



Chambersburg Area
School District

CASD BLUEPRINT

Guiding Coalition
Summary on Pillars

CASD

Early

Childhood

High Quality

Teachers

Career

Readiness

Resources for All

Accountability

Positive and Safe Environment



Crabtree, Rohrbaugh & Associates

Chambersburg Area School District

BOARD UPDATE
August 6, 2024

STUDY REQUIREMENTS



Projected Future Enrollment (10 Years)



Building Capacity vs Student Enrollment



Geographical & Population Overview



Educational Program Overview and Vision



Facility Conditions & Costs to Upgrade



Option Development and Analysis of Options

The Study has Established CASD School Utilization:



Falling Spring Elementary School (84%), New Franklin Elementary School (82%)

Chambersburg Area Senior High School (77%) with CAMS (60%),



Andrew Buchanan Elementary School (77%), Ben Chambers Elementary School (89%), Hamilton Heights Elementary School (90%), Thaddeus Stevens Elementary School (88%)

Chambersburg Area Middle School South (62%), Chambersburg Area Middle School North (65%)



Fayetteville Elementary School (95%), Grandview Elementary School (96%), Marion Elementary School (96%), Scotland Elementary School (101%), South Hamilton Elementary School (91%)

Guilford Hills Elementary School (59%), Lurgan Elementary School (42%)

When we were before the Board in June, we indicated that the next steps included answering the following two sets of questions:

Chambersburg Area School District Educational Vision

As the Chambersburg Area School District look towards the future, what academic and support programs does the district want to:

- keep?
- change?
- add?
- end?



Chambersburg Area School District Educational Vision

As the Chambersburg Area School District identifies the academic and support programs that meet the current and future needs of its students can those programs:

- be best located to meet student need?
- be accommodated in current facilities?
- impact capital improvements
- maintained as the district population and demographics change?



An initial analysis, strictly by the numbers, indicate that the following strategies are potential tools for increasing efficiencies, while improving academic programming and opportunity:

- Address Aging Infrastructure
- Create Greater Equity in Educational Experience Across Schools
- Decentralize Special Education Services
- Alter Instructional Spaces to Better Reflect Where and How Students will Work and Learn in the Future
- Create Space and Opportunities for Focused Intervention
- Realignment of Attendance Boundaries
- Change Grade Bands
- Consolidate/Repurpose School Buildings
- Increase Opportunity for Career Based Programs
- Create Educational and Professional Spaces that Help Attract and Retain Employees and Itinerant Staff from Sister Agencies

All is contingent on staying within the financial means of the District.

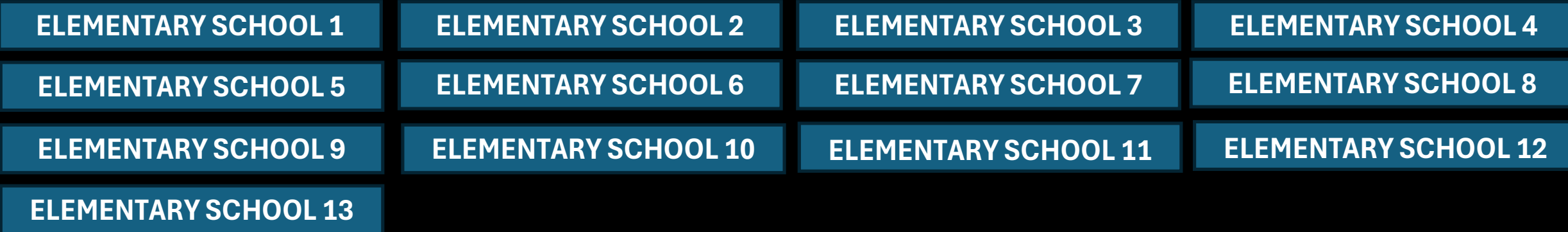
Based on the numbers and with the goal of increasing efficiencies the following emerging scenarios may be feasible but only if they can also be shown to have the potential to improve academic programming and opportunity and be financially viable.

Some of these strategies will fall off the table due to constraints like cost, the age of the buildings, their geographic locations, the ability to expand core spaces like the cafeteria, bus loop, and parking, the size of the campus on which each school sits, or most importantly not meeting the needs of the students, stakeholders, or culture. CRA is NOT recommending any of these strategies are right for CASD, only that the numbers reveal these are conversations can be considered as part of the process.

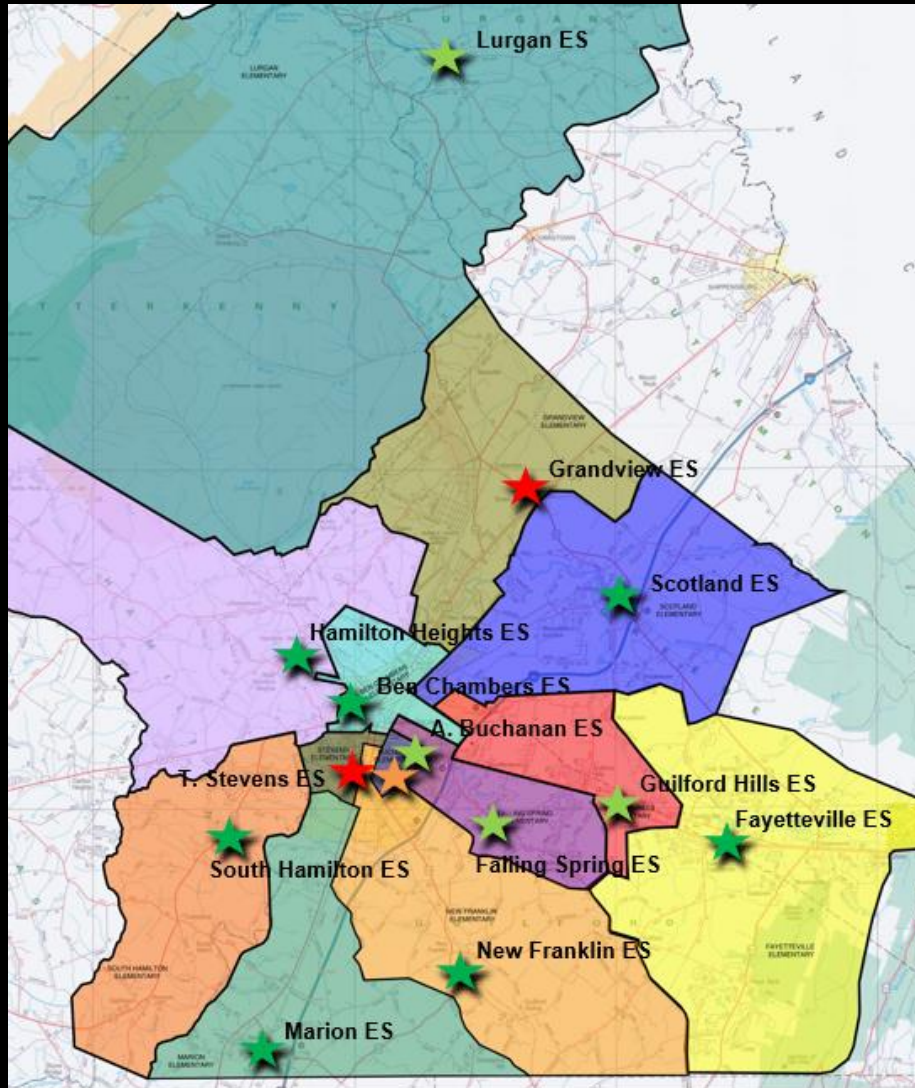
Scenario 0: Status Quo

OPTION 0: STATUS QUO: K-5, 6-8, 9-12

PHASED RENNOVATIONS OVER TIME, ADDITIONS PLACED ON UP TO EIGHT SCHOOLS, REDISTRICIT



Building Summary



Previously Built/Renovated Schools

Scotland ES	2004
Fayetteville ES	2007
Hamilton Heights ES	2007
Ben Chambers ES	2009
New Franklin ES	2014
Marion ES	2016
South Hamilton ES	2017

2022 – Phase I (ESSER II Funded)

Andrew Buchanan ES	2022
Falling Springs ES	2022
Guilford Hills ES	2022
Lurgan ES	2022
Thaddeus Stevens ES	2022

Schools to be Addressed (ESSER III)

Grandview ES

CASD HIGH SCHOOLS

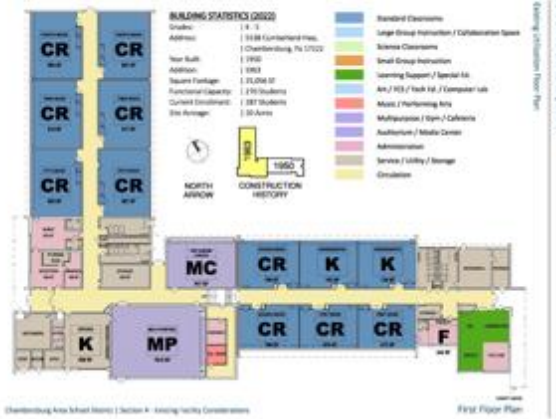
CHAMBERSBURG AREA SENIOR HIGH SCHOOL 2010

CHAMBERSBURG AREA CAREER MAGNET SCHOOL 2012

CASD MIDDLE SCHOOLS

CAMS- NORTH 1993
CAMS- SOUTH 1972

Grandview Elementary Options



ESSER SCOPE ONLY



**2A ADD/RENO
2 CLASSROOMS/GRADE**



**2A ADD/RENO
3 CLASSROOMS/GRADE**



**3A NEW CONSTRUCTION
2 CLASSROOMS/GRADE**



**3B NEW CONSTRUCTION
3 CLASSROOMS/GRADE**

Grandview Elementary Options

Project cost summary

	(2023)	(2025)
ESSER only Scope	\$3-4 M	\$3.5-4.5 M
Additions/Renovations		
2 Deep	\$13-14 M	\$13.5 -14.7 M
3 Deep	\$17-19 M	\$17.8 -20 M
Replacement Cost (New)		
2 Deep	\$16-18 M	\$16.7-19 M
3 Deep	\$20-22 M	\$21- 23.1 M

CAMS – SOUTH

PROPOSED SCOPE OF WORK (Full interior Building Renovation to modernize 50+ Year Facility)

- HVAC Systems
- Plumbing
- Electrical
- Communication, Technology, Low Voltage Systems
- Finishes throughout facility
- Visual Display
- Casework
- Food Service Equipment & full kitchen/Cafeteria Renovation
- Fire Protection System
- Site Work



CAMS – SOUTH Estimated Project Costs

Chambersburg Area School District						Crabtree, Rohrbaugh & Associates - Architects	
Chambersburg Area Middle School (CAMS) South						CRA Project #: TBD	
Area Summary						Preliminary 10/5/2023	
Total Building						Cost Escalation to MidPoint of Construction	
	173,960	SF					
Division 2: Existing Conditions							
							\$ 400,000
Division 3: Concrete							
							Subtotal 200,000
Division 4: Masonry							
	32,927	SF	Existing Masonry				Subtotal \$ 350,000
Division 5: Metals							
							\$ 350,000
Division 7: Thermal & Moisture Protection							
							Subtotal \$ 40,000
Division 8: Openings							
							Subtotal \$ 610,000
Division 9: Finishes							
							Subtotal \$ 3,550,817
Division 10: Specialties							
							Subtotal \$ 352,500
Division 11: Equipment							
							Subtotal \$ 950,000
Division 12: Furnishings							
Division 21: Fire Suppression							
							Subtotal \$ 1,043,760
Division 22: Plumbing							
							Subtotal \$ 4,275,040
Division	Work Item	Quantity	Unit	Cost/SF	Subtotal	Total	
Division 23: HVAC							
							Subtotal \$ 9,045,920
Division 26: Electrical							
	Electrical	173,960	SF	\$ 42.00	\$ 7,306,320		
							Subtotal \$ 7,306,320
SUBTOTAL BUILDING ONLY							
				reno only \$ 172 /SF			\$ 29,964,357
Division 32: Exterior Improvements							
	Preliminary Sitework Estimation	1	LS	\$ 116,241	\$ 116,241		
							Subtotal \$ 116,241
SUBTOTAL CONSTRUCTION COST							
							\$ 30,080,598

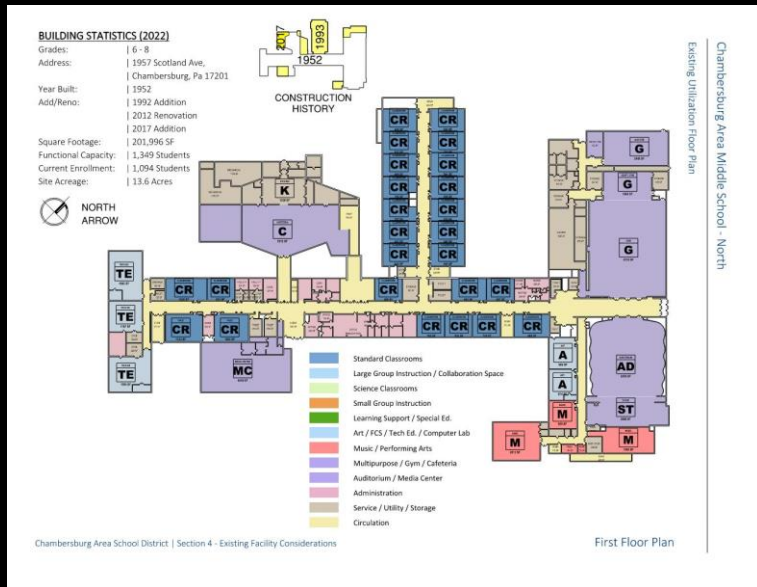
GENERAL CONDITIONS						
Overhead & Profit, Bonds, General Requirements, Estimating Contingency						
Overhead & Profit	2.50%	\$	752,015			
Bonds	1.00%	\$	300,806			
General Requirements	5.00%	\$	1,504,030			
Estimating Contingency	5.00%	\$	1,504,030			
Escalation to Mid Point of Construction (Current Inflation, Conservative) *	8.00%	\$	2,406,448			
* Approximately 15% Inflation in 2022, anticipate 4% next few years	21.50%	Subtotal	\$ 6,467,329			
TOTAL CONSTRUCTION COST WITH GENERAL CONDITIONS reno only \$ 210 /SF \$ 36,547,927						
Construction Related Soft Costs						
		5.00%	Subtotal \$ 1,827,396			
Division	Work Item	Quantity	Unit	Cost/SF	Subtotal	Total
TOTAL CONSTRUCTION COST						
						\$ 38,375,323
Non-Construction Related Soft Costs						
** Very Preliminary				10.13%	Subtotal	\$ 3,886,594
				15.13%		
Total Project Cost						\$ 42,261,917

PRELIMINARY COST ESTIMATE FOR PLANNING PURPOSES

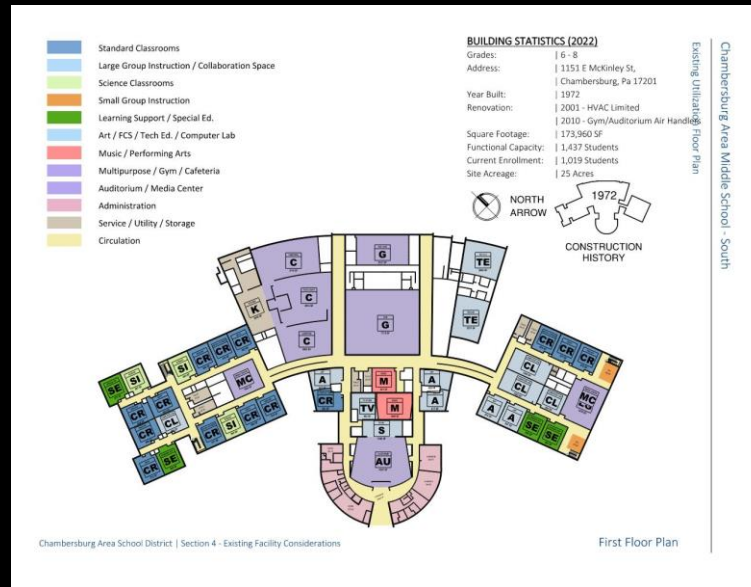
**\$42 MILLION
2025 \$44 M**

Includes all construction & soft costs, excluding financing at this time.

Option 0 Summary



CAMS North \$26 M



CAMS South \$44 M



Grandview ES \$20

\$90 M

Focus on Infrastructure Improvements

Does not address Districts Educational Program needs



Option Development and Programming

Potential Scenarios

~~Scenario 0: Status Quo – K-5, 6-8, 9-12~~

Scenario 1: Realign – K-4, 5-6, 7-8, 9-12

~~Scenario 2: Realign – K-4, 5-7, 8-12~~

Scenario 3: Realign – K-3, 4-5, 6-8, 9-12

Scenario 4: Realign – K-3, 4-6, 7-8, 9-12

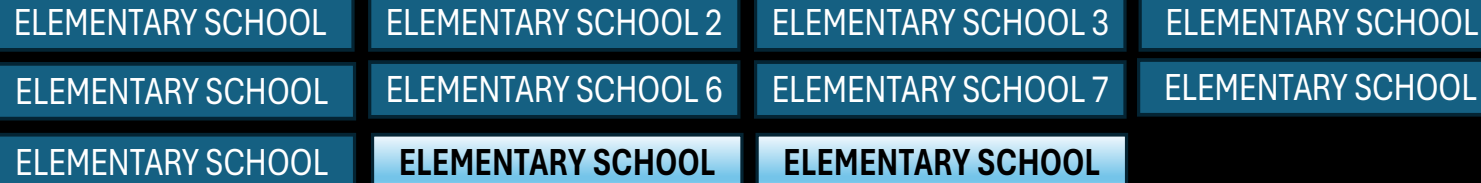
~~Scenario 5: Realign – K-2, 3-4, 5-6, 7-8, 9-12~~

~~Scenario 6: Realign – K-2, 3-5, 6-8, 9-12~~

Scenario 1: Realign K-4, 5-6, 7-8, 9-12

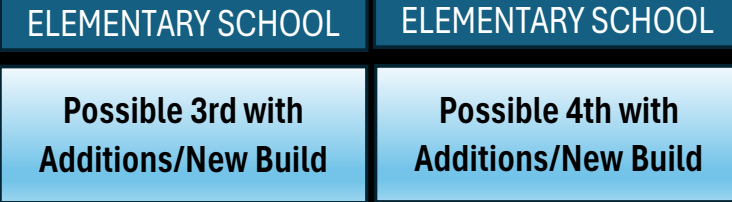
SCENARIO 1: K-4, 5-6, 7-8, 9-12

REALIGN K-4, CONSOLIDATE, REDISTRICT, AND PHASED RENNOVATIONS OVER TIME



AND

REPURPOSE UP TO 4 ELEMENTARY SCHOOLS



REALIGN to 5-6 AND RENNOVATE NORTH AND/OR COMPREHENSIVE RENNOVATION TO SOUTH AND/OR NEW BUILD

IF

NEW BUILD ALLOWS REPURPOSE OF A MIDDLE SCHOOL

UPPER ELEMENTARY 5-6

REALIGN to 7-8 AND RENNOVATE NORTH AND/OR COMPREHENSIVE RENNOVATION TO SOUTH AND/OR NEW BUILD

IF

NEW BUILD ALLOWS REPURPOSE OF A MIDDLE SCHOOL

MIDDLE SCHOOL 7-8

PHASED RENNOVATIONS OVER TIME, MAINTAIN PROGRAMS, OR RENNOVATE TO EXPAND PROGRAMS

IF

REPURPOSING OF AN ELEMENTARY AND/OR MIDDLE SCHOOL ALLOWS FOR EXPANDED CAREER AND HYBRID PROGRAMMING

HIGH SCHOOL AND MAGNET SCHOOL

DECENTRALIZE SPECIAL ED.

Scenario 3: Realign K-3, 4-5, 6-8, 9-12

OPTION 3: K-3, 4-5, 6-8, 9-12

REALIGN K-3, CONSOLIDATE, REDISTRICT, AND PHASED RENNOVATIONS OVER TIME

ELEMENTARY SCHOOL 1

ELEMENTARY SCHOOL 2

ELEMENTARY SCHOOL 3

ELEMENTARY SCHOOL 4

ELEMENTARY SCHOOL 5

ELEMENTARY SCHOOL 6

ELEMENTARY SCHOOL 7

ELEMENTARY SCHOOL 8

ELEMENTARY SCHOOL 9

AND

REPURPOSE UP TO 5 ELEMENTARY SCHOOLS

ELEMENTARY SCHOOL 10

ELEMENTARY SCHOOL 11

ELEMENTARY SCHOOL 12

ELEMENTARY SCHOOL 13

Possible 5th with Additions/New Build

REALIGN to 5-6 AND RENNOVATE NORTH AND/OR COMPRHENSIVE RENNOVATION TO SOUTH AND/OR NEW BUILD

UPPER ELEMENTARY 4-5

IF

NEW BUILD ALLOWS REPURPOSE OF A MIDDLE SCHOOL

MAINTAIN to 6-8 AND RENNOVATE NORTH AND COMPRHENSIVE RENNOVATION TO SOUTH AND/OR 6-8 NEW BUILD

MIDDLE SCHOOL 6-8

IF

NEW BUILD ALLOWS REPURPOSE OF A MIDDLE SCHOOL

PHASED RENNOVATIONS OVER TIME, MAINTAIN PROGRAMS, OR RENNOVATE TO EXPAND PROGRAMS, OPPORTUNITY TO REPURPOSE ELEMENTARY SCHOOL FOR ADDITIONAL CAREER / HYBRID PROGRAMS

IF

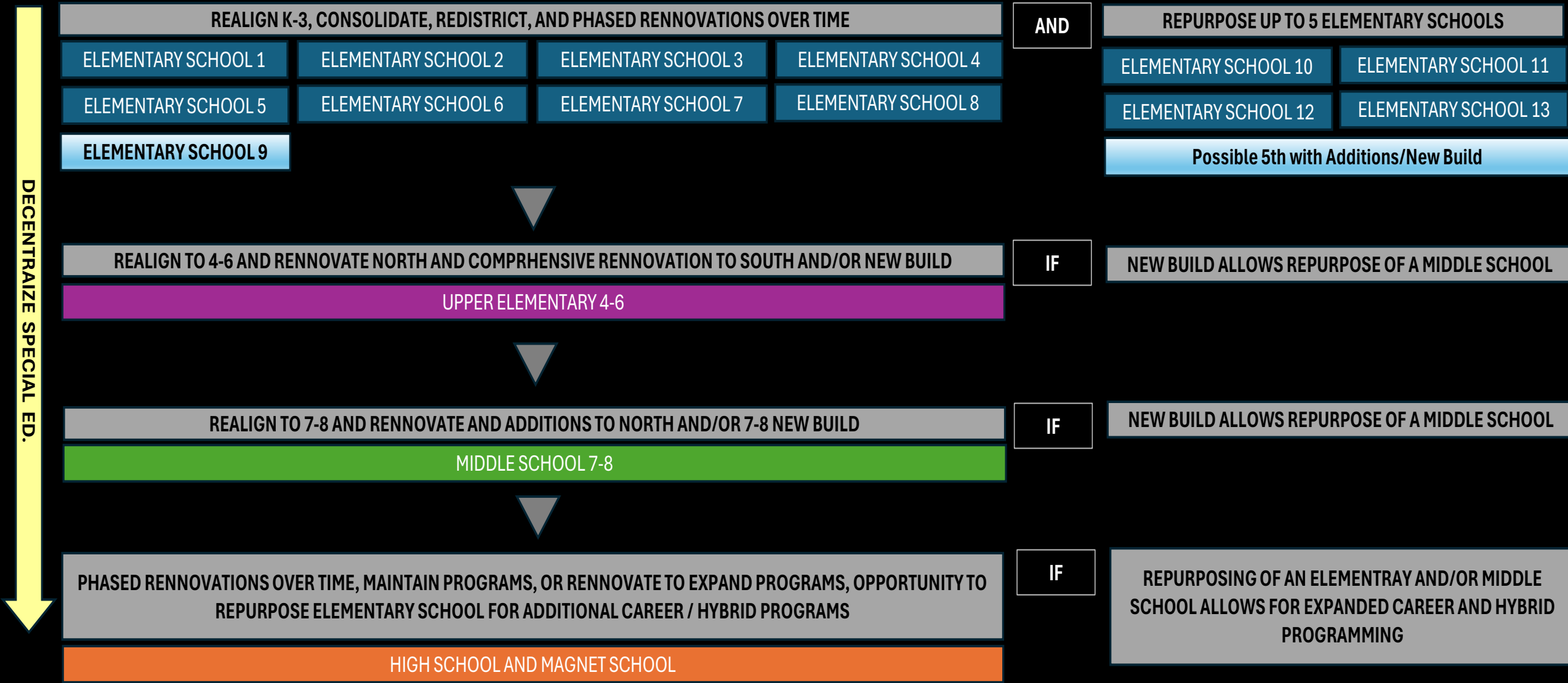
REPURPOSING OF AN ELEMENTRAY AND/OR MIDDLE SCHOOL ALLOWS FOR EXPANDED CAREER AND HYBRID PROGRAMMING

HIGH SCHOOL AND MAGNET SCHOOL

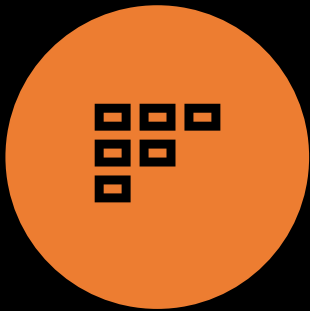
DECENTRALIZE SPECIAL ED.

Scenario 4: Realign K-3, 4-6, 7-8, 9-12

OPTION 4: K-3, 4-6, 7-8, 9-12



NEXT STEPS



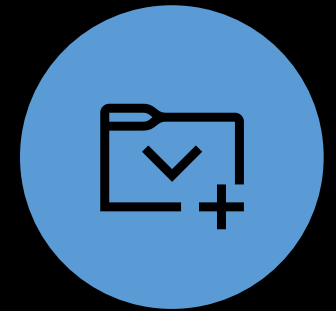
ONGOING
PROGRAMMING
MEETINGS WITH ADMIN
TEAM



CONTINUE EVALUATING
OPPORTUNITIES AND /
OR CHALLENGES FOR
EACH OPTION



BEGIN DEVELOPING
DESIGN CONCEPTS TO
TEST FIT SCENARIOS



DEVELOP PRELIMINARY
TOTAL PROJECT COST
ESTIMATES

Questions?



Crabtree, Rohrbaugh & Associates
www.cra-architects.com