



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY  
SCHOOL DISTRICT  
COMMITTEE MEETING**  
SEPTEMBER 29<sup>TH</sup>, 2020

## REVIEW

- **PROGRESS TO DATE**
- **EXISTING CONDITIONS / COST TO MAINTAIN**
- **OVERVIEW OF OPTIONS**

## NEW

- **NEXT STEPS / THE PROCESS FOR PROGRESS**

# PROGRESS TO DATE

- April 11, 2019 – Board Approves Feasibility Study
- May 10 – July 10, 2019 – Building Assessments
- August 15, 2019 – Steering Committee
- August 26, 2019 – Steering Committee
- September 3, 2019 – Board Committee
- September 10, 2019 – Visual Listening Exercise
- September 11, 2019 – Steering Committee
- September 24, 2019 – Steering Committee
- October 1, 2019 – Board Committee
- October 29, 2019 – Steering Committee
- November 4, 2019 - PVSD Mass Customized Learning Day
- November 20, 2019 – Steering Committee
- December 3, 2019 – Board Committee
- January 13, 2020 – Steering Committee
- February 11, 2020 – Steering Committee
- March 12, 2020 – Board Committee
- September 29, 2020 – Board Committee



Visual Listening Exercise – Sept. 10, 2019

An input intensive process, listening to all stakeholders including students, teachers, administrators, and board members.

# PROGRESS TO DATE

STEP 1



Define Goals

Educational Visioning  
Financial  
Guiding principles  
Indicators of quality  
Establish benchmarks

STEP 2



Information Gathering

Building Capacity Analysis  
Enrollment Analysis  
Facility Assessments  
Utility cost history  
Current Use of Space  
Program  
Existing Documents

STEP 3



Analyze Data

Space analysis  
Energy modeling  
Benchmarking  
Educational adequacy  
Program Compliance  
Right sizing the box

STEP 4



Develop Options

Infrastructure improvements  
Educational improvements  
Community Use  
Cost Estimating  
Operational Savings  
Phasing  
Prioritize Projects

STEP 5



Recommendations

Short and Long Term  
Planning  
Final report

Option Selection

9/29/2020

- (4) Building Assessments
- (9) Steering Committee Meetings
- (1) Visual Listening Session
- (5) Board Presentations

An input intensive process, listening to all stakeholders including students, teachers, administrators, and board members.

## REVIEW

- PROGRESS TO DATE
- EXISTING CONDITIONS / COST TO MAINTAIN
- OVERVIEW OF OPTIONS

## NEW

- NEXT STEPS / THE PROCESS FOR PROGRESS

### Intermediate School Options

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 14,895,826	\$ 17,078,409	96,200

### High School Options

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 22,883,688	\$ 25,437,010	145,900

### Paradise Elementary School

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 1,230,035	\$ 1,453,678	92,000

### Salisbury Elementary School

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 2,846,098	\$ 3,498,187	142,698

- Facilities Conditions will require expenditures in the next 2-10 years.
- Existing renovation scope includes required code and limited finish upgrades.
- Site costs are not included but broken out as separate line items and require verification with municipality.
- No Program changes – Maintenance only

## Intermediate School Options

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 14,895,826	\$ 17,078,409	96,200

## High School Options

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 22,883,688	\$ 25,437,010	145,900

**\$37,779,514**

**\$42,515,419**

- No Program changes – Maintenance only
- Major expenses include
  - Electrical equipment
  - Mechanical Units
  - Plumbing systems including pipes
  - Roof replacement
  - ADA improvements



Pequea Valley SD  
High School / Intermediate School

## Paradise Elementary School

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 1,230,035	\$ 1,453,678	92,000

## Salisbury Elementary School

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		
	PROJECT OPTION	RANGE		EXISTING SF
	Facility Conditions (2-10 years)	\$ 2,846,098	\$ 3,498,187	142,698

**\$4,076,133**

**\$4,951,865**



Paradise Elementary



Salisbury Elementary

- **Paradise Elementary**
  - Site element repairs / upgrades
  - Building maintenance
  - Maintain HVAC systems
  - Upgrade lighting to LED fixtures
- **Salisbury Elementary**
  - Building repairs / upgrades
  - Maintain / Replace HVAC systems
  - Upgrade lighting to LED fixtures

## REVIEW

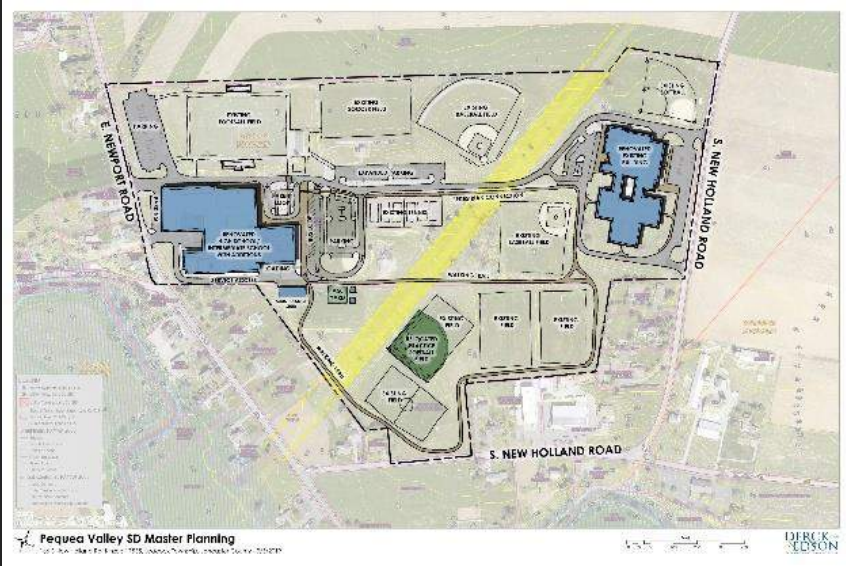
- PROGRESS TO DATE
- EXISTING CONDITIONS / COST TO MAINTAIN
- OVERVIEW OF OPTIONS

## NEW

- NEXT STEPS / THE PROCESS FOR PROGRESS

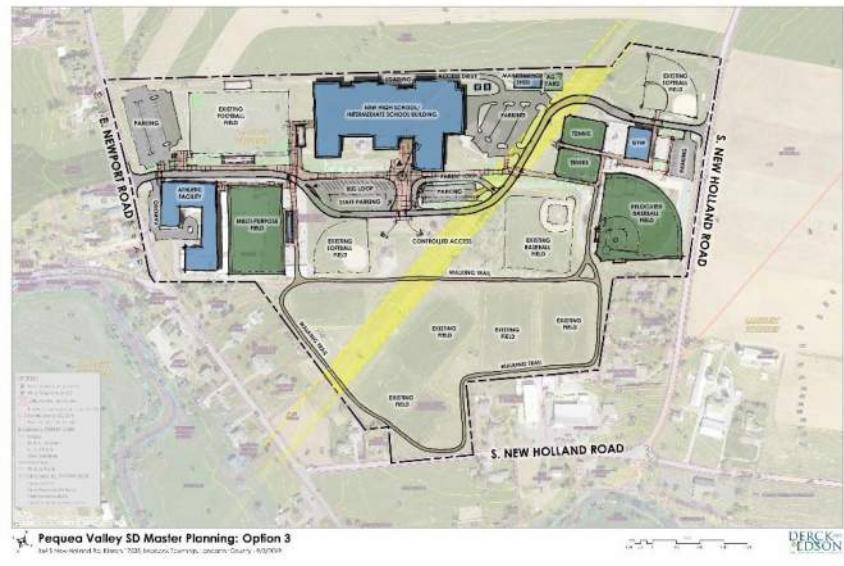
# OPTION 1

## SEPARATE IS & HS – ADD / RENO



# OPTION 3a

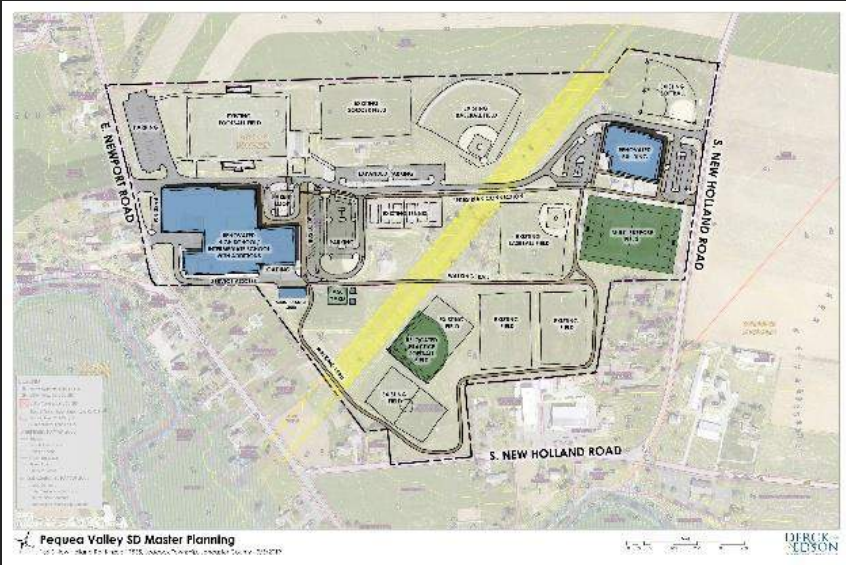
## IS & HS – NEW SITE 1



# OPTION SUMMARY

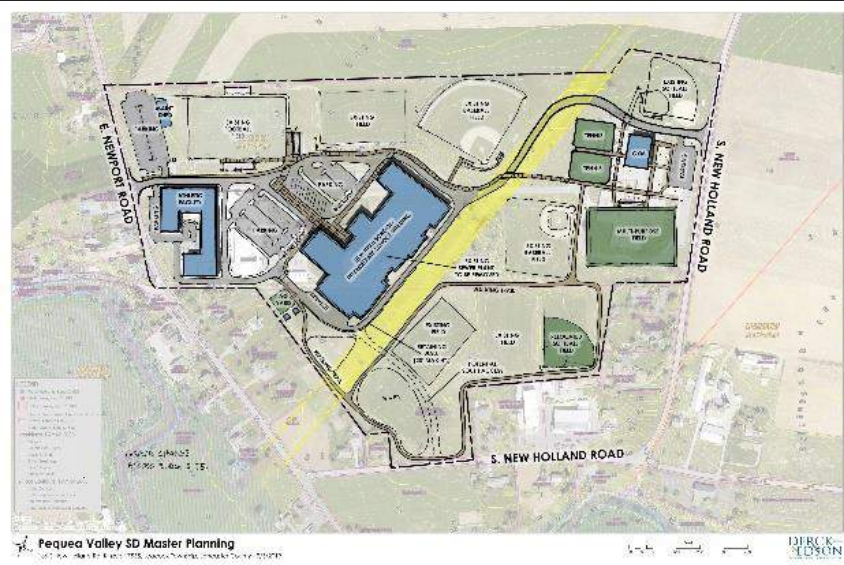
# OPTION 2

## IS / HS – ADD / RENO



# OPTION 3b

## IS & HS – NEW SITE 2





**OPTION 1**



**OPTION 3a**

PROJECT	BUDGET
<b>OPTION 1</b>	
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
<b>OPTION 2</b>	
IS & HS Add Reno	\$55.5M - \$62.7M
IS Repurpose	\$9.4 M - \$10.5M \$64.9 M - \$73.2 M
<b>OPTION 3a</b>	
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
<b>OPTION 3b</b>	
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
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

# RECOMMENDED OPTION

**OPTION 2**



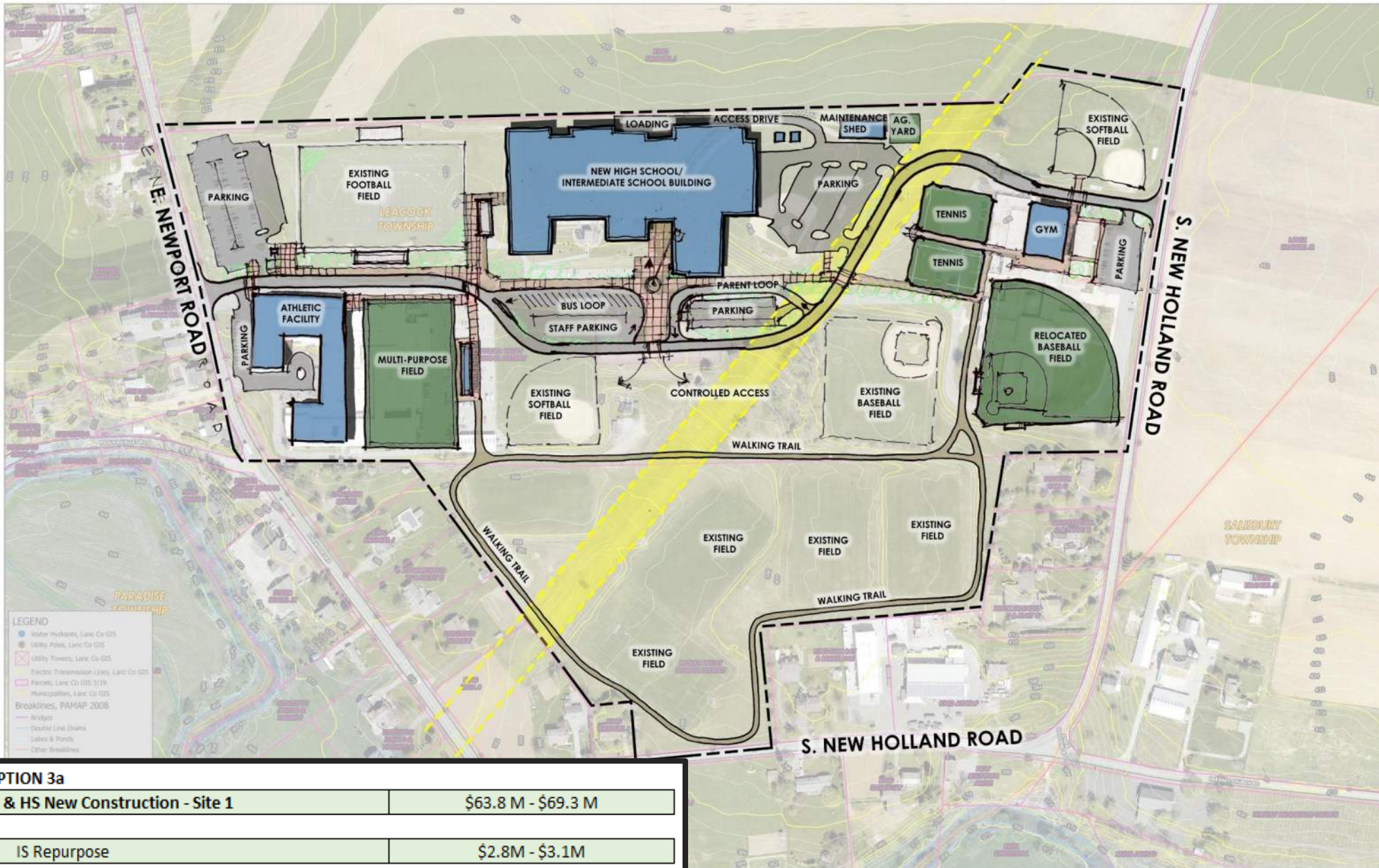
**OPTION 3b**



NEW CONSTRUCTION BUILDINGS ARE TYPICALLY 15% MORE ENERGY EFFICIENT THAN RENOVATED BUILDINGS

**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 (AUDITORIUM, PLANETARIUM, ETC.)
6. NEW VS RENOVATED BUILDING WITH PHASED CONSTRUCTION
7. MAXIMIZE SPORTS FACILITIES



**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
	<b>\$75.4 M - \$82.2 M</b>

## REVIEW

- **PROGRESS TO DATE**
- **EXISTING CONDITIONS / COST TO MAINTAIN**
- **OVERVIEW OF OPTIONS**

## NEW

- **NEXT STEPS / THE PROCESS FOR PROGRESS**





Pequea Valley School District

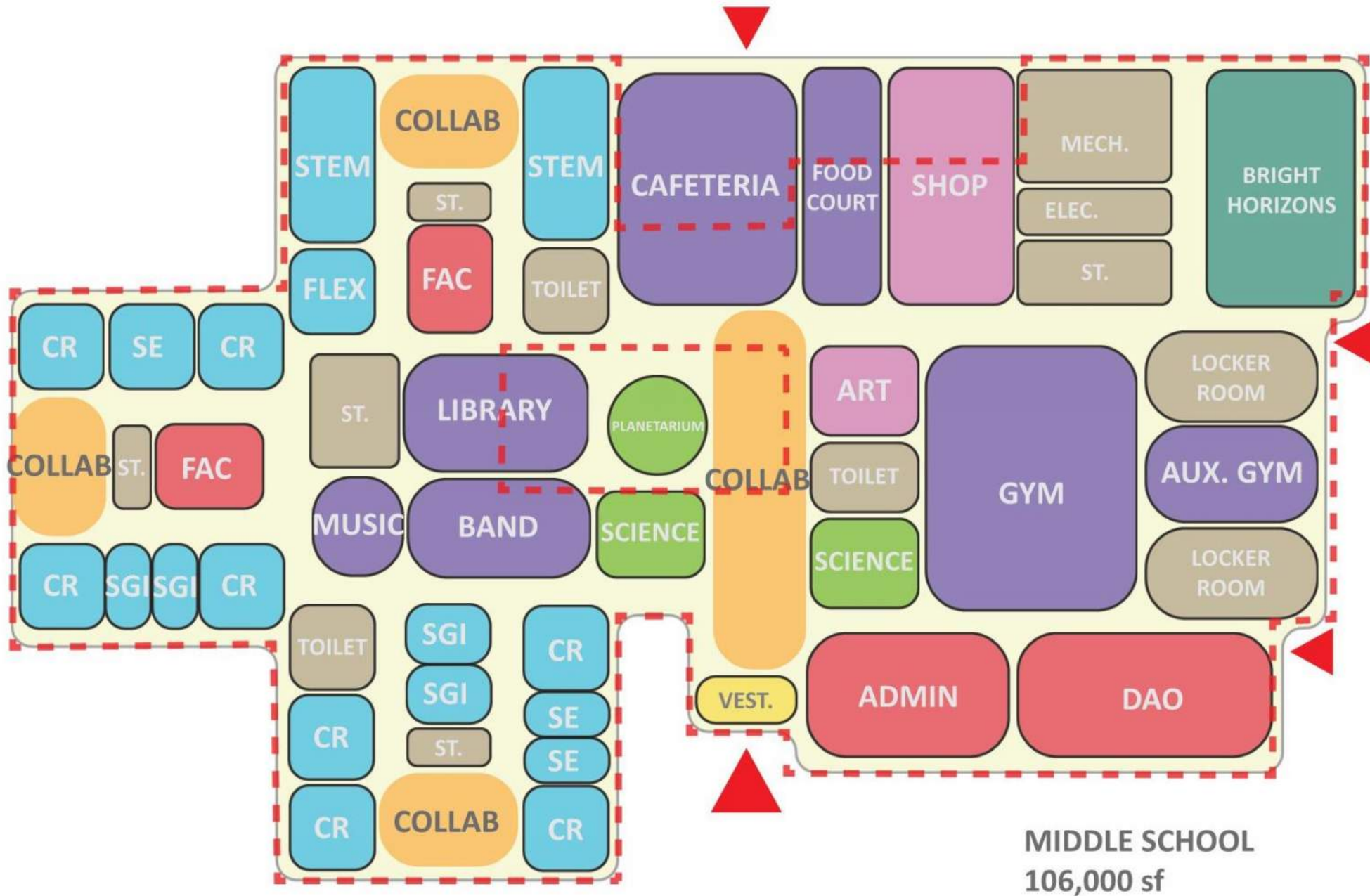
*Where Each Learner Counts*



Crabtree, Rohrbaugh & Associates

[www.cra-architects.com](http://www.cra-architects.com)

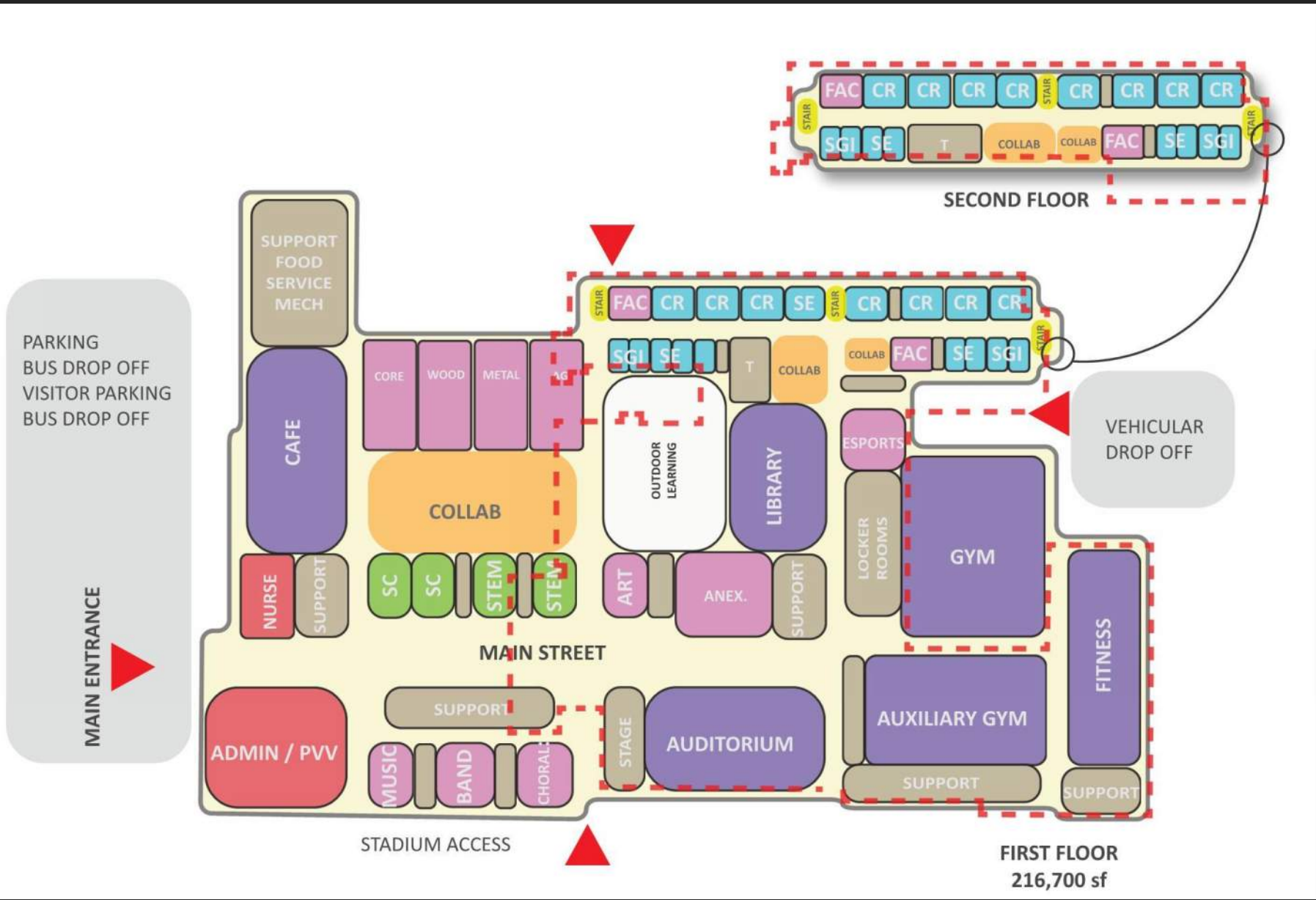




**OPTION 1**

**INTERMEDIATE SCHOOL - ADD / RENO**

- CLASSROOM GRADE LEVELS WITH COLLAB. SPACES
- STEM AND SCIENCE ZONES WITH COLLAB. SPACES
- UPGRADED BUILDING SYSTEMS
- SECURE 3<sup>RD</sup> PARTY DAYCARE PROGRAM



**OPTION 1**

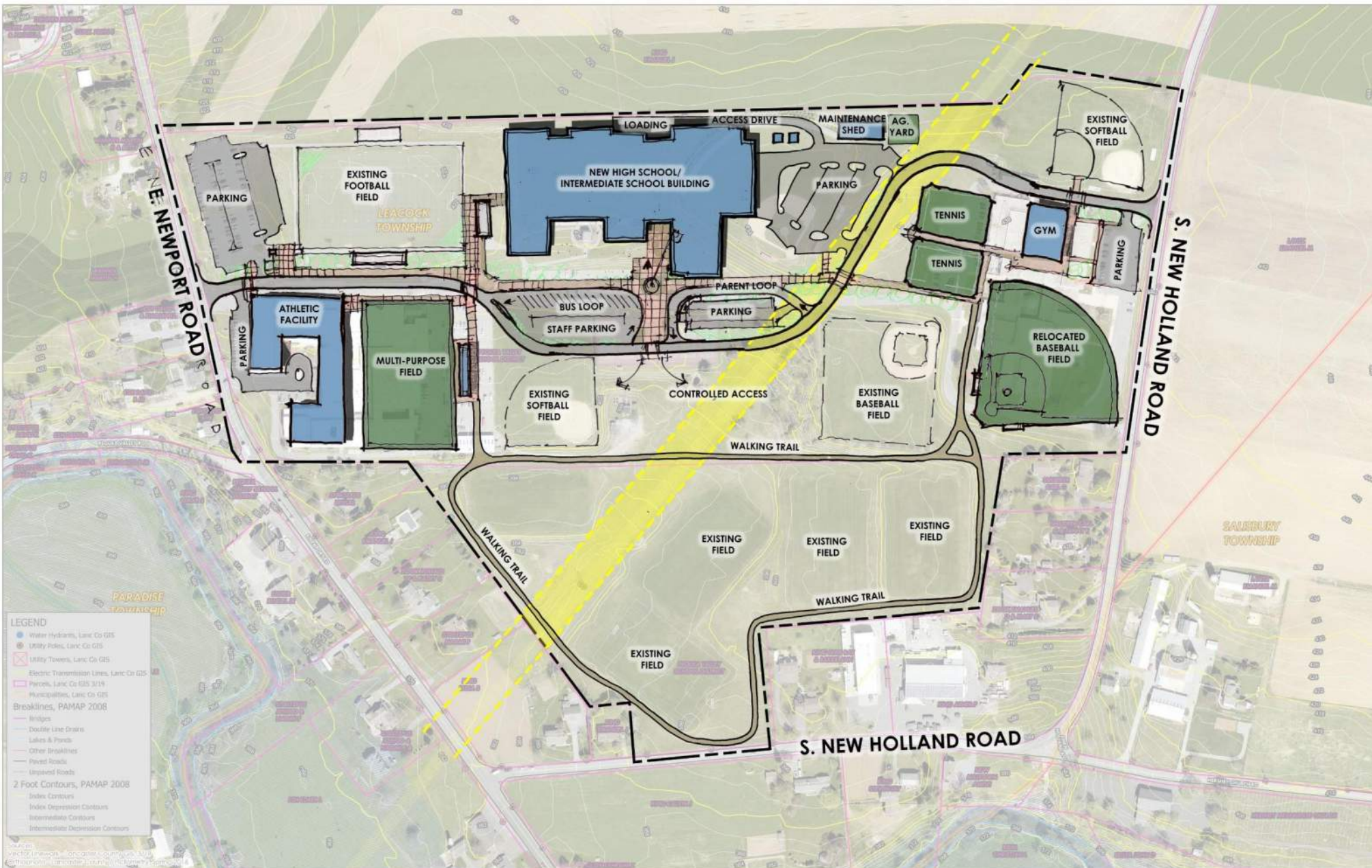
**HIGH SCHOOL –  
ADD / RENO**

- CLASSROOM GRADE LEVELS WITH COLLAB. SPACES
- STEM AND SCIENCE ZONES WITH COLLAB. SPACES
- COLLISION SPACE FOR CROSS DISCIPLINE LEARNING
- MEET PROGRAM NEEDS – MOST ADJACENCIES MET
- UPGRADED BUILDING SYSTEMS









## OPTION 3a

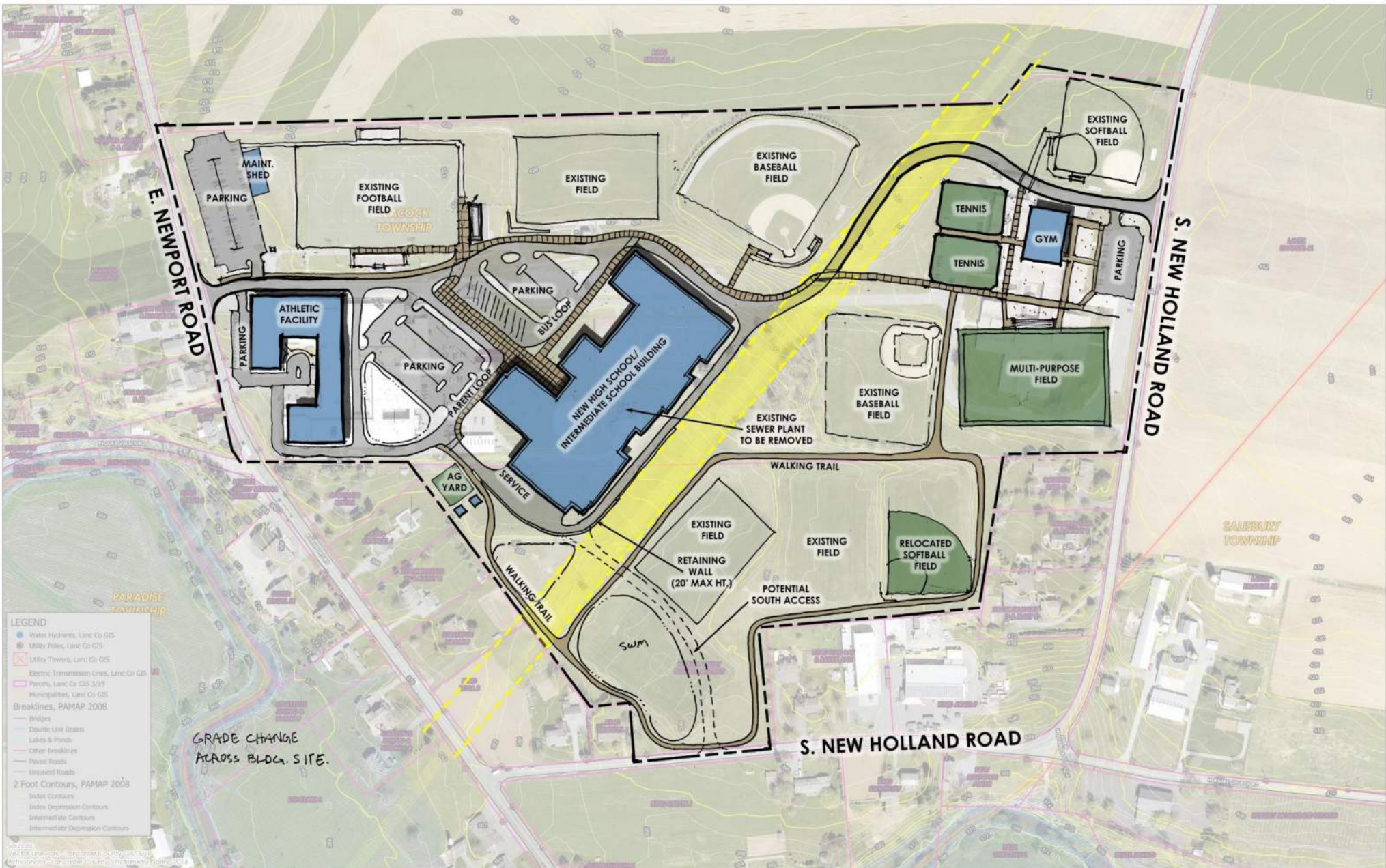
### IS & HS NEW CONST.

#### PRO'S

- NO PHASED BUILDING CONSTRUCTION
- NEW CONSTRUCTION
- MAXIMIZE SPORTS FACILITIES
- CENTRALLY LOCATED ON SITE FOR SPORTS ACCESS
- IMPROVED DROP-OFF LOOPS BUS/CAR

#### CON'S

- NO DIRECT CONNECTION TO FITNESS
- REQUIRES MOVING BASEBALL



**OPTION 3b**

**IS & HS**  
**NEW CONST.**  
**ALTERNATE**  
**LOCATION**

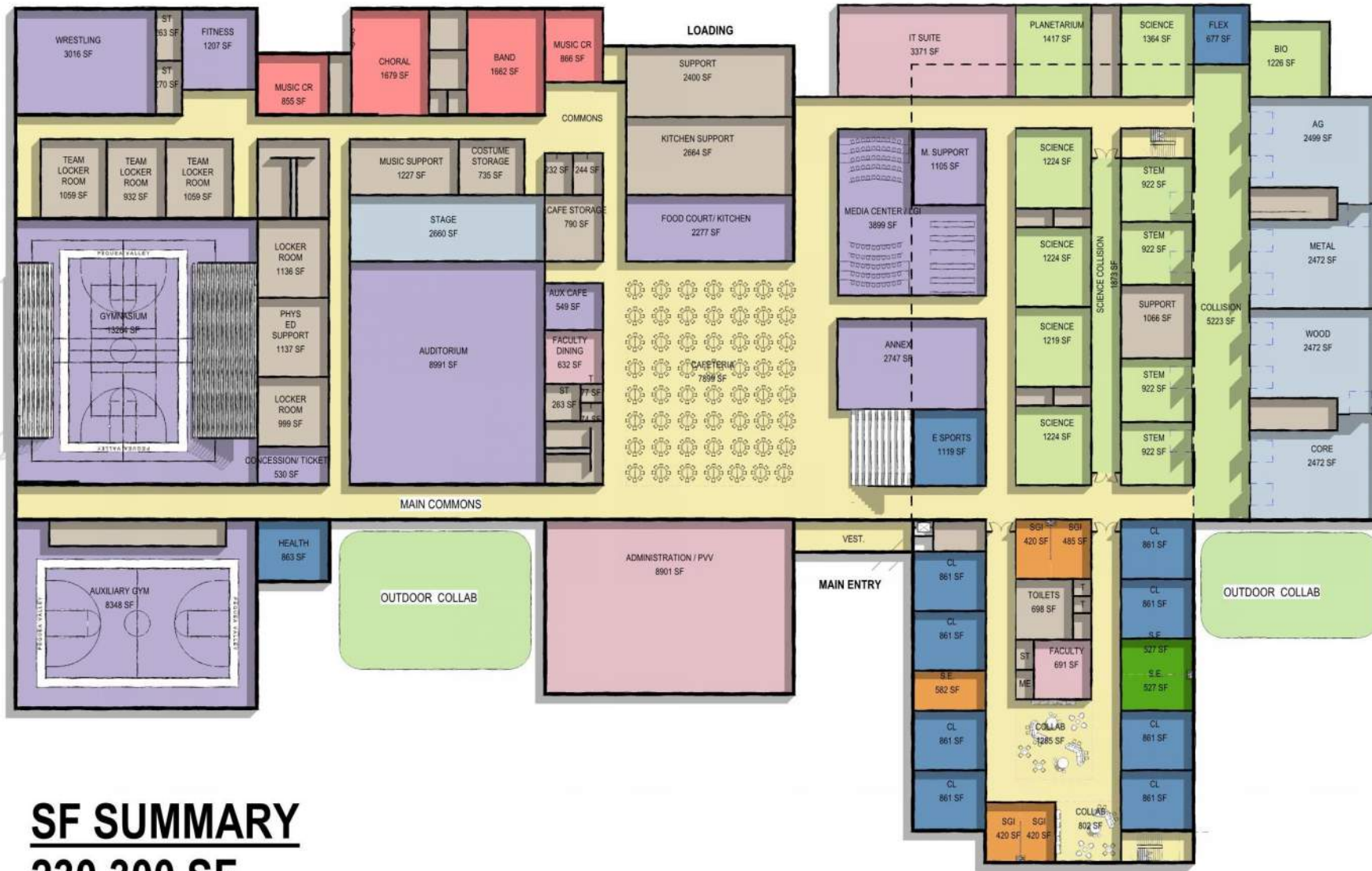
**PRO'S**

- NEW CONSTRUCTION
- IMPROVED DROP-OFF  
LOOPS BUS/CAR

**CON'S**

- PHASED  
CONSTRUCTION
- INTERRUPTS EXISTING  
SEWER TREATMENT
- FIELDS REMOTE FROM  
SCHOOL AND ATHLETIC  
FACILITY
- SLOPING SITE, GRADE  
CHANGE IN BUILDING  
LEVEL
- NO FUTURE EXPANSION





**SF SUMMARY**  
**230,300 SF**

**11<sup>TH</sup> & 12<sup>TH</sup>**

**7<sup>TH</sup> & 8<sup>TH</sup>**

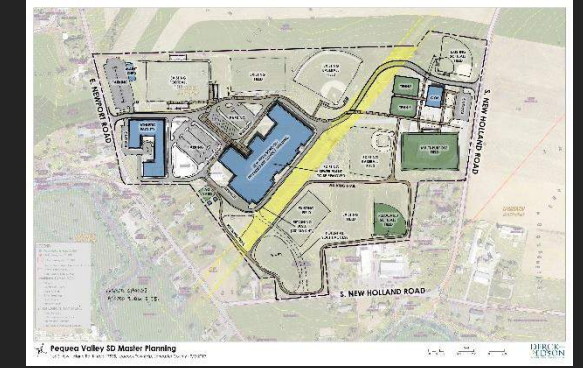
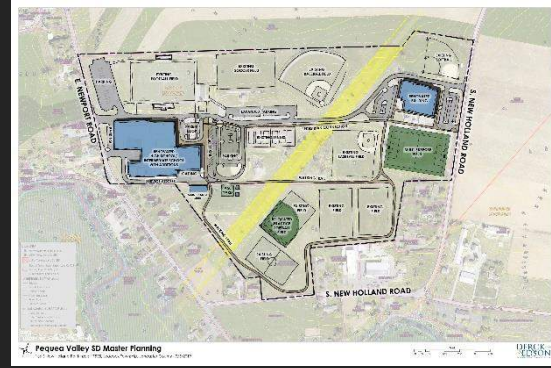
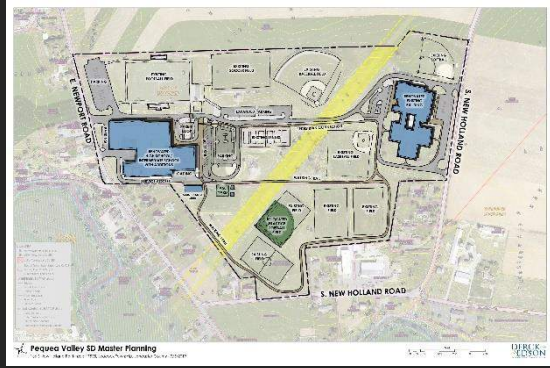


**9<sup>TH</sup> & 10<sup>TH</sup>**





# SPORTS FACILITIES



## OPTION 1 IS & HS – ADD / RENO

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

## OPTION 2 IS / HS – ADD / RENO

- (1) MAIN GYM
- (3) 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

## OPTION 3a IS & HS – NEW SITE 1

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

Preliminary Project Timeline

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

PROJECT	BUDGET
<b>OPTION 1</b>	
Intermediate School Add / Reno	\$21.5 M - \$23.2 M
High School Add / Reno	\$49.2 M - \$53.1 M
	<b>\$70.7 M - \$76.3 M</b>
<b>OPTION 2</b>	
IS & HS Add Reno	\$55.5M - \$62.7M
IS Repurpose	\$9.4 M - \$10.5M
	<b>\$64.9 M - \$73.2 M</b>
<b>OPTION 3a</b>	
IS & HS New Construction - Site 1	\$63.8 M - \$69.3 M
IS Repurpose	\$2.8M - \$3.1M
HS Repurpose	\$8.8M - \$9.7M
	<b>\$75.4 M - \$82.2 M</b>
<b>OPTION 3b</b>	
IS & HS New Construction - Site 2	\$63.8 M - \$69.3 M
IS Repurpose	\$2.8M - \$3.1M
HS Repurpose	\$8.8M - \$9.7M
	<b>\$75.9 M - \$83.2 M</b>
Intermediate School Maintenance (2 - 10 Years)	\$14.9M - \$17.1M
High School Maintenance (2 - 10 Years)	\$22.9M - \$25.5M
	<b>\$37.8 M - \$42.6 M</b>
Paradise Elementary School Maintenance (2 - 10 Years)	\$1.2M - \$1.4M
Salisbury Elementary School Maintenance (2 - 10 Years)	\$2.8M - \$3.5M
	<b>\$4 M - \$4.9 M</b>

