



Crabtree, Rohrbaugh & Associates

# CONEWAGO VALLEY SCHOOL DISTRICT

Conewago Township ES

Project Update  
October 14, 2024

# AGENDA

1 Design Development

2 Project Update

3 Schedule Update

4 Next Steps



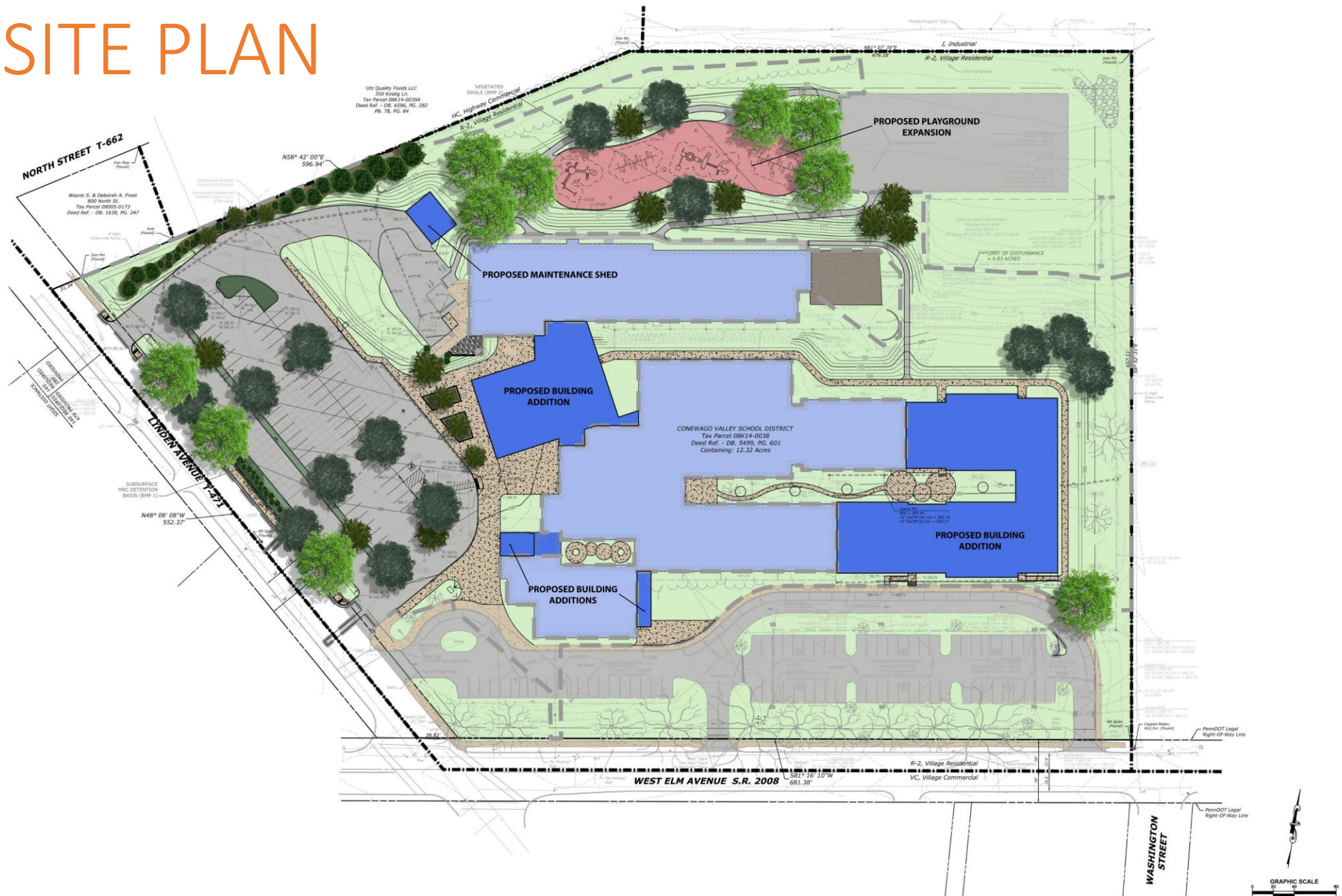


# Conewago Township ES

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 – Security & Supervision

1. Separation of Public Spaces from Academic Spaces
2. Review of Layered Security and Card Access locations
3. Building Security:
  - a. Visitor Access
  - b. Security System – Lock Down
  - c. After Hours Events
  - d. Fire Alarm System



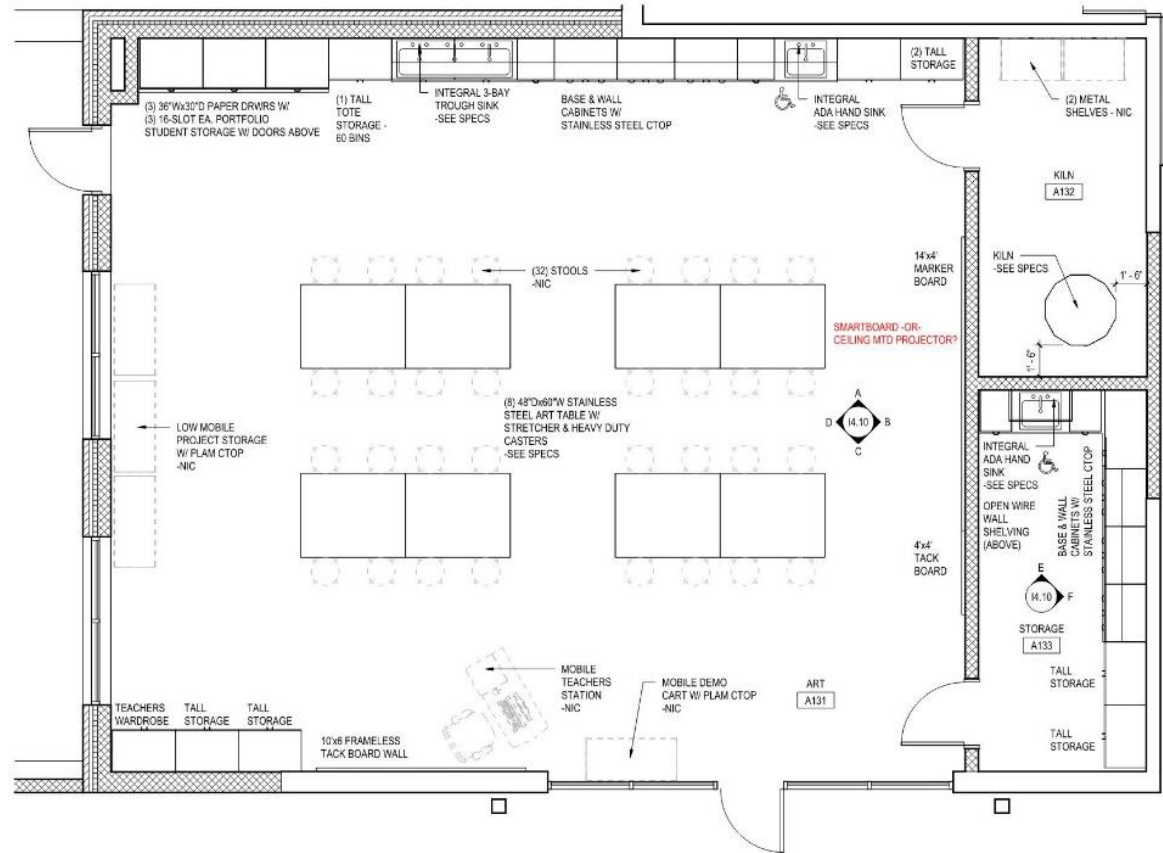




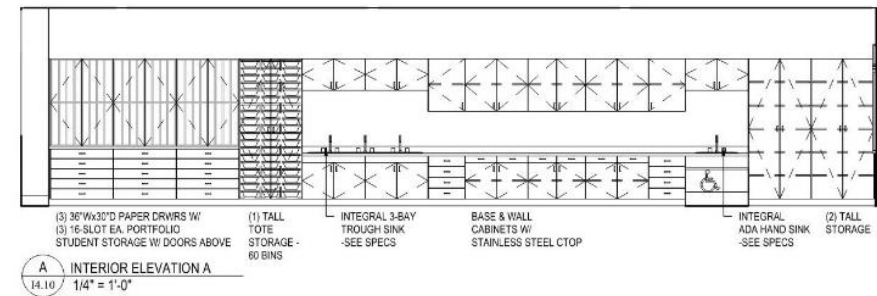
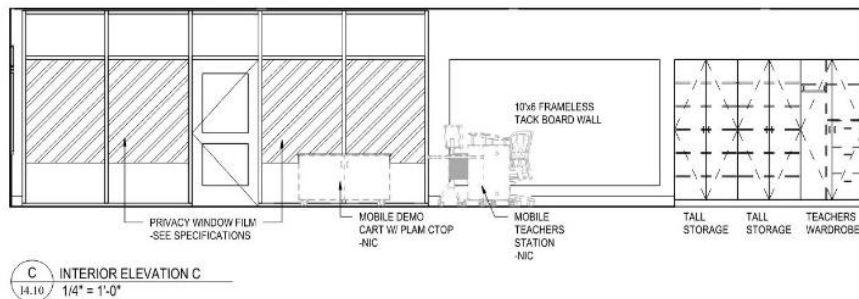
# CTE – Interiors Layout Examples

## 1. Second Round of Faculty Meetings to Review:

1. Classroom Layouts
2. Furniture Layouts & Equipment



1 ART  
14.10  
1/4" = 1'-0"



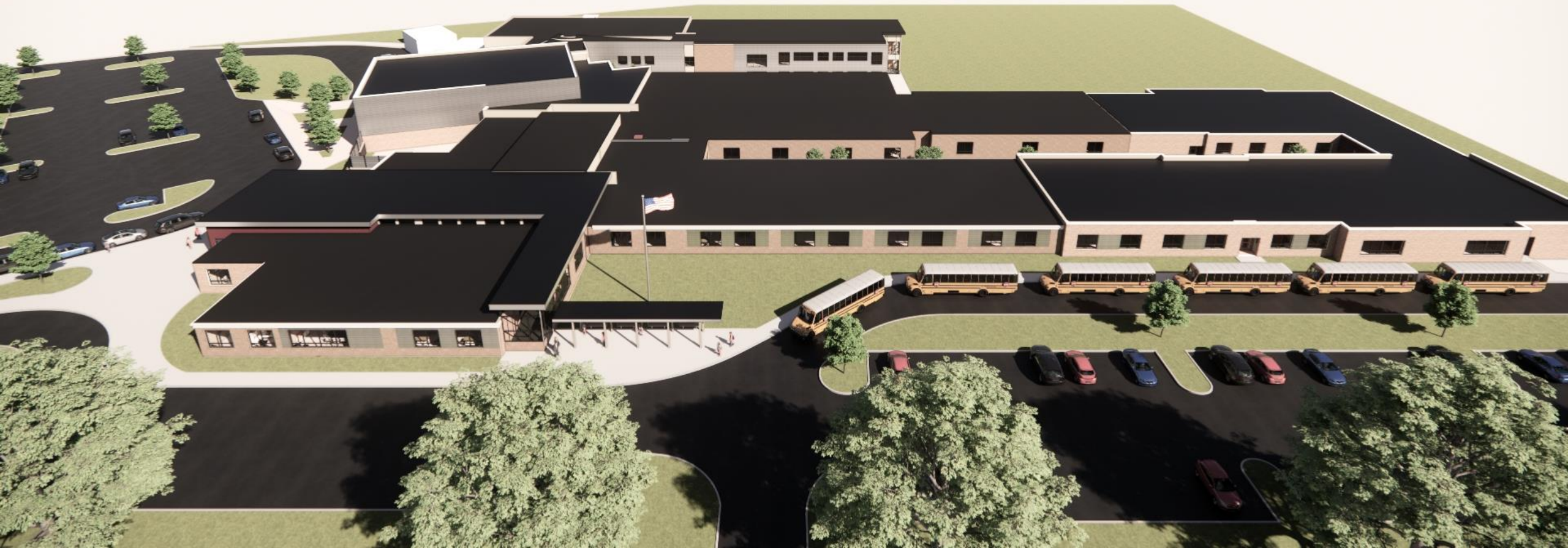


# CTE – NEW ADDITIONS





# CTE – NEW ADDITIONS









# Project Update

Project Status Report & Estimate



# PROJECT UPDATE - CTE

## 1. Continue with Design Development

- Faculty Meetings – September 2024 - **Completed**

## 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

1. Zoning Approval: Conewago Township - Completed
2. Land Development Plan (LDP): Conewago Township – In-Progress
3. National Pollutant Discharge Elimination System (NPDES): Adams County – In-Progress

Current Status



## CONEWAGO VALLEY SCHOOL DISTRICT – CTE PERMIT/APPROVAL SCHEDULE

Tuesday, April 9<sup>th</sup> – Zoning Application Due to Twp.

Wednesday, May 1<sup>st</sup> – Zoning Hearing Board

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

**Thursday, June 6<sup>th</sup>** - PC Meeting to Review Sketch Plan

**Monday, June 17<sup>th</sup>** - BOS Meeting to Review Sketch Plan

**Wednesday, July 3<sup>rd</sup>** – Submit LD Plans (Due Monday, July 8<sup>th</sup> by noon), Submit NPDES Application

**Thursday, August 1<sup>st</sup>** - PC Meeting #1 to review plans

August 5<sup>th</sup> – Receive ACCD Admin Comments (*assumes 20 days*)

August 21<sup>st</sup> – Resubmit ACCD Completeness/Admin comments

**Friday, September 6<sup>th</sup>** – Resubmit Revised LD Plans (due Monday, September 9<sup>th</sup> by noon)

September 19<sup>th</sup> – Receive ACCD Administrative Completeness Letter (*assumes 20 days*)

**Thursday, October 3<sup>rd</sup>** – PC Meeting #2 to review plans, conditional approval

October 31<sup>st</sup> – Receive ACCD Technical Review Comments (*assumes 30 days*)

November 15<sup>th</sup> – Resubmit ACCD Technical Comments

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

January 15<sup>th</sup> – Receive ACCD 2<sup>nd</sup> round technical comments

January 24<sup>th</sup> – Final ACCD submission

**February 14<sup>th</sup>** – ACCD Issues NPDES Permit

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

**(March 17<sup>th</sup>** – BOS Meeting for Final Approval if conditional not granted prior to NPDES)

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

### NOTES

*Zoning apps due 3 weeks prior to 1<sup>st</sup> 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 – 1<sup>st</sup> Wednesday of the month at 6pm*

*PC Meetings – 1<sup>st</sup> Thursday of the month at 6pm*

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

# CTE SCHOOL BOARD APPROVAL TIMELINE

**Feb 2024**

Approval of Conceptual Design

**Jan 2025**

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



# Next Steps

Upcoming Tasks



# CTE NEXT STEPS

1. Adams County / NPDES Review
2. Conewago Twp / LDP Conditional Approval
3. Food Service Consultant Agreement
4. Finalize Interior Design layouts with faculty
5. Board Resolution for Act 34 Maximum Building Construction Cost

# Questions?



Crabtree, Rohrbaugh & Associates  
[www.cra-architects.com](http://www.cra-architects.com)

# 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
<b>Subtotal Construction Costs</b>		<b>\$ 30,159,049</b>
Construction Soft Costs	3.5%	\$ 2,430,724
<b>Total Construction Costs</b>		<b>\$ 32,589,772</b>
Project Soft Costs		\$ 4,093,472
<b>TOTAL PROJECT COSTS</b>		<b>\$ 36,683,245</b>