



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY  
SCHOOL DISTRICT  
BOARD MEETING**

**May 7, 2024**

- **UPDATED SITE DESIGN SOLUTION**
- **PHASING PLAN**
- **UPDATED FLOOR PLANS**
- **UPDATED ESTIMATE**
- **SCHEDULE**

# AGENDA





PARKING 28 SPACES  
(SUBJECT TO PENN DOT  
APPROVAL)

Scale: 1" = 40'  
Date: 10-1-2023  
Sheet: 18-0-0000



# PHASING PLAN

## PHASE 1

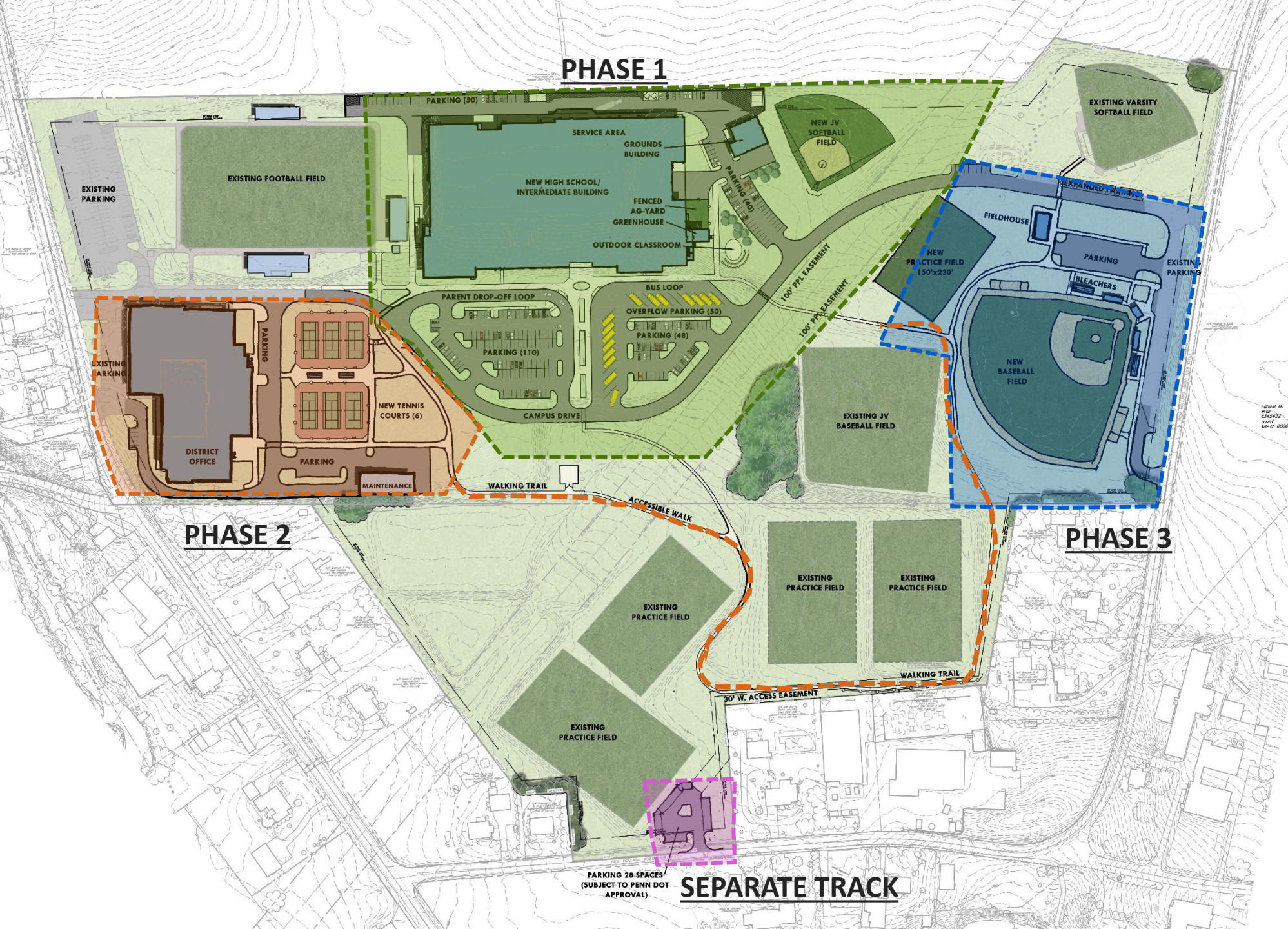
## PHASE 2

## PHASE 3

## SEPARATE TRACK

### POTENTIAL SAVINGS

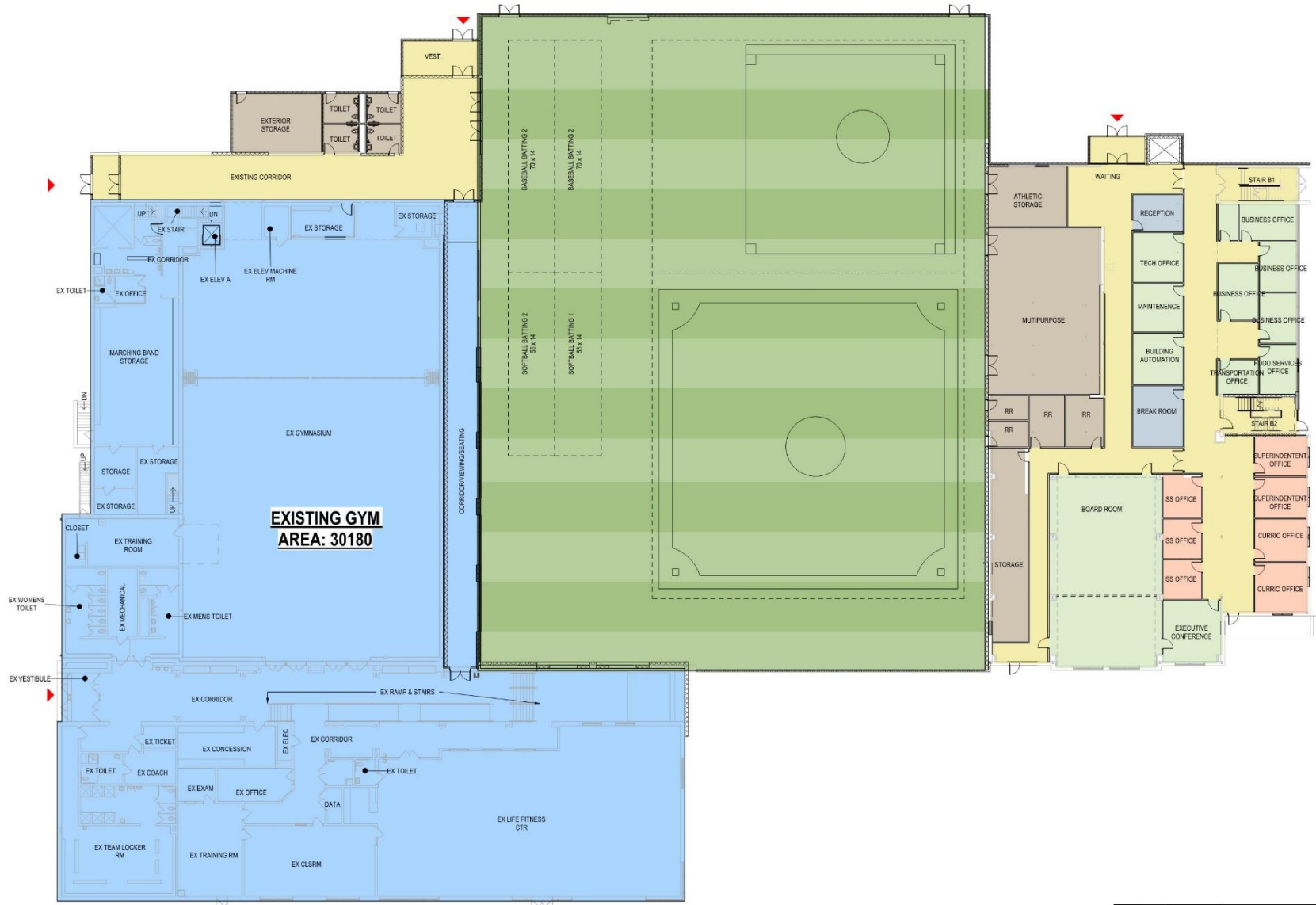
CONSTRUCT PHASES 2 & 3  
CONCURRENTLY



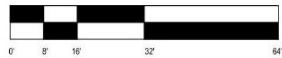
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Date: 10/1/2023  
Sheet: 18-0-0000

PARKING 28 SPACES  
(SUBJECT TO PENN DOT  
APPROVAL)



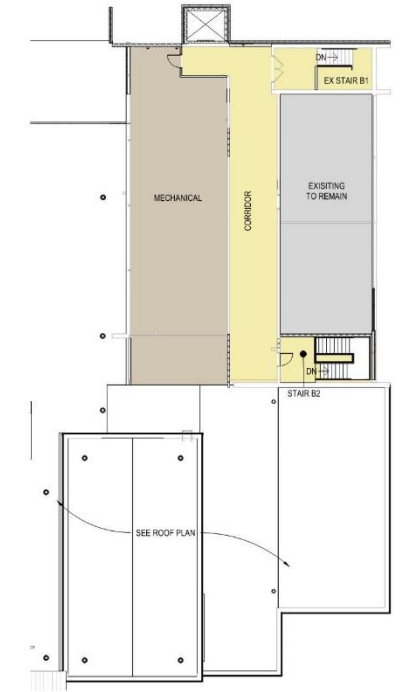


**EXISTING GYM**  
**AREA: 30180**



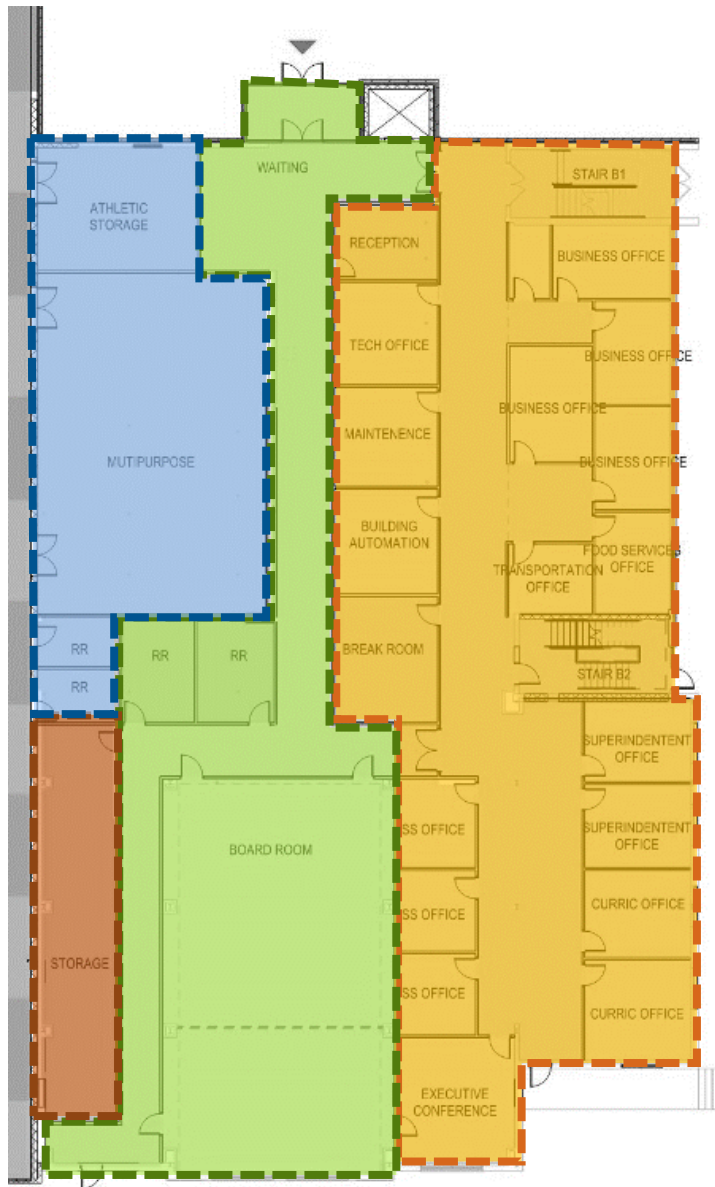
**FIRST FLOOR**

WIDTH RANGE: 75' – 100'  
LENGTH RANGE: 175' X 210'

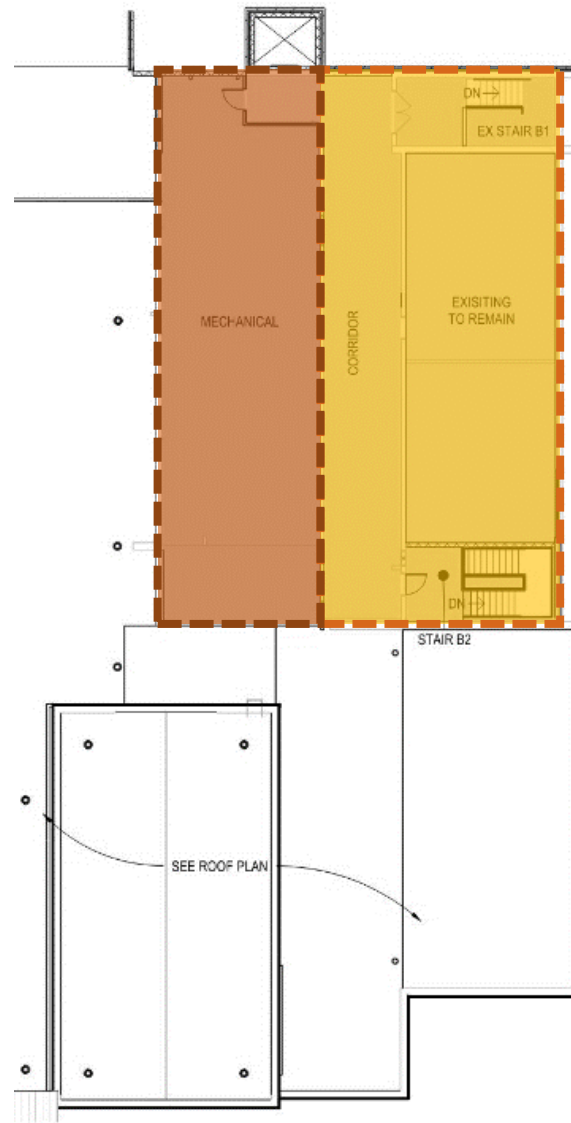


**2** OVERALL SECOND FLOOR PLAN  
A6.10 1/16" = 1'-0"





**SECOND FLOOR**

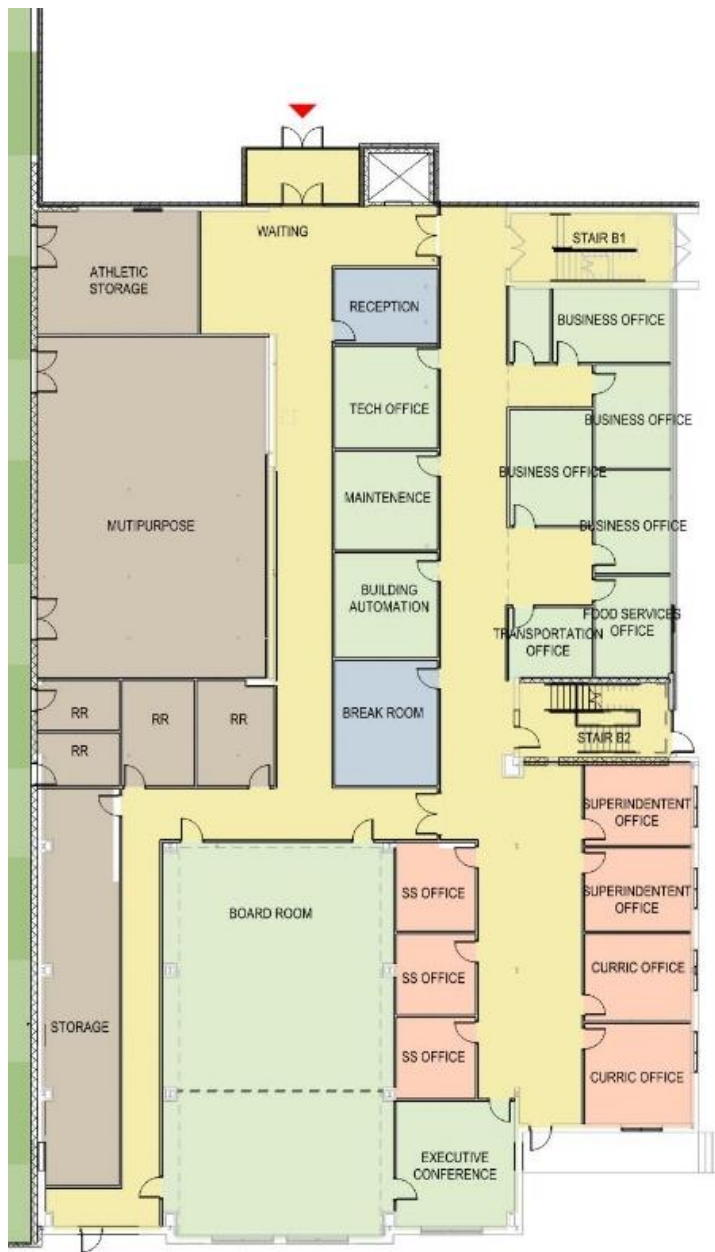


**FIRST FLOOR**

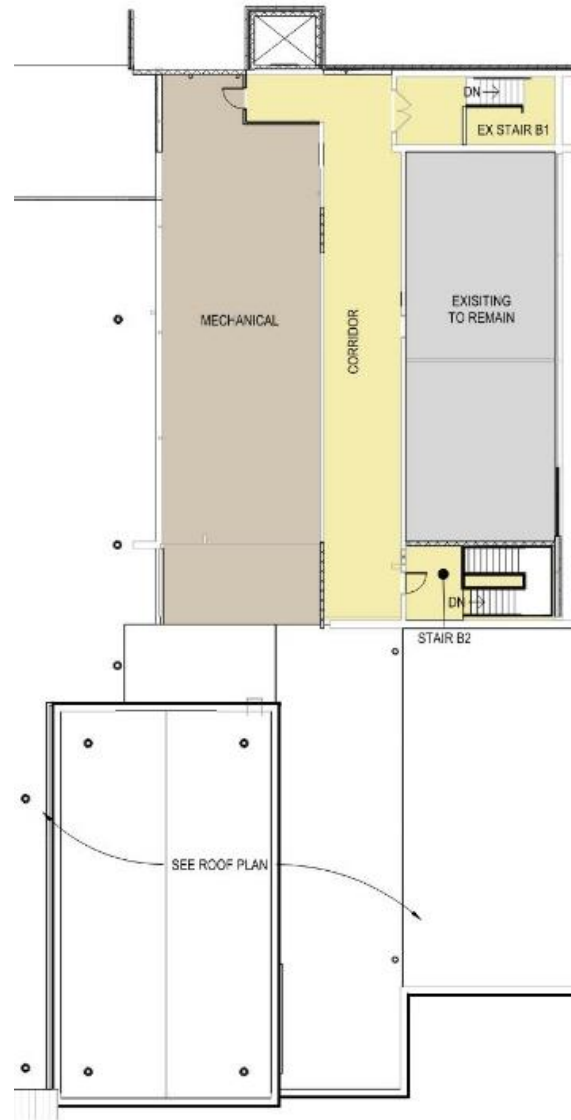


**SECOND FLOOR**

-  SECURE OFFICE
-  PUBLIC ACCESS / BOARD ROOM
-  ATHLETICS
-  MECH. / STORAGE



**FIRST FLOOR**



**SECOND FLOOR**

ESTIMATE OF PROBABLE COST

|   | <b>3/1/2022<br/>Update</b> |                          | <b>12/5/2023 Revised<br/>Design Solution</b> | <b>5/7/2024 Revised<br/>Design Solution</b> |
|---|----------------------------|--------------------------|--|---|
| <b>Total Building<br/>Construction Cost</b> | <b>\$ 15,920,000</b>       | <b>6% Inflation</b>      | <b>\$ 18,546,196</b>                         | <b>\$ 17,278,810</b>                        |
| <b>Site Work</b>                            | <b>\$ 1,500,000</b>        | <b>Budget<br/>Update</b> | <b>\$ 3,307,642</b>                          | <b>\$ 6,100,000</b>                         |
|   |                            |                          |  |   |
| <b>Total Project Costs</b>                  | <b>\$ 17,420,000</b>       |                          | <b>\$ 21,853,838</b>                         | <b>\$ 23,400,000</b>                        |
| <b>10% Estimating Range</b>                 |                            |                          | <b>\$ 24,039,222</b>                         | <b>\$ 25,740,000</b>                        |



# PRELIM. COST ESTIMATE

| <u>CONSTRUCTION COSTS</u>                    | <u>AREA</u>  | <u>5/07/24 Estimate</u>   |
|--|--------------|---------------------------|
| Demolition *                                 | (201,000 sf) | \$1,521,000               |
| High School Renovation                       | (20,650 sf)  | \$4,708,200               |
| MEP Only Renovation                          | (17,100 sf)  | \$1,881,000               |
| High School New Construction                 | (3,500 sf)   | \$1,085,000               |
| High School Turfed Structure                 | (30,600 sf)  | \$2,500,000               |
| High School Turf & Equipment                 |              | \$ 600,000                |
| Concessions / Restroom @ Baseball            |              | \$ 600,000                |
| Varsity Baseball Dugouts                     |              | \$ 75,000                 |
| Site Construction                            |              |                           |
| High School / Tennis Courts / Assoc. Site    |              | \$2,900,000               |
| Lower Field Walkway / Fencing / Improvements |              | \$ 200,000                |
| Baseball Field / Practice Field / Utilities  |              | \$2,850,000               |
| Site Lighting Budget (Walkway)               |              | \$ 150,000                |
| Estimating Contingency & Escalation          |              | \$1,239,563               |
| <b>CONSTRUCTION SUBTOTAL</b>                 |              | <b>\$20,309,763</b>       |
| <br>   |              |                           |
| <u>PROJECT RELATED SOFT COSTS</u>            |              |                           |
| Construction Related Soft Costs              |              | \$1,269,360               |
| Additional Soft Cost                         |              | \$1,596,589               |
| Furniture / Equipment Allowance              |              | \$ 203,098                |
| <b>SOFT COST SUBTOTAL</b>                    |              | <b>\$3,069,047</b>        |
| <br>   |              |                           |
| <b>TOTAL PROJECT COSTS</b>                   |              | <b>\$23,400,000 (+/-)</b> |
| <b>10% RANGE</b>                             |              | <b>\$25,740,000 (+/-)</b> |

DEDUCT ALTERNATE  
Seeding Baseball in lieu of Sod:  
(\$70,000)

\* Excludes Asbestos Abatement Costs







Pequea Valley School District

*Where Each Learner Counts*



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