



Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY SCHOOL DISTRICT

Conewago Township ES &
New Oxford ES

Project Update
August 5, 2024

AGENDA

1 Conewago Twp ES

2 New Oxford ES

3 Project Update

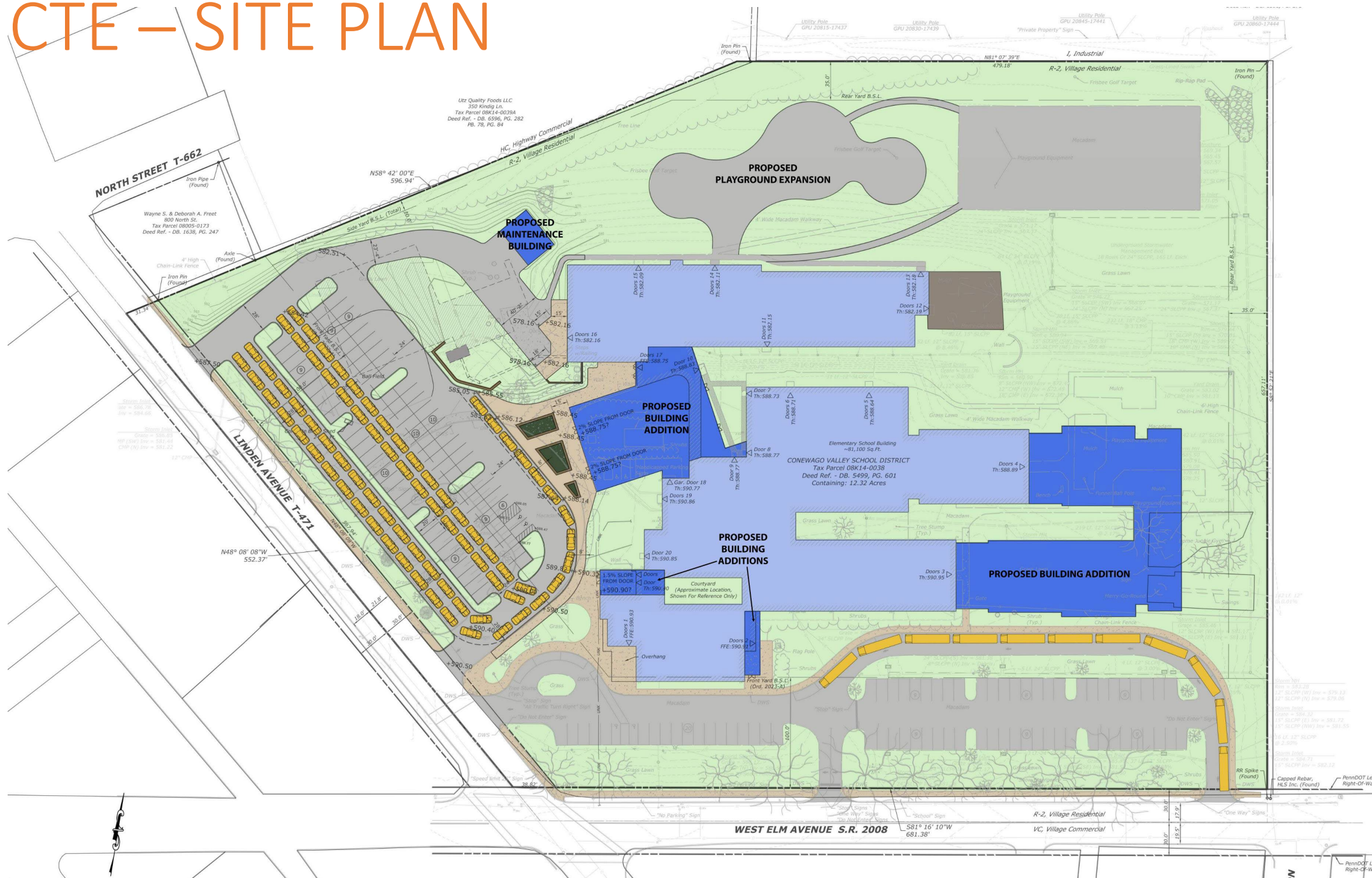
4 Next Steps



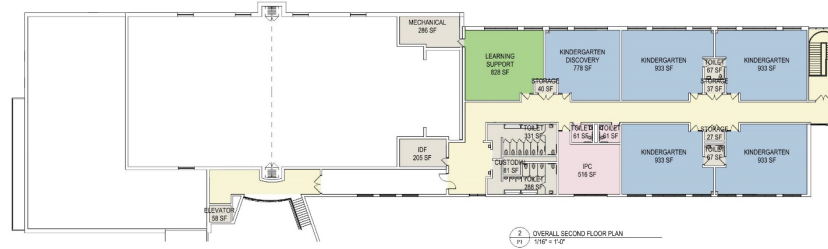
Conewago Township ES

Design Development

CTE – SITE PLAN



CTE – FLOOR PLAN



Floor Plan

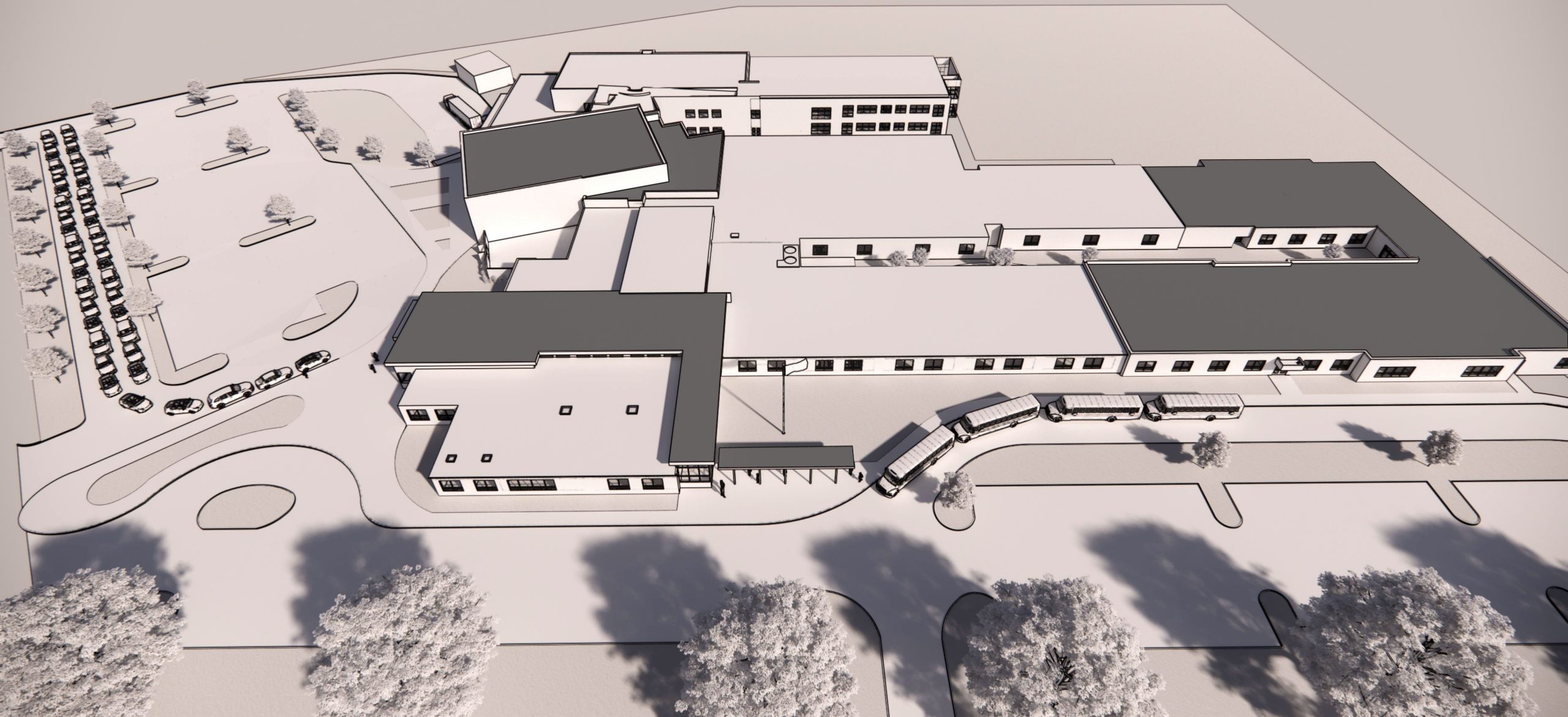
- General Classrooms
- Special Education
- Small Group Instruction
- Music
- Art
- Library/Cafeteria/Gymnasium
- Faculty
- Building Support



CTE – AERIAL VIEW



CTE – NEW ADDITIONS





CTE – MAIN ENTRANCE



CTE – NEW LOBBY



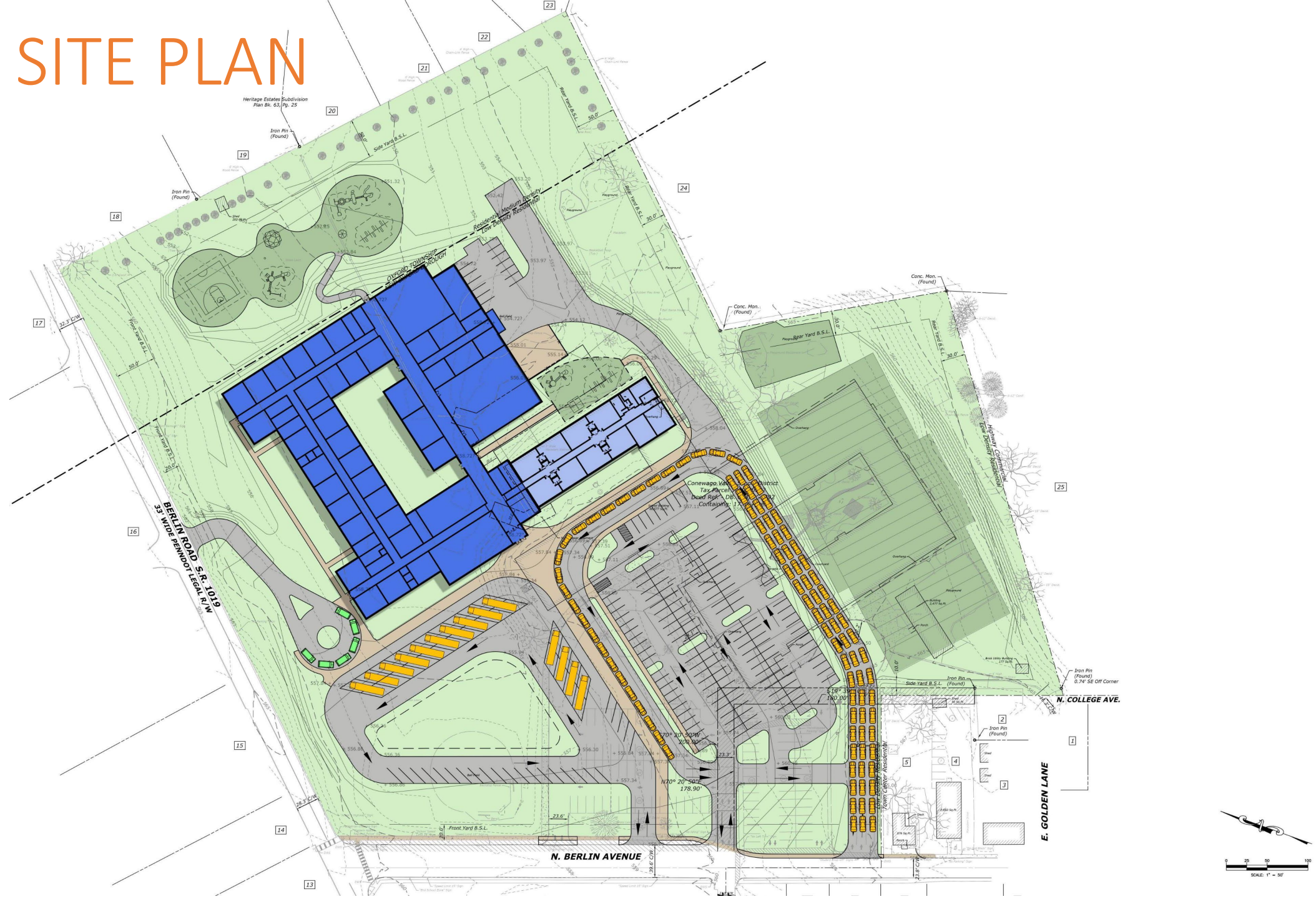
CTE – GYM LOBBY



New Oxford ES

Design Development

NOE – SITE PLAN



NOE – FLOOR PLAN

Floor Plan

- General Classrooms
- Special Education
- Small Group Instruct
- Music
- Art
- Library/Cafeteria/Gy
- Faculty
- Building Support





Project Update

Project Status Report & Estimate

ESTIMATE COMPARISON

Conewago Valley School District					
Conewago Township Elementary & New Oxford Elementary School Project Estimate					July 23, 2024
	SD Total Project Estimate		DD Total Project Estimate	Comparison	
1 CTE + NOE TOTAL PROJECT COSTS	\$ 78,853,754		\$ 87,293,457	\$ 8,439,703	
2 Conewago Township Elementary					
Date	11/29/2023		7/23/2024		
Building Square Footage	128468		130750	2,282	
GC \$	15,317,652		\$ 16,144,849		
HVAC \$	6,198,240		\$ 4,720,000		
PC \$	1,752,624		\$ 2,046,200		
ELEC \$	4,740,060		\$ 4,248,000		
2a STRUCTURE COST TOTAL	\$ 28,008,576		\$ 27,159,049	\$ (849,528)	
2b SITE WORK	\$ 750,000		\$ 3,000,000	\$ 2,250,000	
2c CONSTRUCTION SOFT COSTS	\$ 2,300,686		\$ 2,430,724		
Includes Construction Contingency, Permits, Testing & Inspection Fees					
2d SOFT COSTS	\$ 3,887,832		\$ 4,093,472		
Includes Architectural & Engineering Fees, Surveying, etc.					
2e CTE TOTAL PROJECT COSTS	\$ 34,947,094		\$ 36,683,245	\$ 1,736,150	
3 New Oxford Elementary					
Date	12/19/2023		7/23/2024		
Building Square Footage	108215		123800	15585	
GC \$	20,939,557		\$ 22,488,560		
HVAC \$	5,951,825		\$ 6,190,000		
PC \$	2,082,660		\$ 2,295,600		
ELEC \$	4,869,675		\$ 5,211,000		
3a STRUCTURE COST TOTAL	\$ 33,843,717		\$ 36,185,160	\$ 2,341,443	
3b SITE WORK	\$ 2,135,400		\$ 6,000,000	\$ 3,864,600	
3c CONSTRUCTION SOFT COSTS	\$ 2,893,329		\$ 3,080,645		
Includes Construction Contingency, Permits, Testing & Inspection Fees					
3d SOFT COSTS	\$ 5,034,213		\$ 5,344,408		
Includes Architectural & Engineering Fees, Surveying, etc.					
3e NOE TOTAL PROJECT COSTS	\$ 43,906,660		\$ 50,610,213	\$ 6,703,552	

CTE – COST ESTIMATE

Conewago Valley School District		Date: 07/08/2024
Conewago Township Elementary School	SF	COST ESTIMATE
Renovation Construction Costs	84,950 SF	\$ 12,653,925
Additions Construction Costs	45,800 SF	\$ 12,466,400
Site Construction Costs	LS	\$ 3,000,000
Escalation & Contingency	7.25%	\$ 2,038,724
Subtotal Construction Costs		\$ 30,159,049
Construction Soft Costs	3.5%	\$ 2,430,724
Total Construction Costs		\$ 32,589,772
Project Soft Costs		\$ 4,093,472
TOTAL PROJECT COSTS		\$ 36,683,245

PROJECT UPDATE - CTE

1. Continue with Design Development

- Faculty Meetings – September 2024

2. Interior Design Layouts – On-going

3. Civil Engineering due diligence:

- Traffic study – Completed
- Geotech – Completed

4. Land Development – On-going

5. Expand Design Professional Team:

- Structural Engineers – Barry Isett & Associates
- Food Service Consultant - On-going

CTE SCHEDULE

Jan 2024

Programming / Conceptual Design – *“Visioning”*

Feb – May 2024

Schematic Design – *“Exploration”*

June – Nov 2024

Design Development – *“Refinement”*

Act 34 Public Hearing

Dec 2024 – March 2025

Construction Documents – *“Preparation”*

Note:

- *Board Action required at end of each Design Phase*
- *Schedule is pending Municipal and Regulatory Agency Approvals*
- *Estimated Start of Construction in Spring 2025*

CTE PERMIT SCHEDULE



CONEWAGO VALLEY SCHOOL DISTRICT – CTE PERMIT/APPROVAL SCHEDULE

Tuesday, April 9th – Zoning Application Due to Twp.

Wednesday, May 1st – Zoning Hearing Board

Friday, May 10th – Submit Sketch Plan (Due Monday 5/13 by noon)

Thursday, June 6th - PC Meeting to Review Sketch Plan

Monday, June 17th - BOS Meeting to Review Sketch Plan

Wednesday, July 3rd – Submit LD Plans (Due Monday, July 8th by noon), Submit NPDES Application

Thursday, August 1st - PC Meeting #1 to review plans

August 5th – Receive ACCD Admin Comments (*assumes 20 days*)

August 21st – Resubmit ACCD Completeness/Admin comments

Friday, September 6th – Resubmit Revised LD Plans (due Monday, September 9th by noon)

September 19th – Receive ACCD Administrative Completeness Letter (*assumes 20 days*)

Thursday, October 3rd – PC Meeting #2 to review plans, conditional approval

October 31st – Receive ACCD Technical Review Comments (*assumes 30 days*)

November 15th – Resubmit ACCD Technical Comments

Monday, November 18th – BOS Meeting for Conditional Approval *assuming NPDES can be considered a condition*

January 15th – Receive ACCD 2nd round technical comments

January 24th – Final ACCD submission

February 14th – ACCD Issues NPDES Permit

February 15th – March 1st – Obtain signatures, escrows, agreements; record plans if BOS approval in place)

(March 17th – BOS Meeting for Final Approval if conditional not granted prior to NPDES)

(March 18th – March 31st – Obtain signatures, escrows, agreements; Record plans)

NOTES

Zoning apps due 3 weeks prior to 1st Wednesday of the month. Hearing to take place within 60 days of application.

Land development plan due 24 days in advance of meeting, due BY NOON

Zoning Board – 1st Wednesday of the month at 6pm

PC Meetings – 1st Thursday of the month at 6pm

BOS Meetings – 3rd Monday of the month at 6:30pm, workshop meetings start at 5:30pm except Sept-Dec. when they start at 5pm

1. Zoning Approval – Conewago Township

2. Land Development Plan (LDP) – Conewago Township

3. National Pollutant Discharge Elimination System (NPDES) – Adams County

CTE SCHOOL BOARD APPROVAL TIMELINE

Feb 2024

Approval of Conceptual Design

Nov 2024

Act 34 Maximum Building Construction Cost &
Total Project Cost based on Estimates

March 2025

Release Project for Public Bidding

April 2025

Approval of Intent to Award to low bid
Contractors

NOE – COST ESTIMATE

Conewago Valley School District		Date: 7/23/2024
New Oxford Elementary School	SF	COST ESTIMATE
Renovation Construction Costs	12,000 SF	\$ 3,317,000
Additions Construction Costs	111,800 SF	\$ 30,029,600
Site Construction Costs	LS	\$ 6,000,000
Escalation & Contingency	8.00%	\$ 3,147,728
Subtotal Construction Costs		\$ 42,494,328
Construction Soft Costs	4.5%	\$ 3,414,546
Total Construction Costs		\$ 45,908,874
Project Soft Costs		\$ 5,897,349
TOTAL PROJECT COSTS		\$ 51,806,223

PROJECT UPDATE - NOE

1. Start Design Development – On-going

- Faculty Meetings – Oct/Nov 2024

2. Civil Engineering due diligence:

- Traffic study – On-going
- Geotech – On-going

3. Expand Design Professional Team:

- Structural Engineers – Barry Isett & Associates
- Food Service Consultant - On-going

NOE SCHEDULE

Jan 2024

Programming / Conceptual Design – *“Visioning”*

Feb – Aug 2024

Schematic Design – *“Exploration”*

Sept 2024 – Mar 2025

Design Development – *“Refinement”*

Act 34 Public Hearing

Apr – July 2025

Construction Documents – *“Preparation”*

Note:

- *Board Action required at end of each Design Phase*
- *Schedule is pending Municipal and Regulatory Agency Approvals*
- *Estimated Start of Construction in Summer 2025*

NOE SCHOOL BOARD APPROVAL TIMELINE

Feb 2024

Approval of Schematic Design

Mar 2025

Act 34 Maximum Building Construction Cost &
Total Project Cost based on Estimates

June 2025

Release Project for Public Bidding

July 2025

Approval of Intent to Award to low bid
Contractors



Next Steps

Upcoming Tasks

NEXT STEPS

1. Civil Engineering due diligence:
 - NOE: Traffic study, Geotech, Zoning requirements
2. Determine Municipal Approval timeline to determine Project Schedule – NOE
3. Adams County / NPDES Review - CTE
4. Expand Design Professional Team: Food Service Consultant
Interior Design Meetings with faculty – CTE & NOE

Questions?



Crabtree, Rohrbaugh & Associates
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