



Crabtree, Rohrbaugh & Associates

# CONEWAGO VALLEY SCHOOL DISTRICT

New Oxford Elementary

Project Update  
November 11, 2024

# AGENDA

1 School Tour

2 Design Development

3 Site Development

4 Project Update

5 Next Steps

# School Tour Video





# New Oxford Elementary

Design Development



# NOE – SITE PLAN



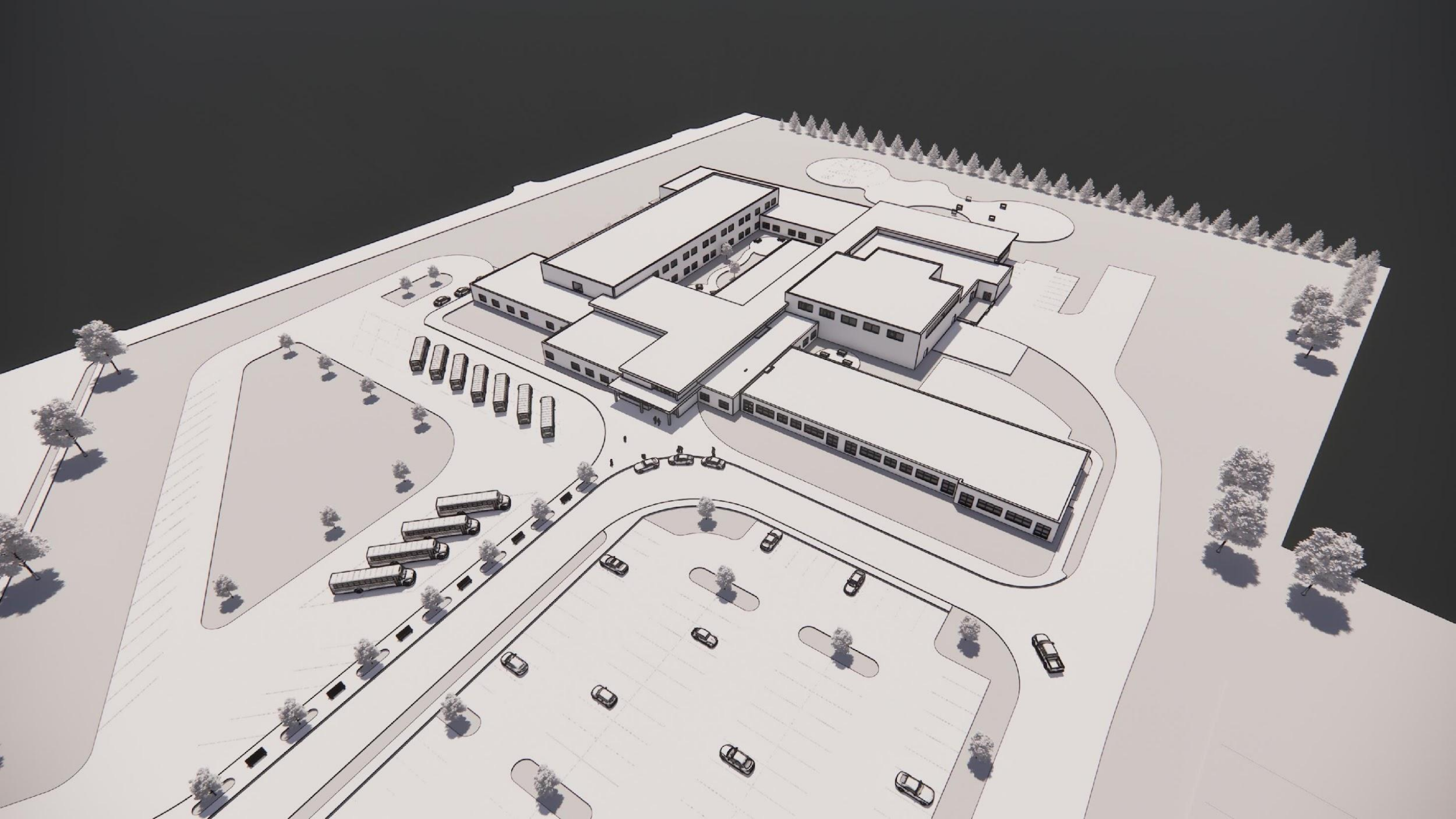
# NOE – FLOOR PLAN

## Floor Plan

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





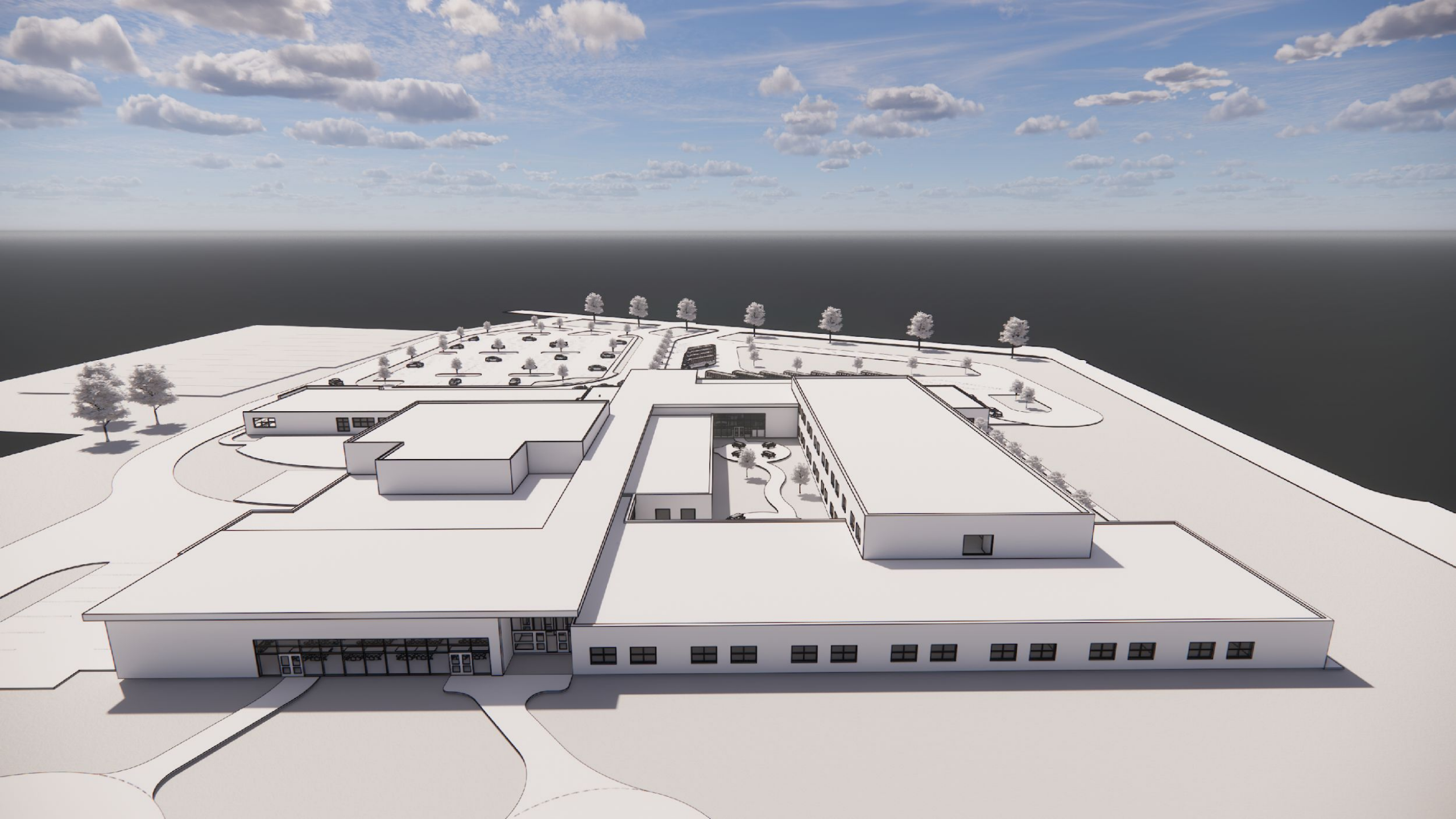
















# NOE Site Development

Building Elevation Analysis

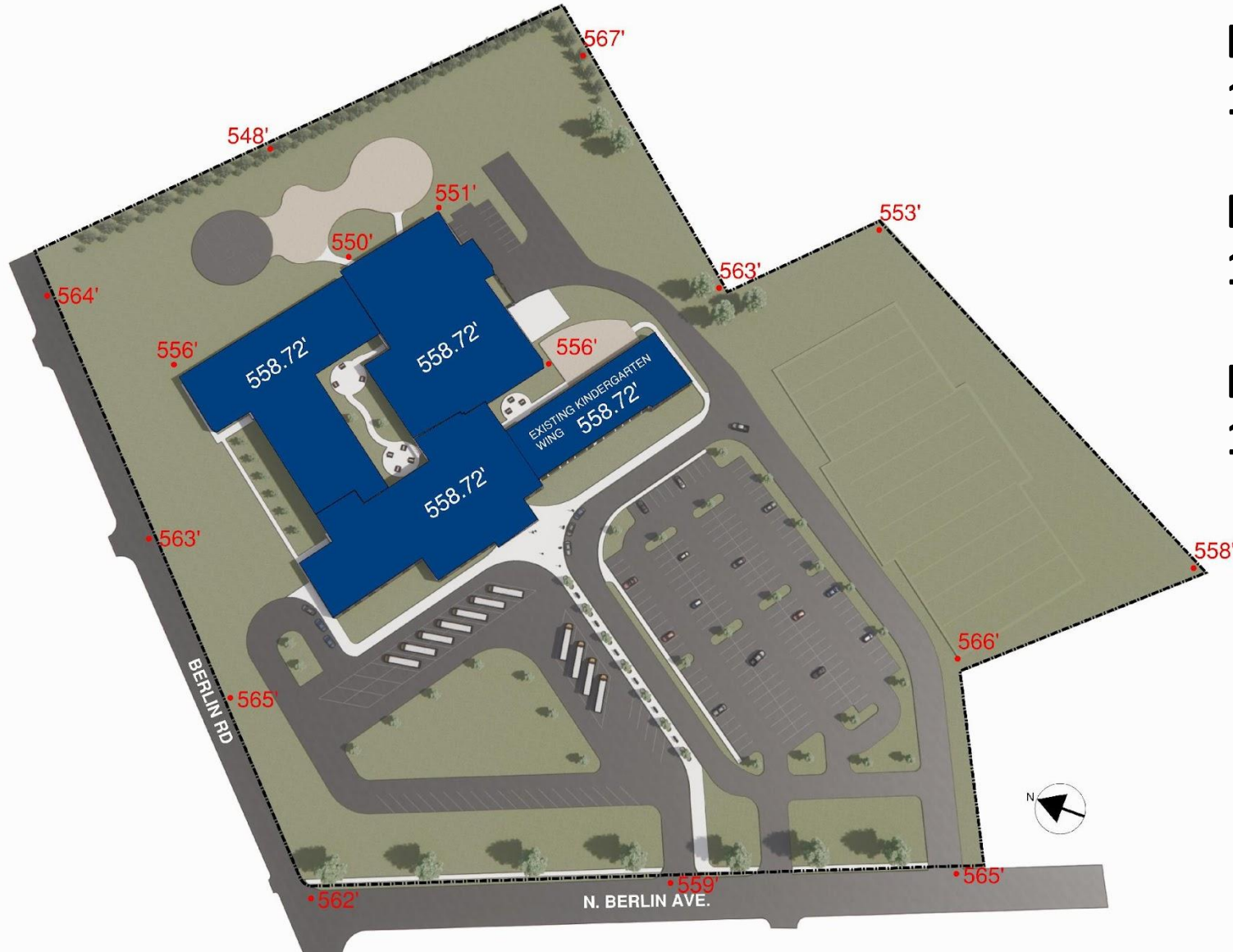
# BUILDING ELEVATION ANALYSIS

## OPTION A: SINGLE FLOOR LEVEL

**ESTIMATED FILL REQUIRED:  
17,000 CUBIC YARDS**

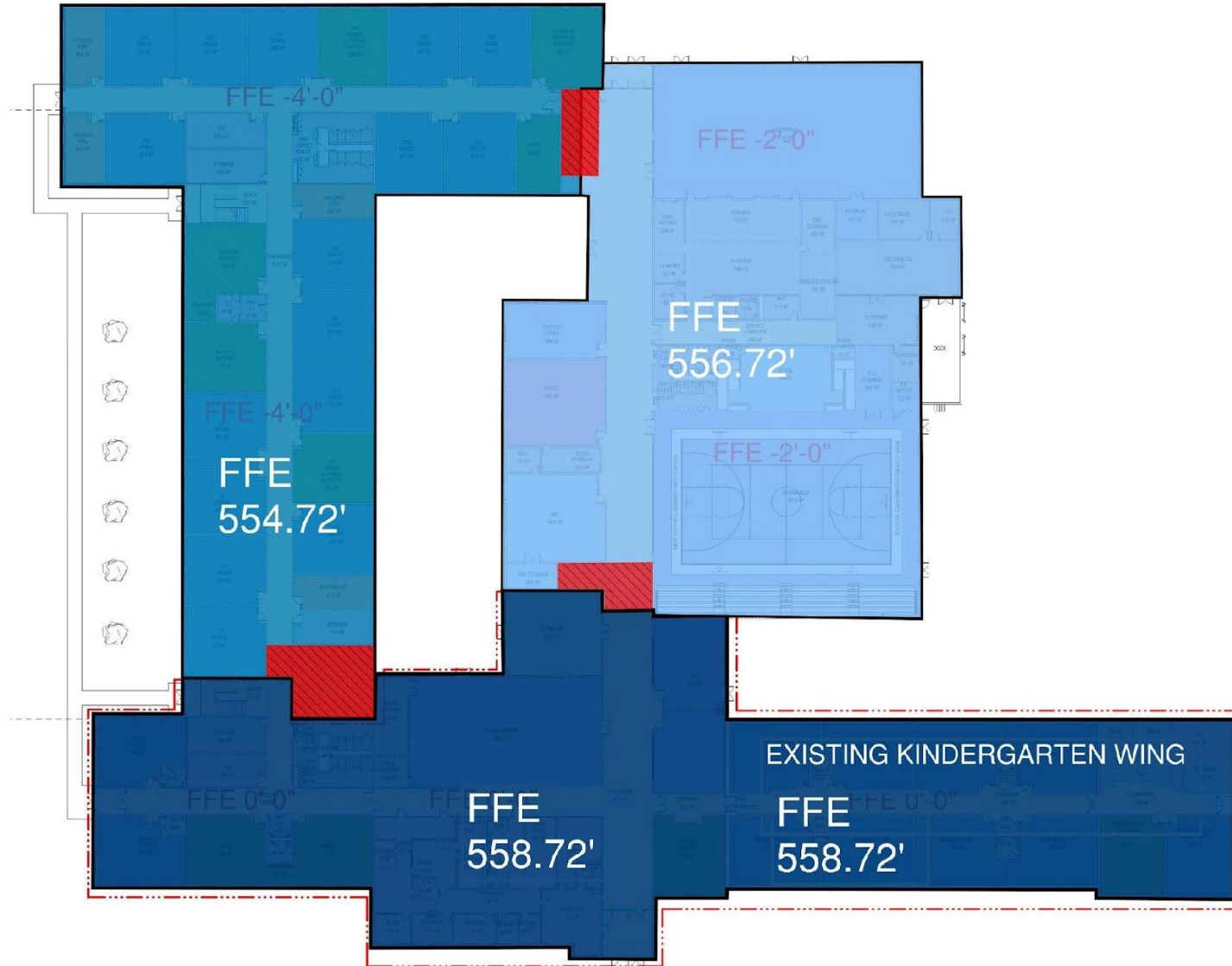
**BUILDING FOOTPRINT:  
122,400 SF**

**ESTIMATED COST OF FILL:  
17,000 CY x \$30 PER CY = \$510,000**





# BUILDING ELEVATION ANALYSIS



## OPTION B: MULTI-LEVEL

### 3 LEVEL OPTION:

**Level 1 – Match Existing  
Kindergarten Wing**

**+1,800 SF Required for Stairs,  
Ramps & Additional Circulation  
Space Between Level Changes**

# BUILDING ELEVATION ANALYSIS



## OPTION B: MULTI-LEVEL

ESTIMATED FILL REQUIRED: 12,000 CUBIC YARDS

BUILDING FOOTPRINT: 124,200 SF (+1,800 SF)

ESTIMATED COST OF FILL: 12,000 CY x \$30 PER CY = \$360,000

ADDITIONAL BUILDING COST: 1,800 SF x \$275 = \$495,000

TOTAL COST OF MULTI LEVEL OPTION = \$855,000



# BUILDING ELEVATION ANALYSIS

## OPTION COMPARISON

**TOTAL COST OF SINGLE LEVEL OPTION = \$510,000**  
**(INCLUDED IN COST ESTIMATE)**

**TOTAL COST OF MULTI-LEVEL OPTION = \$855,000**  
**(+345,000 ADDITIONAL COST)**

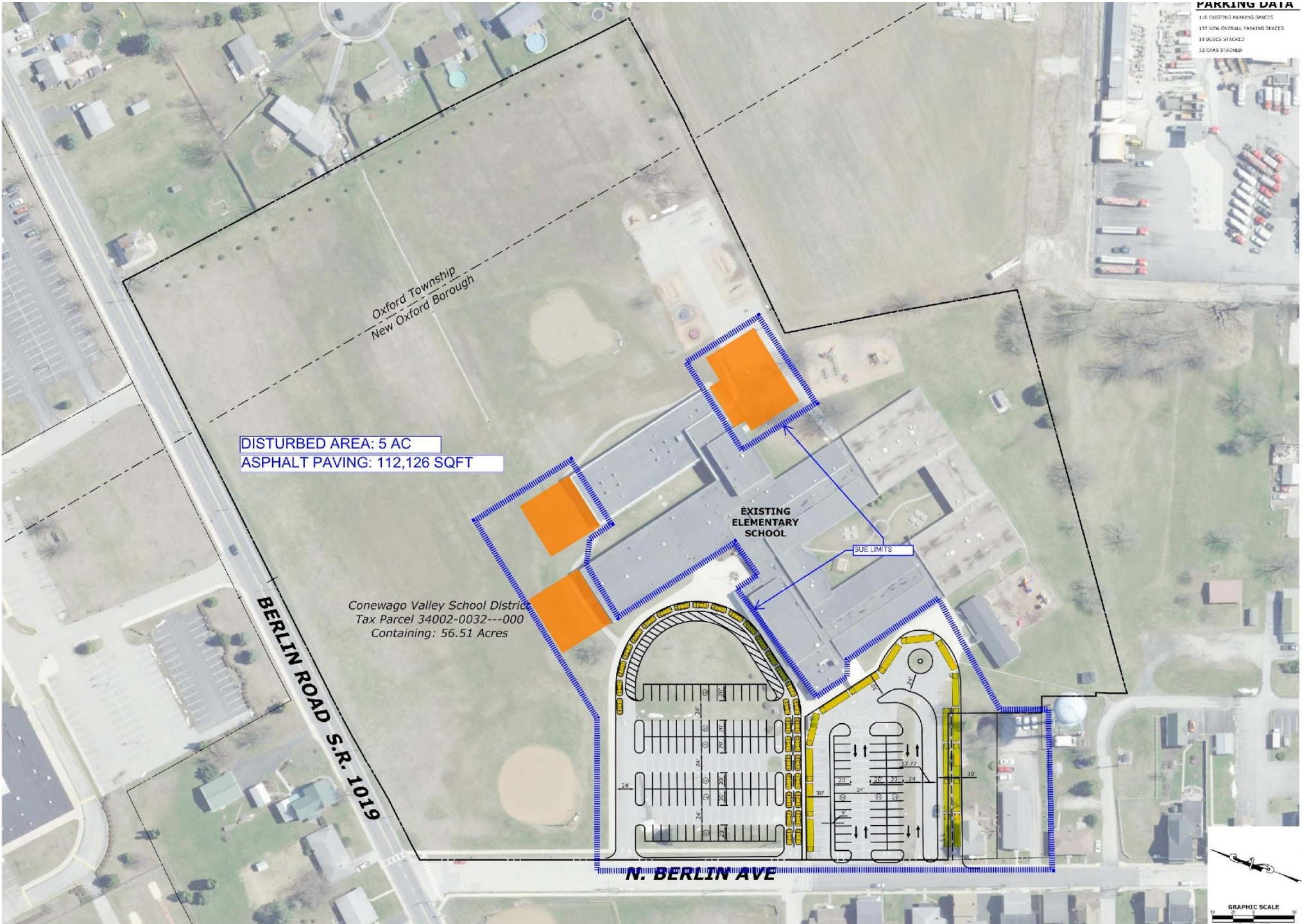


# Site Scope of Work

Cost Analysis

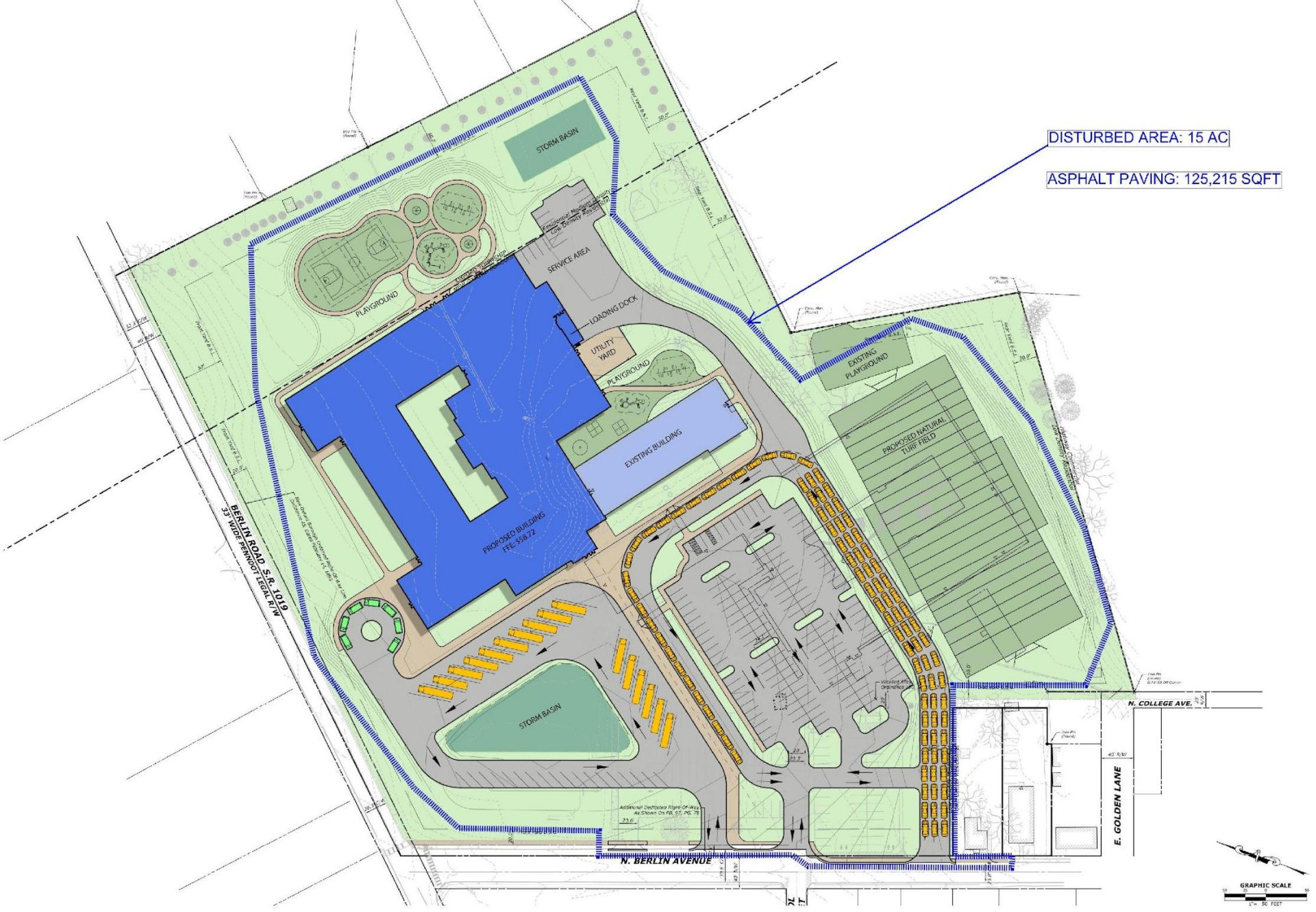


ORIGINAL SITE  
SCOPE OF  
WORK





NEW SITE  
SCOPE OF  
WORK





# SITE CONSTRUCTION COST ESTIMATE

E&S CONTROLS TOTAL	=	\$82,728.00
SITE DEMOLITION TOTAL	=	\$279,915.00
EARTHWORK AND EXCAVATION TOTAL	=	\$1,086,642.00
PAVEMENT AND ASSOCIATED IMPROVEMENTS TOTAL	=	\$1,785,155.00
WATER DISTRIBUTION TOTAL	=	\$94,750.00
SANITARY SEWER TOTAL	=	\$46,850.00
STORMWATER MANAGEMENT TOTAL	=	\$497,357.00
MISCELLANEOUS SITE IMPROVEMENTS TOTAL	=	\$811,144.00
LANDSCAPING TOTAL	=	\$19,110.00
SITE LIGHTING TOTAL	=	\$29,700.00
 TOTAL:	=	 \$4,733,351.00
 ESTIMATING CONTINGENCY & INFLATION TOTAL	=	 \$1,266,649.00
 ESTIMATED SITEWORK CONSTRUCTION COST TOTAL	=	 \$6,000,000.00

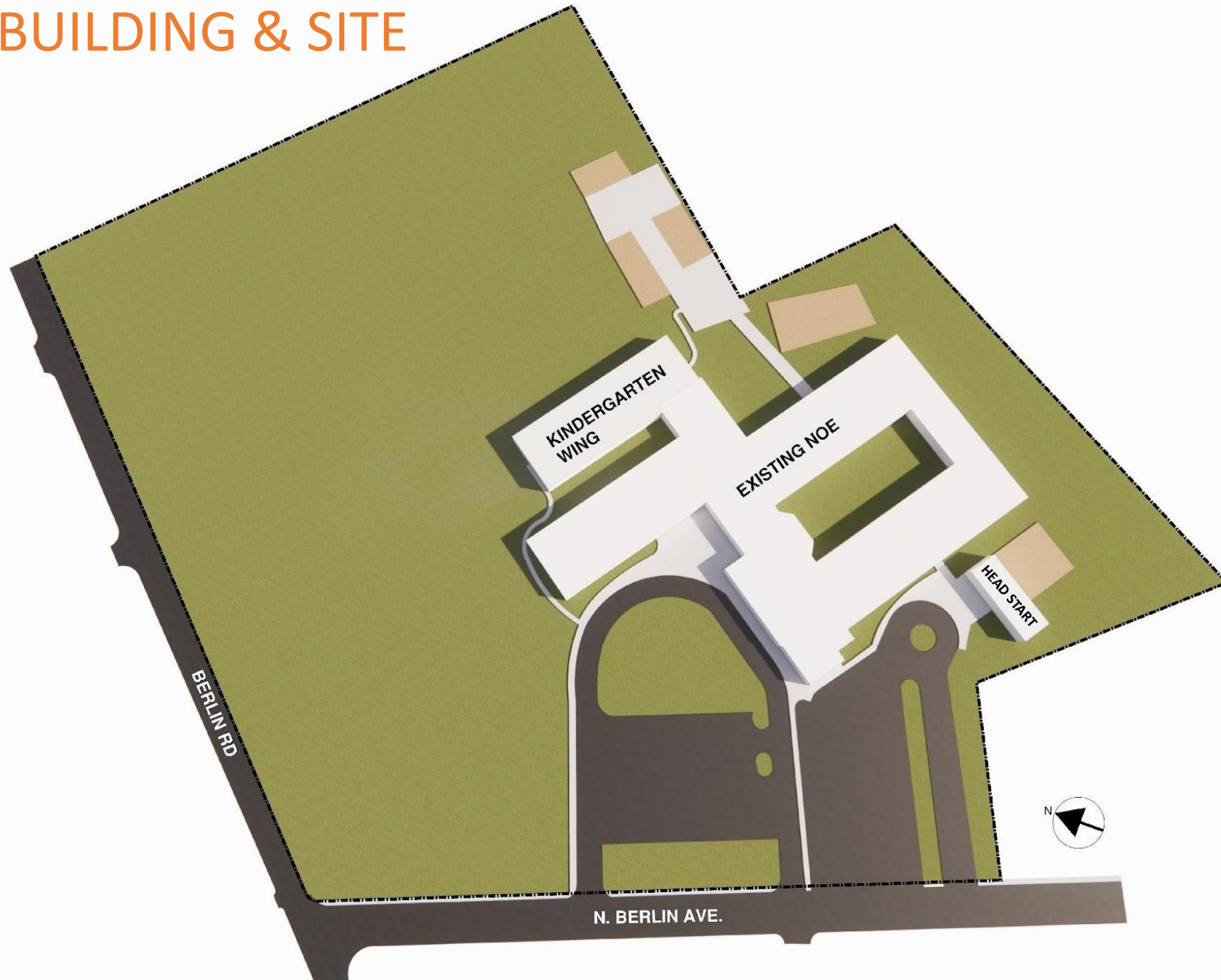
A high-angle, close-up photograph of several people's hands and forearms stacked together in a huddle. The hands are of various skin tones, and the clothing includes an orange button-down shirt, a blue long-sleeved sweater, and a grey zip-up jacket. The background is blurred, showing what appears to be a concrete floor and other people's legs in the distance.

# NOE Site Phasing

Construction Sequence

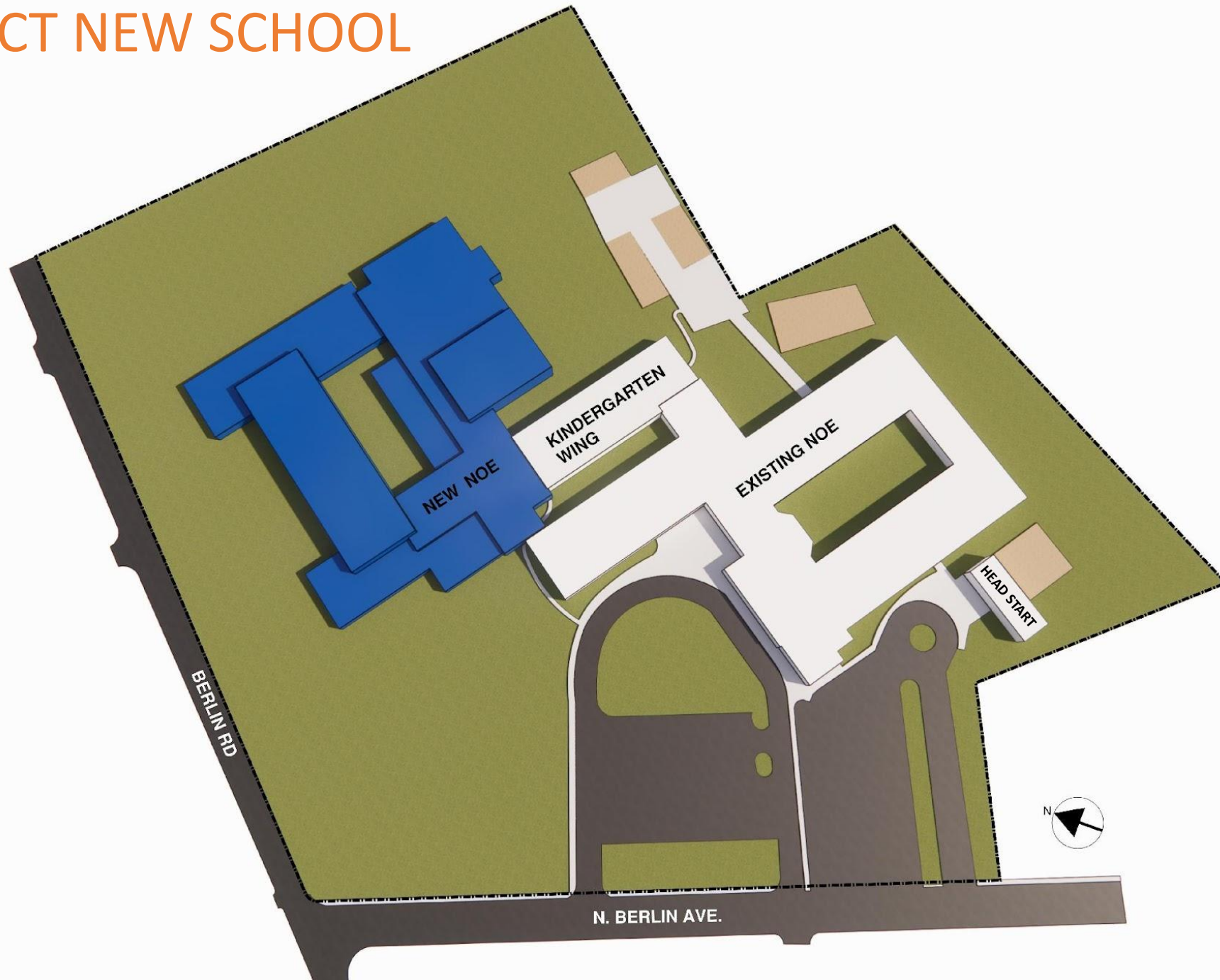


# EXISTING BUILDING & SITE



# CONSTRUCT NEW SCHOOL

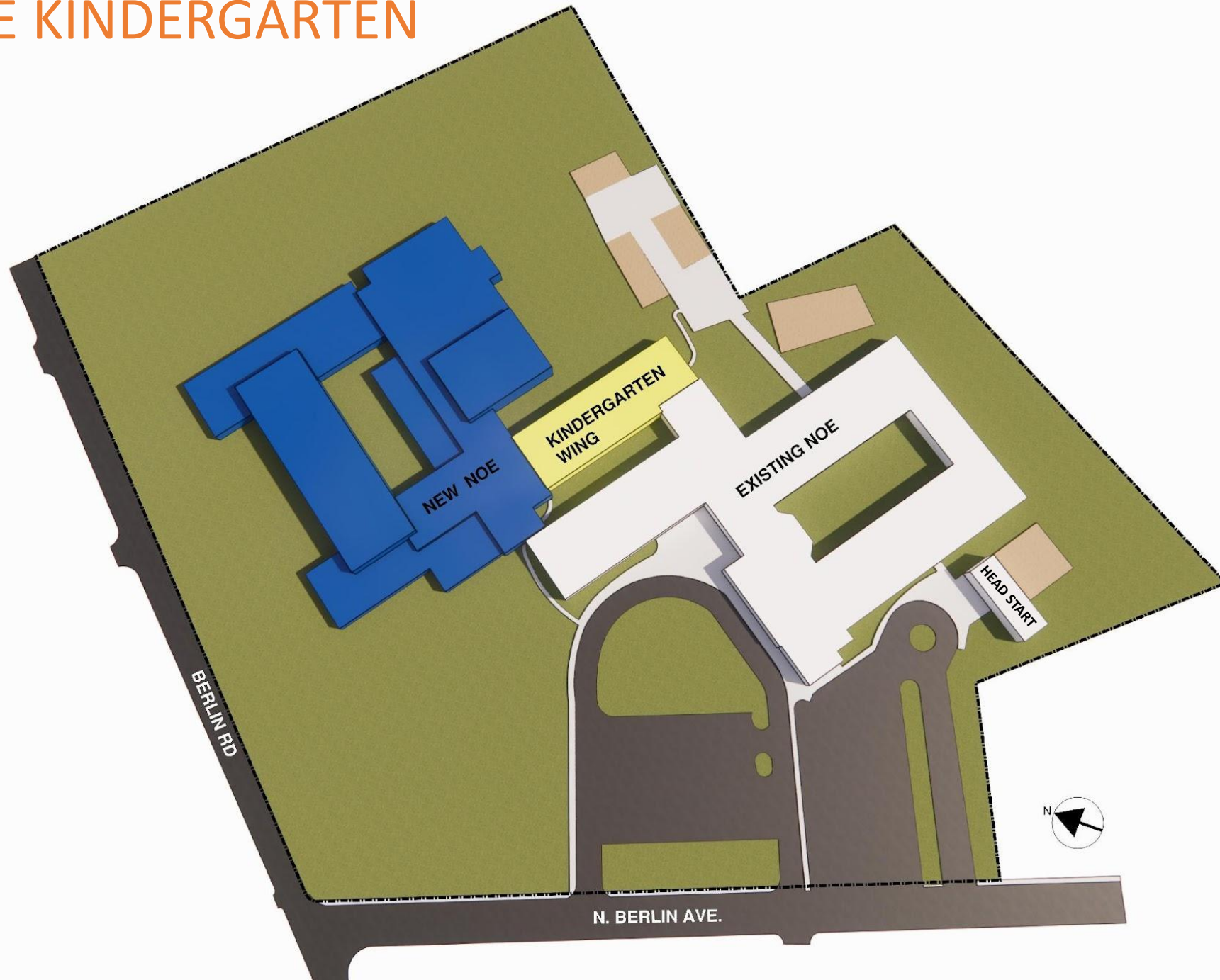
## PHASE 1





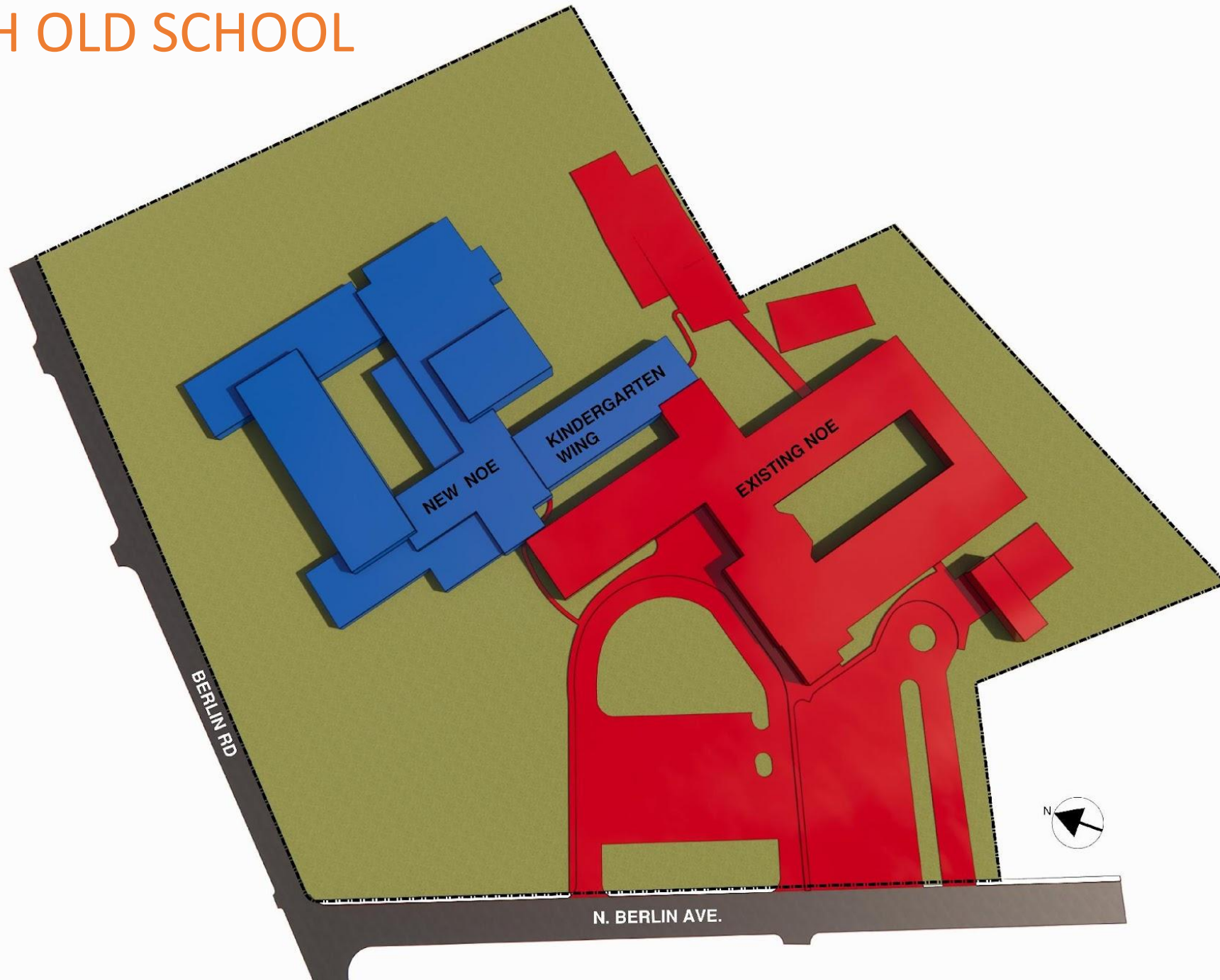
# RENOVATE KINDERGARTEN WING

## PHASE 2



# DEMOLISH OLD SCHOOL

## PHASE 3





# NEW BUILDING & SITE

## PHASE 4





# Project Update

Project Status Report



# PROJECT UPDATE - NOE

1. Continue with Design Development – In Progress
2. Civil Engineering due diligence:
  - Zoning – In Progress
  - Traffic Study – In Progress
3. Land Development – On-going
4. Expand Design Professional Team:
  - Structural Engineers – Barry Isett & Associates
  - Food Service Consultant - On-going

# NOE SCHOOL BOARD APPROVAL TIMELINE

**April 2024**

Approval of Conceptual Design

**May 2025**

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

**Late-Summer 2025**

Release Project for Public Bidding

**Early-Fall 2025**

Approval of Intent to Award to low bid  
Contractors





# Next Steps

Upcoming Tasks

# NOE NEXT STEPS

1. Determine Municipal Zoning Requirements
2. Food Service Consultant Agreement
3. Begin Interior Design Meetings with Faculty
4. Continue with Design Development of NOE



# Questions?



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

# 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
<b>Subtotal Construction Costs</b>		<b>\$ 42,494,328</b>
Construction Soft Costs	4.5%	\$ 3,414,546
<b>Total Construction Costs</b>		<b>\$ 45,908,874</b>
Project Soft Costs		\$ 5,897,349
<b>TOTAL PROJECT COSTS</b>		<b>\$ 51,806,223</b>