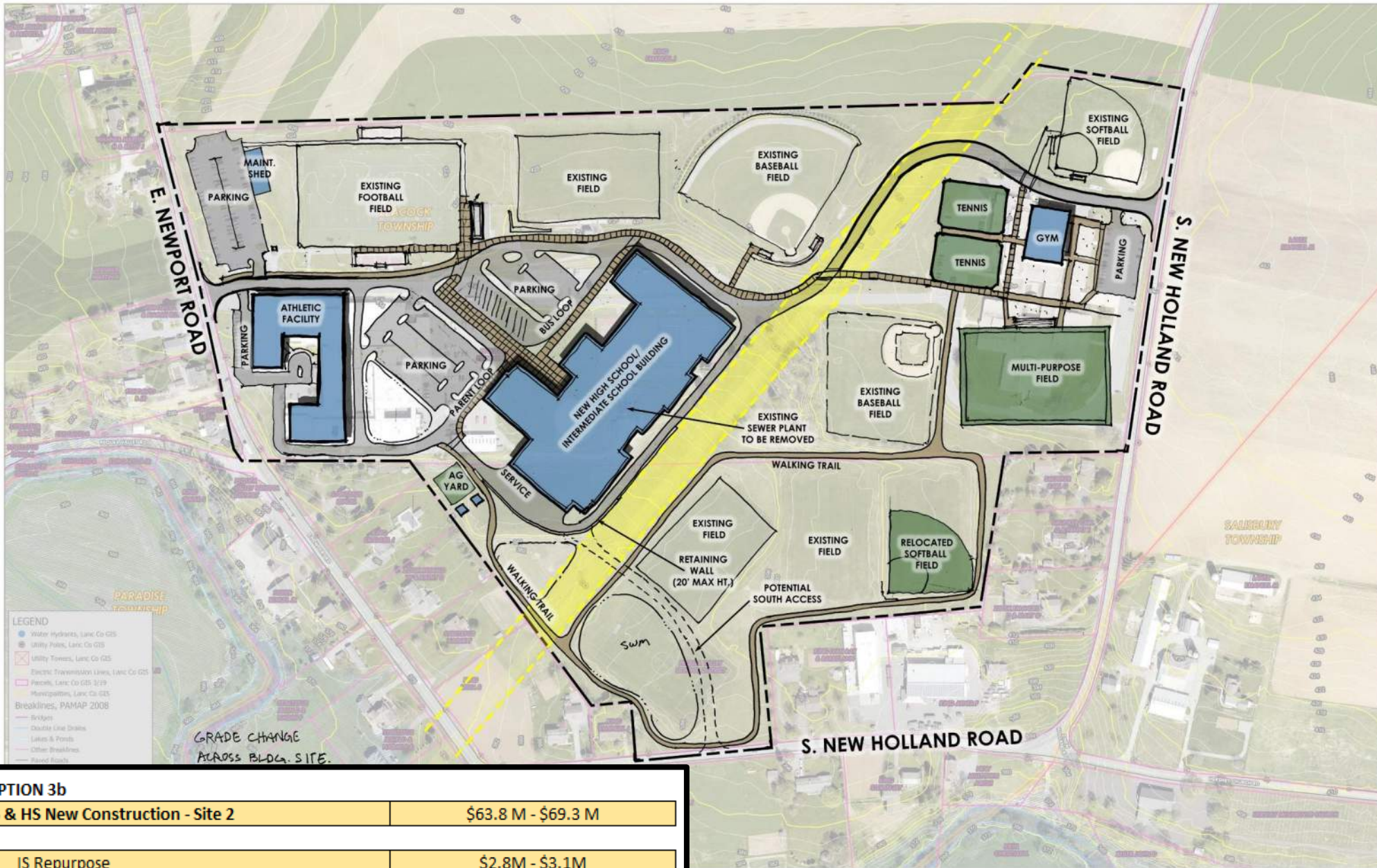
OPTION 3a
IS & HS
NEW CONST.

1. 2 STORY CLASSROOM EXPANSION FOR UP TO 8 ADDITIONAL CLASSROOMS AND SUPPORT SPACES
2. 1 STORY PROGRAM EXPANSION FOR SHOP / CORE EXPANSION WITH SUPPORT SPACES



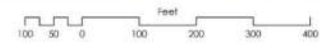
OPTION 3b
IS & HS
NEW CONST.

1. ADJACENT TO EASMENT
2. CORE, AG., SHOP AFFECTED BY CONSTRUCTION
3. DELIVERIES TO EXISTING H.S. DURING CONST.
4. PHASED CONSTRUCTION PUBLIC SEWER CONNECTION IS NOW PHASE 1: + 4-6 MONTHS
5. INEQUITY IN PARKING
6. PARKING / ENTRY MUST BE COMPLETED IN SUMMER PRIOR TO OPEN
7. LIMITED AG. EXPANSION
8. (3) LESS PRACTICE FIELDS



LEGEND
 Water Hydrants, Lanc. Co GIS
 Utility Poles, Lanc. Co GIS
 Utility Towers, Lanc. Co GIS
 Electric Transmission Lines, Lanc. Co GIS
 Poles, Lanc. Co GIS 3/19
 Manholes, Lanc. Co GIS
 Breaklines, PAMAP 2008
 Bridges
 Double Line Drains
 Lakes & Ponds
 Other Breaklines
 Sound Study

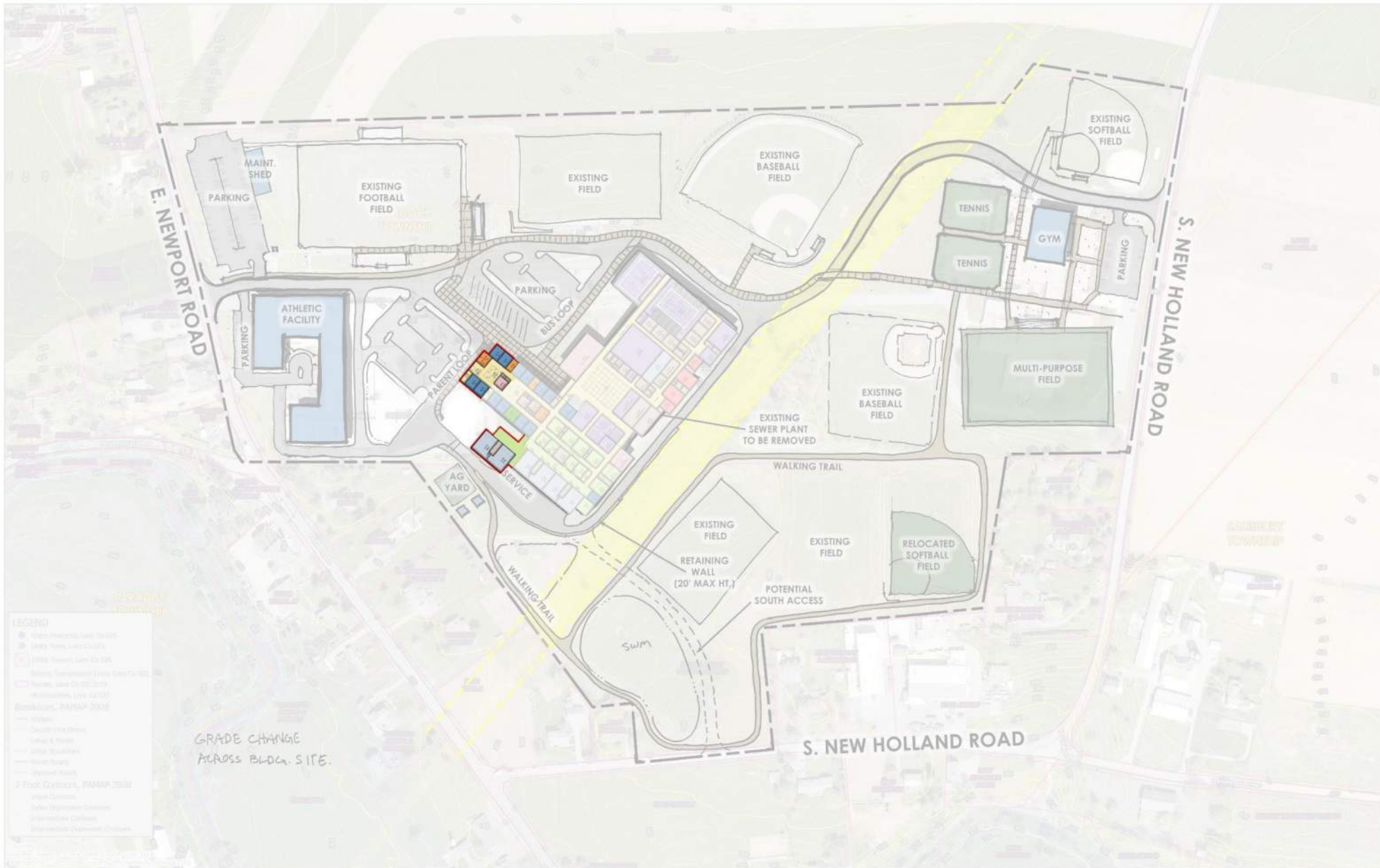
GRADE CHANGE ACROSS BLDG. SITE.



OPTION 3b	
IS & HS New Construction - Site 2	\$63.8 M - \$69.3 M
IS Repurpose	\$2.8M - \$3.1M
HS Repurpose	\$8.8M - \$9.7M
	\$75.9 M - \$83.2 M

OPTION 3b
IS & HS
NEW CONST.

1. 2 STORY CLASSROOM EXPANSION FOR UP TO 8 ADDITIONAL CLASSROOMS AND SUPPORT SPACES
2. 1 STORY PROGRAM EXPANSION FOR SHOP / CORE EXPANSION WITH SUPPORT SPACES



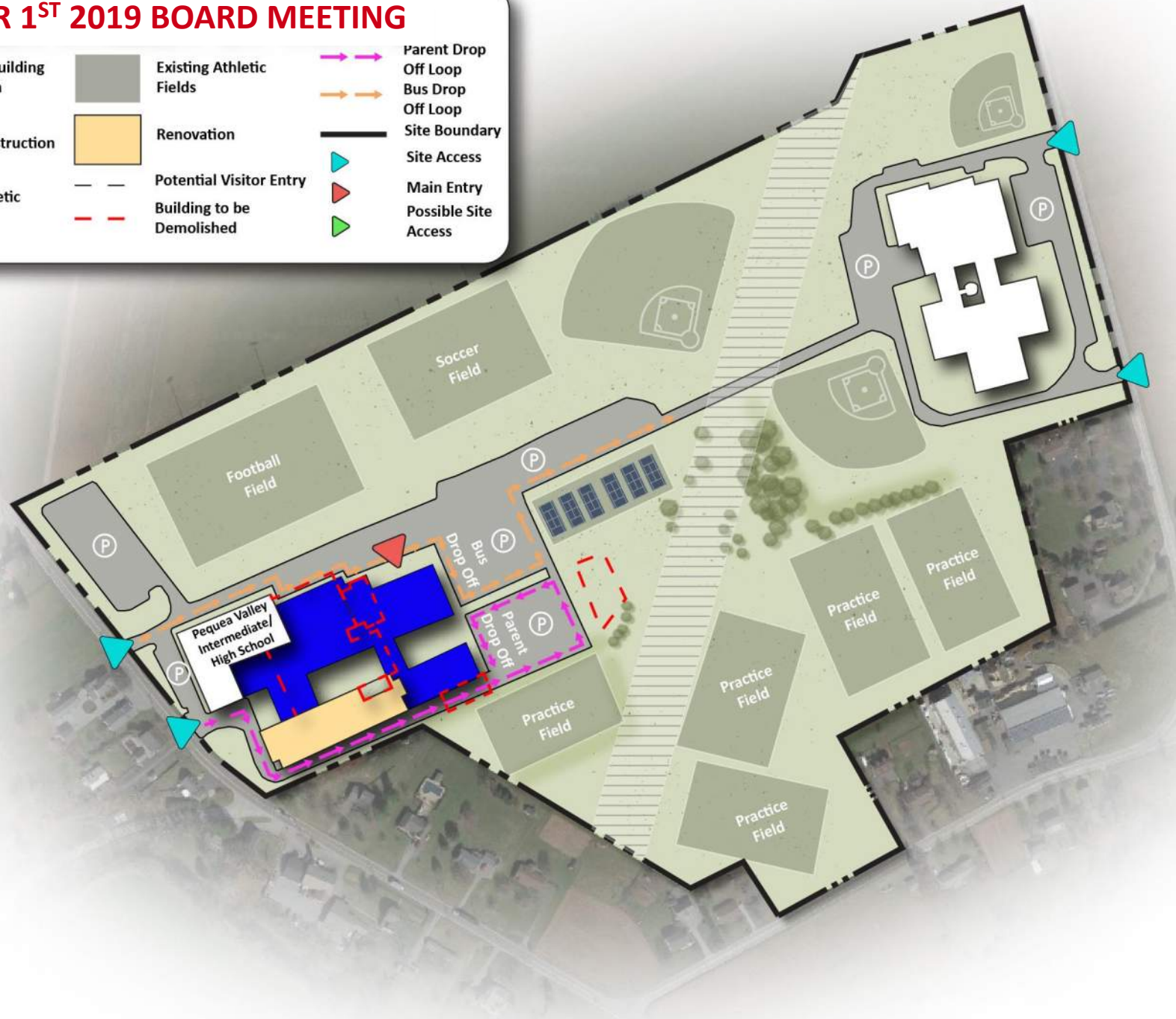
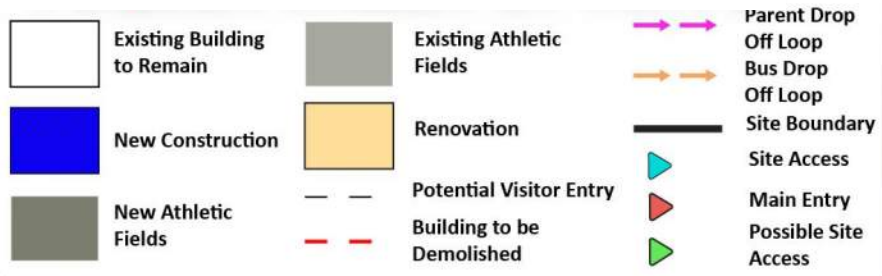
GRADE CHANGE
ACROSS BLDG. SITE.



REVIEW

- **OPTION 3 – FUTURE EXPANSION**
- **OPTION 4 – PHASED ADD / RENO @ H.S.**
- **SITE CHALLENGES**
- **BUDGET COMPARRISON**
- **DESIGN / CONSTRUCTION SCHEDULE**

OCTOBER 1ST 2019 BOARD MEETING



PRO'S

- MINIMAL SITE IMPACT
- NEW STEAM / AG & WOOD SHOP WING
- H.S. SEPERATED BUS / PARKING
- CONNECT TO EXISTING FITNESS AND MEDIA

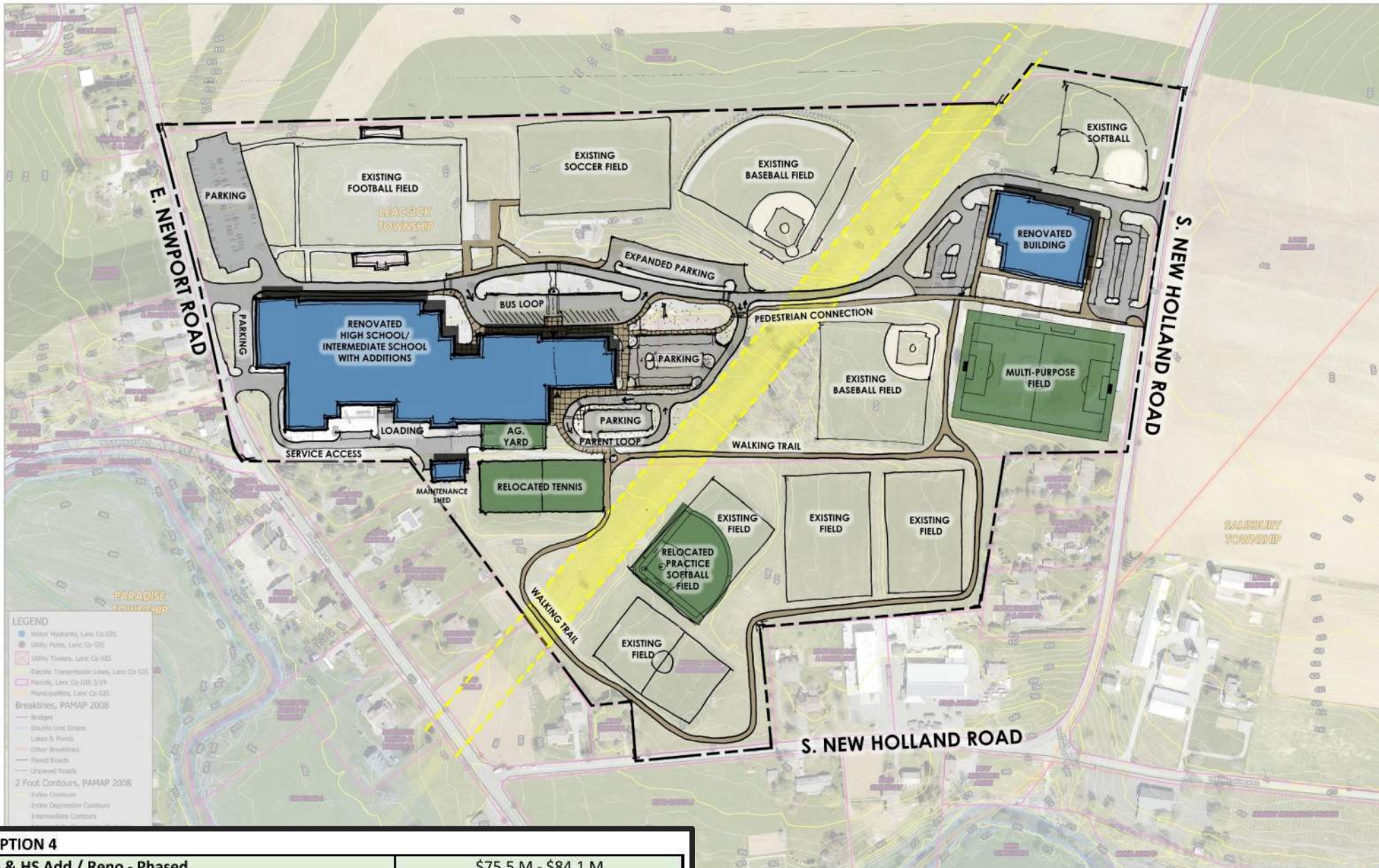
CON'S

- PHASED CONSTRUCTION
- SMALL BUS LOOP
- ADDITION INTERUPTS SEWER TREATMENT
- UNDERSIZED PARKING



OPTION 4 PHASED

1. ADJACENT TO EASMENT
2. CORE, AG., SHOP AFFECTED BY CONSTRUCTION
3. DELIVERIES TO EXISTING H.S. DURING CONST.
4. PHASED CONSTRUCTION PUBLIC SEWER CONNECTION IS NOW PHASE 1
5. DIFFICULT SELECTIVE DEMOLITION ADJACENT TO OCCUPIED SPACES
6. ADDITIONAL UNDERPINNING FOR CONSTRUCTION ADJACENT TO EXISTING BUILDINGS ADDS COST
7. TEMPORARY SITE SAFETY COORDINATION: FENCING, BARRICADES, TEMP. FACILITIES
8. NO CORE EXPANSION
9. LIMITED CLASSROOM EXPANSION
10. (1.5) LESS PRACTICE FIELDS; NO COMMUNITY CENTER



OPTION 4

IS & HS Add / Reno - Phased	\$75.5 M - \$84.1 M
IS Repurpose	\$4.4M - \$4.7M
	\$79.9 M - \$88.8 M

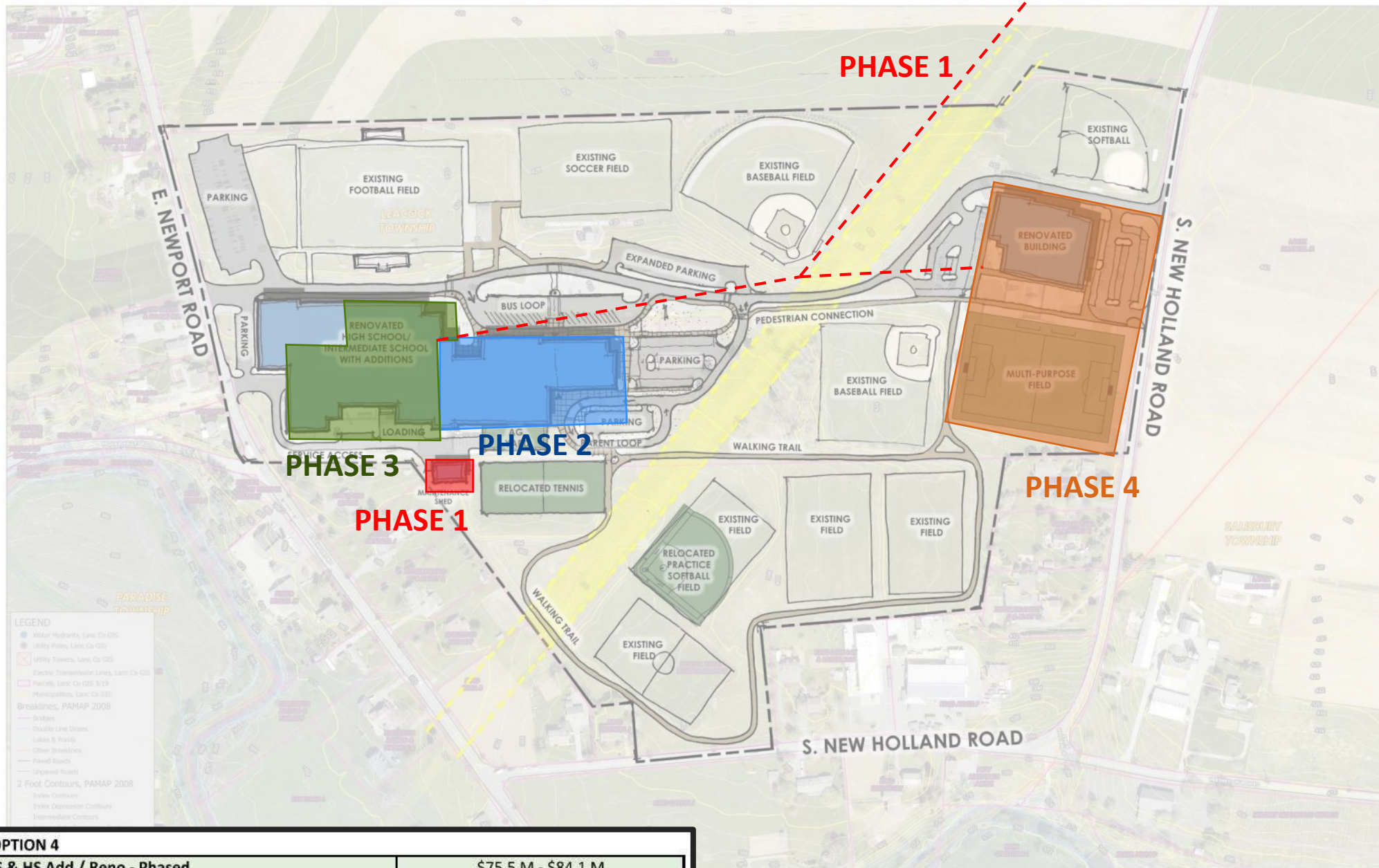
OPTION 4 PHASED

PHASE 1: 4 – 6 MONTHS
CONNECT TO PUBLIC SEWER
RELOCATE MAINTENANCE
SHED

PHASE 2: 1.5 - 2 YEARS
BUILD CLASSROOM WING

PHASE 3: 1.5 – 2 YEARS
DEMO PARTS OF EXISTING
HIGH SCHOOL & BUILD
CAFETERIA / SPORTS / MUSIC

PHASE 4: 1 YEAR
DEMO PARTS OF
INTERMEDIATE SCHOOL &
RENOVATE REMAINING



OPTION 4

IS & HS Add / Reno - Phased

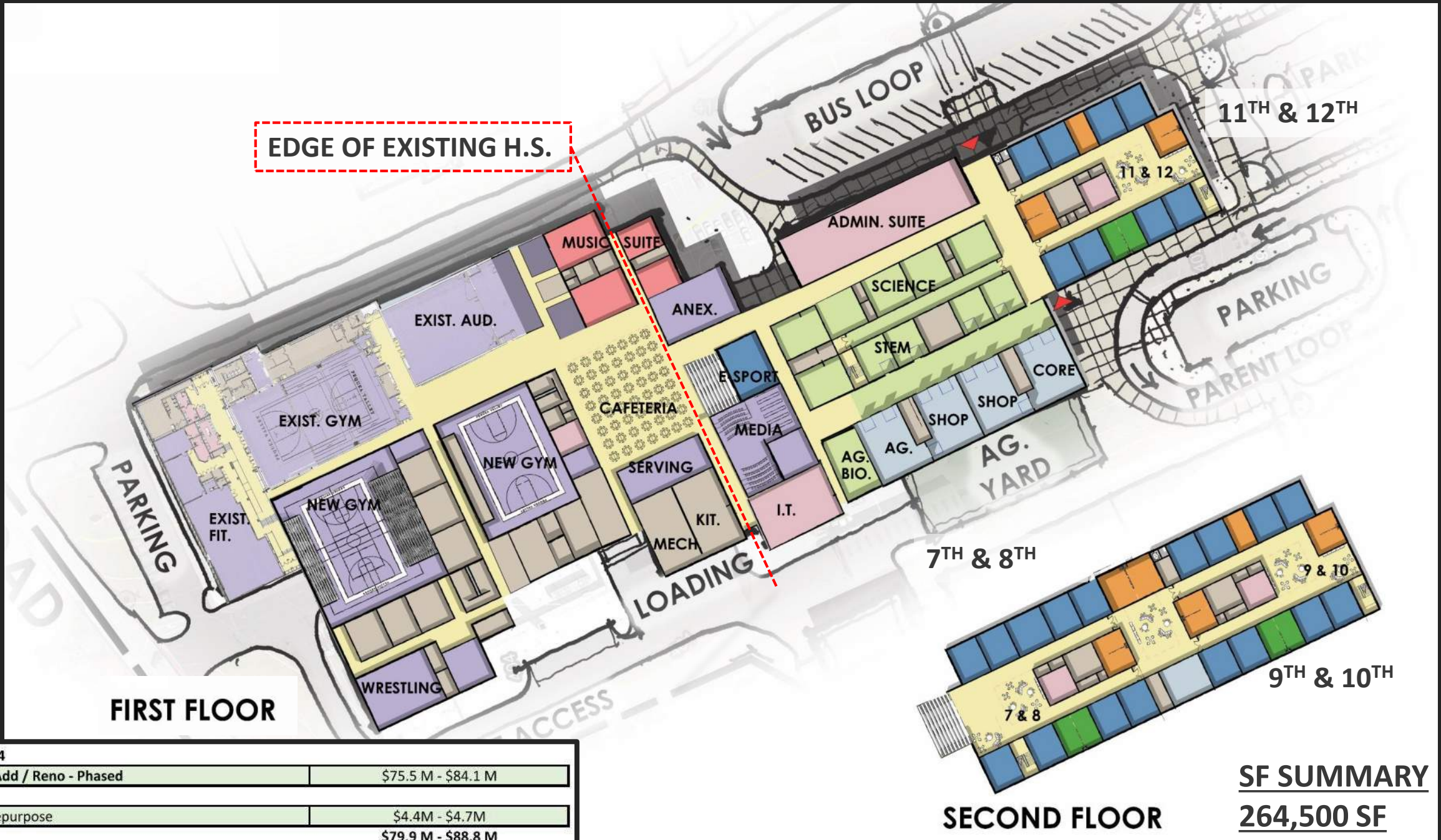
\$75.5 M - \$84.1 M

IS Repurpose

\$4.4M - \$4.7M

\$79.9 M - \$88.8 M



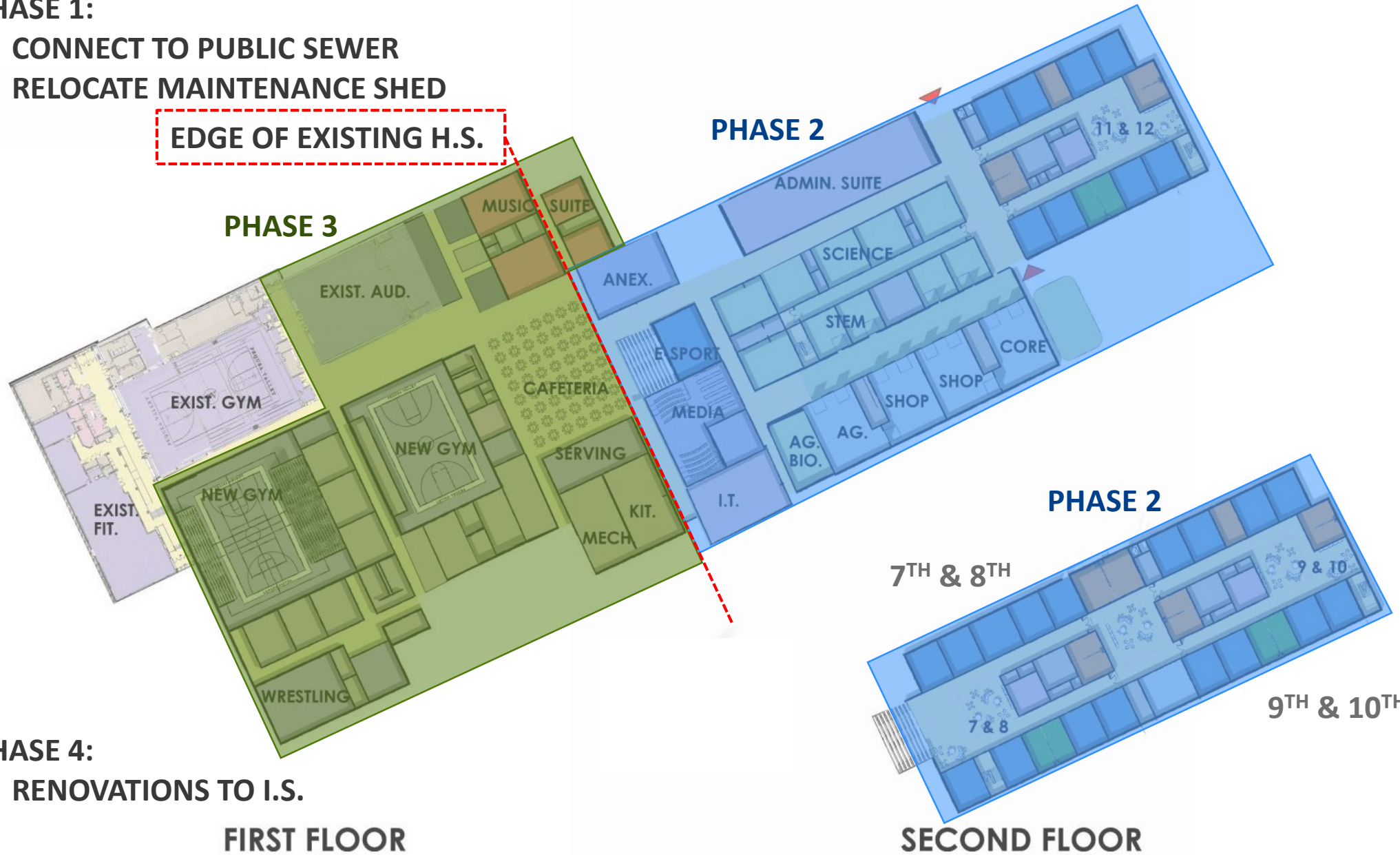


OPTION 4	
IS & HS Add / Reno - Phased	\$75.5 M - \$84.1 M
IS Repurpose	\$4.4M - \$4.7M
	\$79.9 M - \$88.8 M

PHASE 1:

- CONNECT TO PUBLIC SEWER
- RELOCATE MAINTENANCE SHED

EDGE OF EXISTING H.S.



PHASE 4:

- RENOVATIONS TO I.S.

FIRST FLOOR

7TH & 8TH

SECOND FLOOR

9TH & 10TH

PHASE 2 CHALLENGES

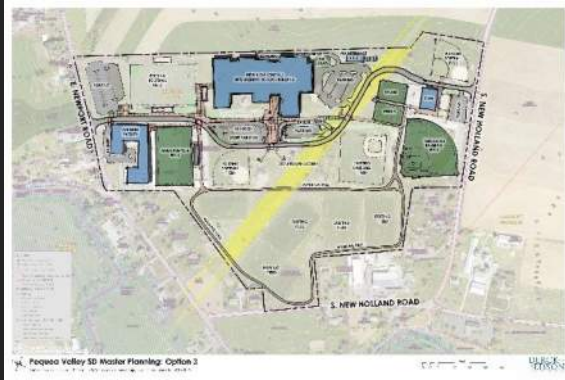
- DELIVERIES / UTILITIES CUT OFF
- UTILITIES INACCESSABLE

PHASE 3 CHALLENGES

- CAFETERIA, AUDITORIUM, MUSIC SUITE, AND 2 GYMS WOULD BE OFFLINE FOR UP TO 2 YEARS
- ACCESS TO EXISTING GYM / FITNESS AROUND CONSTRUCTION PROGRAMS WILL BE SPLIT BETWEEN NEW WING AND EXISTING I.S.
- CONSTRAINTS BOTH NORTH AND SOUTH FORCE A LONGER BUILDING, INCREASING CIRCULATION
- 34,000 ADDITIONAL SF COMPARED TO OPTION 3

REVIEW

- **OPTION 3 – FUTURE EXPANSION**
- **OPTION 4 – PHASED ADD / RENO @ H.S.**
- **SITE CHALLENGES**
- **BUDGET COMPARRISON**
- **DESIGN / CONSTRUCTION SCHEDULE**

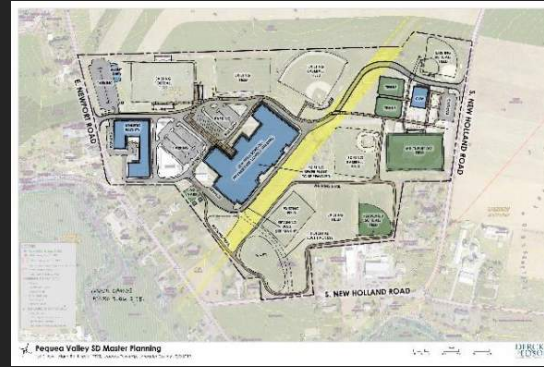


OPTION 3a IS & HS – NEW SITE 1

- (1) MAIN GYM
- (5) AUX GYM
- (1) FOOTBALL
- (1) TURF FIELD
- (0) SOCCER
- (1) MAIN BASEBALL
- (1) PRACT. BASEBALL
- (1) MAIN SOFTBALL
- (1) PRACT. SOFTBALL
- (5) PRACTICE FIELDS (+2)
- (4) TENNIS
- (2) FITNESS (+1)

FIELD FACILITIES

COMMUNITY CENTER



OPTION 3b IS & HS – NEW SITE 2

- (1) MAIN GYM
- (5) AUX GYM
- (1) FOOTBALL
- (1) TURF FIELD
- (1) SOCCER
- (1) MAIN BASEBALL
- (1) PRACT. BASEBALL
- (1) MAIN SOFTBALL
- (1) PRACT. SOFTBALL
- (2) PRACTICE FIELDS
- (4) TENNIS
- (2) FITNESS (+1)

FIELD FACILITIES

COMMUNITY CENTER



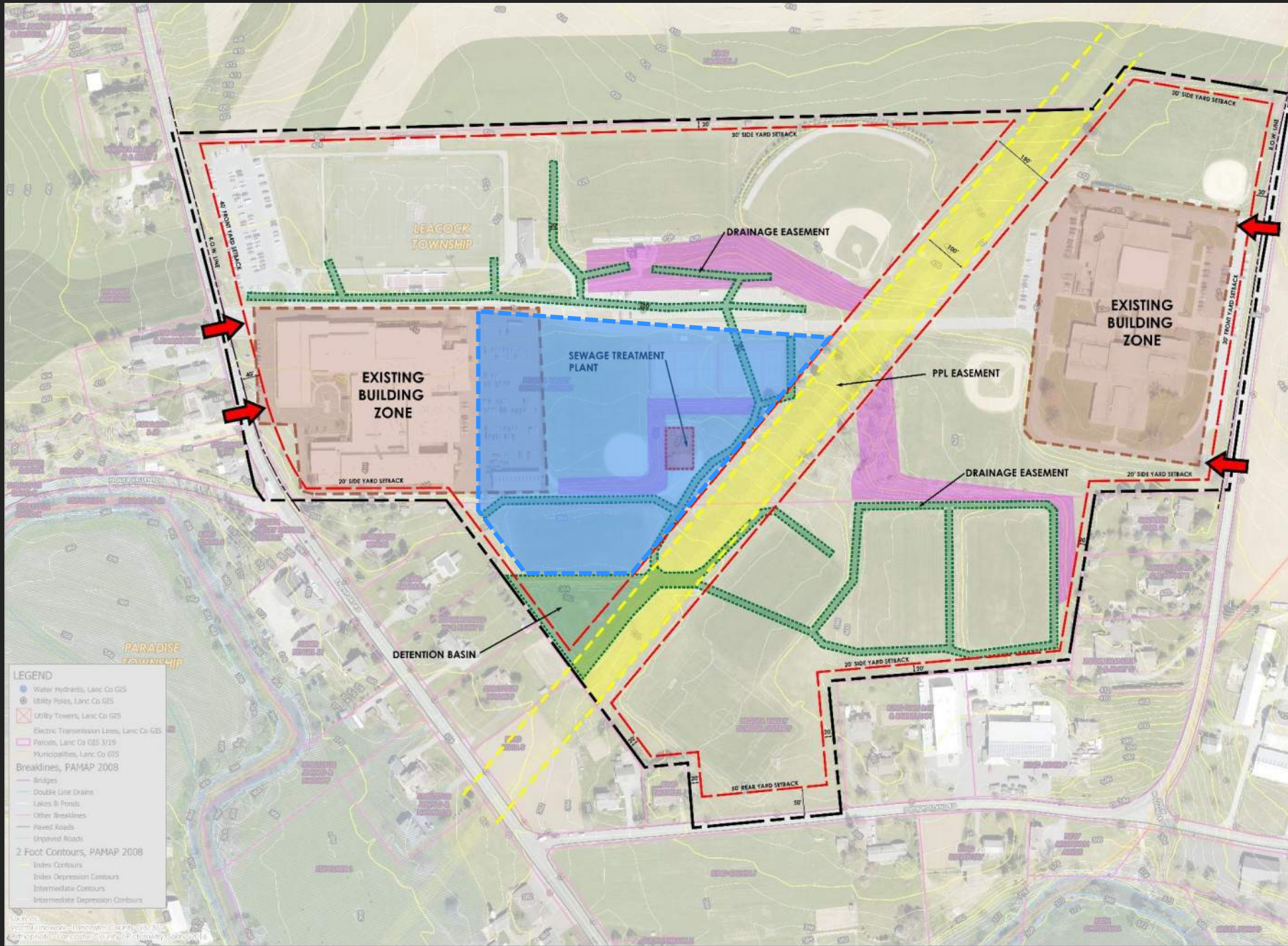
OPTION 4 - PHASED IS / HS – ADD / RENO

- (1) MAIN GYM
- (5) AUX GYM
- (1) FOOTBALL
- (1) TURF FIELD
- (1) SOCCER
- (1) MAIN BASEBALL
- (1) PRACT. BASEBALL
- (1) MAIN SOFTBALL
- (.5) PRACT. SOFTBALL
- (3.5) PRACTICE FIELDS
- (4) TENNIS
- (1) FITNESS

FIELD FACILITIES

SITE CHALLENGES

CHALLENGES ASSOCIATED WITH OPTION 3b AND OPTION 4



- CONNECT TO PUBLIC SEWER MUST HAPPEN PRIOR TO CONSTRUCTION PROJECTS. 4-6 MONTH EXTENSION OF SCHEDULE
- DISRUPTION TO EDUCATIONAL PROGRAMS DURING CONSTRUCTION
- LOWER PORTIONS OF SITE MAY HAVE UNSUITABLE SOILS
- LIMITED PARKING / ACCESS TO EXISTING H.S. DURING CONSTRUCTION
- TEMPORARY SITE SAFETY COORDINATION: FENCING, BARRICADES, TEMP. FACILITIES
- SELECTIVE DEMOLITION ADJACENT TO OCCUPIED SPACES
- CONSTRUCTION LAYDOWN IN CENTER OF SITE IS CHALLENGING AND DISRUPTING

REVIEW

- **OPTION 3 – FUTURE EXPANSION**
- **OPTION 4 – PHASED ADD / RENO @ H.S.**
- **SITE CHALLENGES**
- **BUDGET COMPARRISON**
- **DESIGN / CONSTRUCTION SCHEDULE**

BUDGET COMPARRISON



OPTION 3a



OPTION 4

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

OPTION 3b

IS & HS New Construction - Site 2	\$63.8 M - \$69.3 M
IS Repurpose	\$2.8M - \$3.1M
HS Repurpose	\$8.8M - \$9.7M
	\$75.9 M - \$83.2 M

OPTION 4

IS & HS Add / Reno - Phased	\$75.5 M - \$84.1 M
IS Repurpose	\$4.4M - \$4.7M
	\$79.9 M - \$88.8 M

OPTION 3b



REVIEW

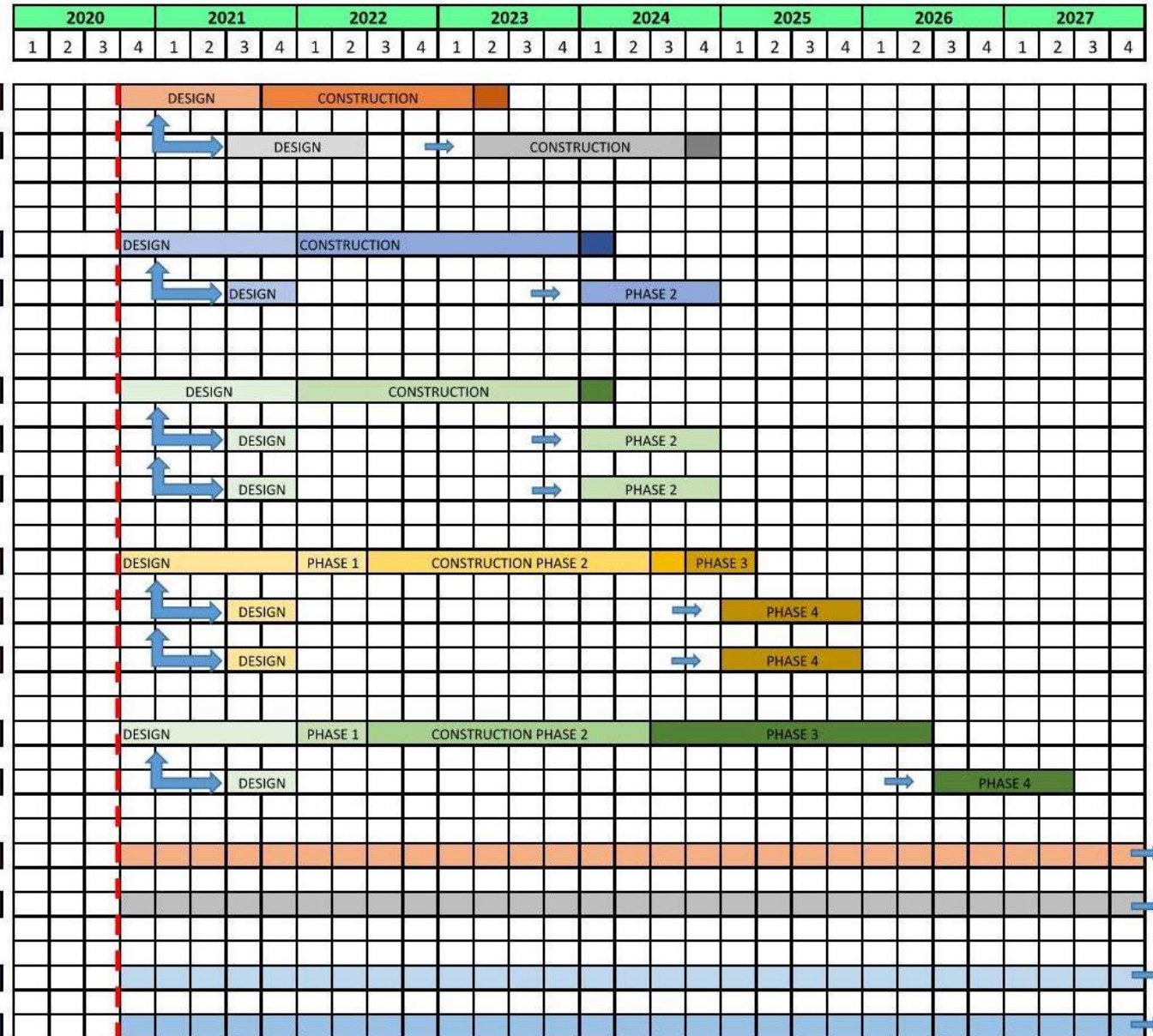
- **OPTION 3 – FUTURE EXPANSION**
- **OPTION 4 – PHASED ADD / RENO @ H.S.**
- **SITE CHALLENGES**
- **BUDGET COMPARRISON**
- **DESIGN / CONSTRUCTION SCHEDULE**

Based upon the potential timeline, (whether recommended or not) current financial market conditions and estimated construction costs, Pequea Valley School District has the ability to complete each of the recommended projects.

DESIGN / CONSTRUCTION SCHEDULE

Preliminary Project Timeline

PROJECT	BUDGET
OPTION 1	
Intermediate School Add / Reno	\$21.5 M - \$23.2 M
High School Add / Reno	\$49.2 M - \$53.1 M
	\$70.7 M - \$76.3 M
OPTION 2	
IS & HS Add Reno	\$55.5M - \$62.7M
IS Repurpose	\$9.4 M - \$10.5M
	\$64.9 M - \$73.2 M
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
OPTION 3b	
IS & HS New Construction - Site 2	\$63.8 M - \$69.3 M
IS Repurpose	\$2.8M - \$3.1M
HS Repurpose	\$8.8M - \$9.7M
	\$75.9 M - \$83.2 M
OPTION 4	
IS & HS Add / Reno - Phased	\$75.5 M - \$84.1 M
IS Repurpose	\$4.4M - \$4.7M
	\$79.9 M - \$88.8 M
Intermediate School Maintenance (2 - 10 Years)	\$14.9M - \$17.1M
High School Maintenance (2 - 10 Years)	\$22.9M - \$25.5M
	\$37.8 M - \$42.6 M
Paradise Elementary School Maintenance (2 - 10 Years)	\$1.2M - \$1.4M
Salisbury Elementary School Maintenance (2 - 10 Years)	\$2.8M - \$3.5M
	\$4 M - \$4.9 M





Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

www.cra-architects.com