



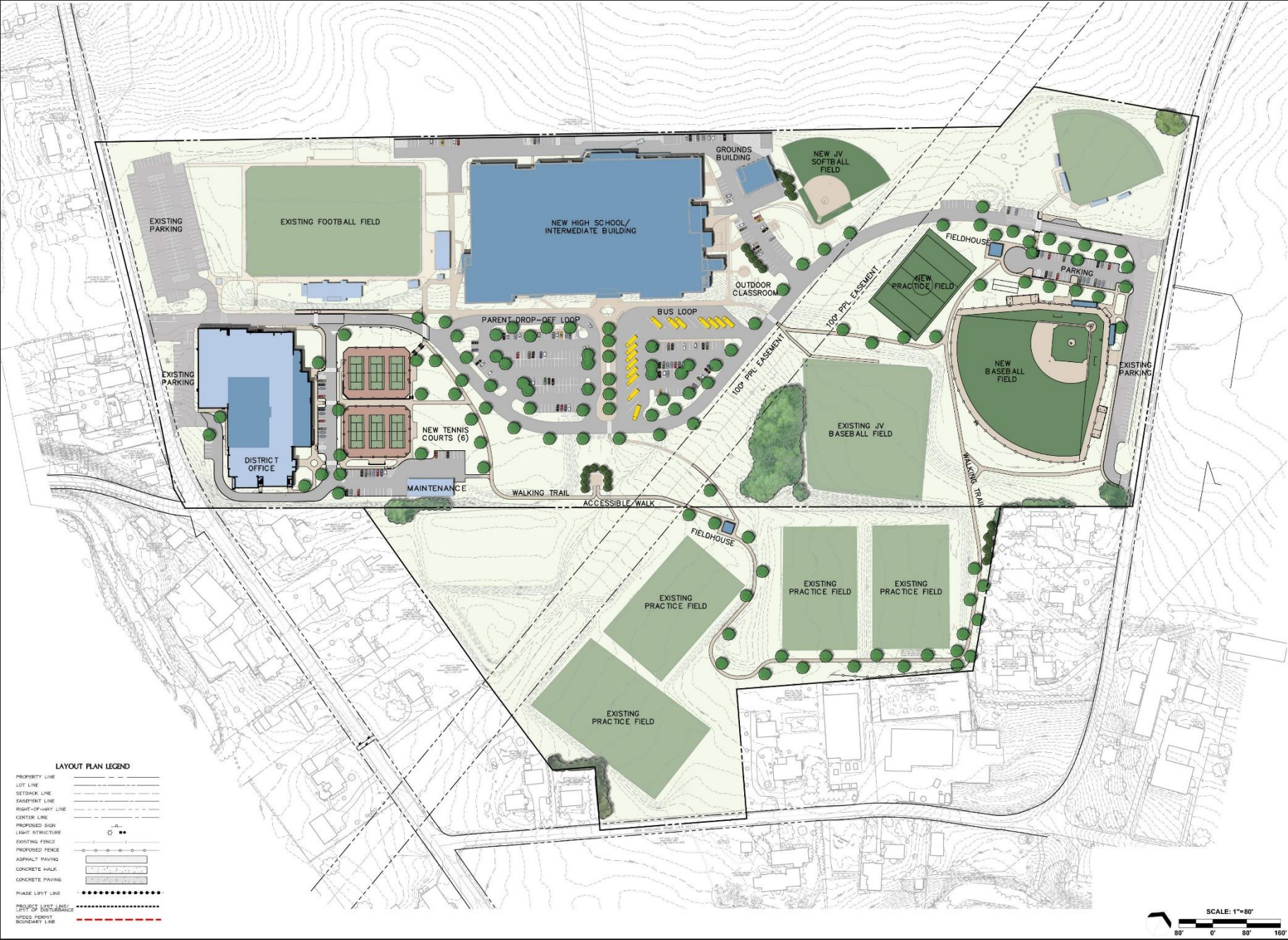
Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING**

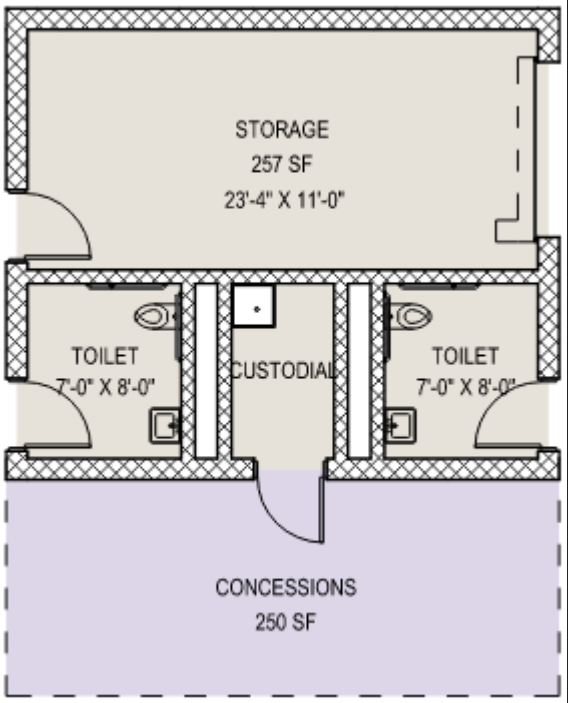
December 3, 2024

- **COORDINATION UPDATE**
- **SITE PLAN UPDATE**
- **FLOOR PLAN UPDATE**
- **SCHEDULE**
- **PROBABLE COST OF CONSTRUCTION**
- **NEXT STEPS**

- **ONGOING COORDINATION MEETINGS WITH DISTRICT
AND DESIGN TEAM**
- **MEETING WITH TOWNSHIP OFFICIALS
AUGUST 2024**
- **PRESENTED UPDATE TO TOWNSHIP SUPERVISORS
NOVEMBER 18, 2024**



PROPOSED SITE PLAN

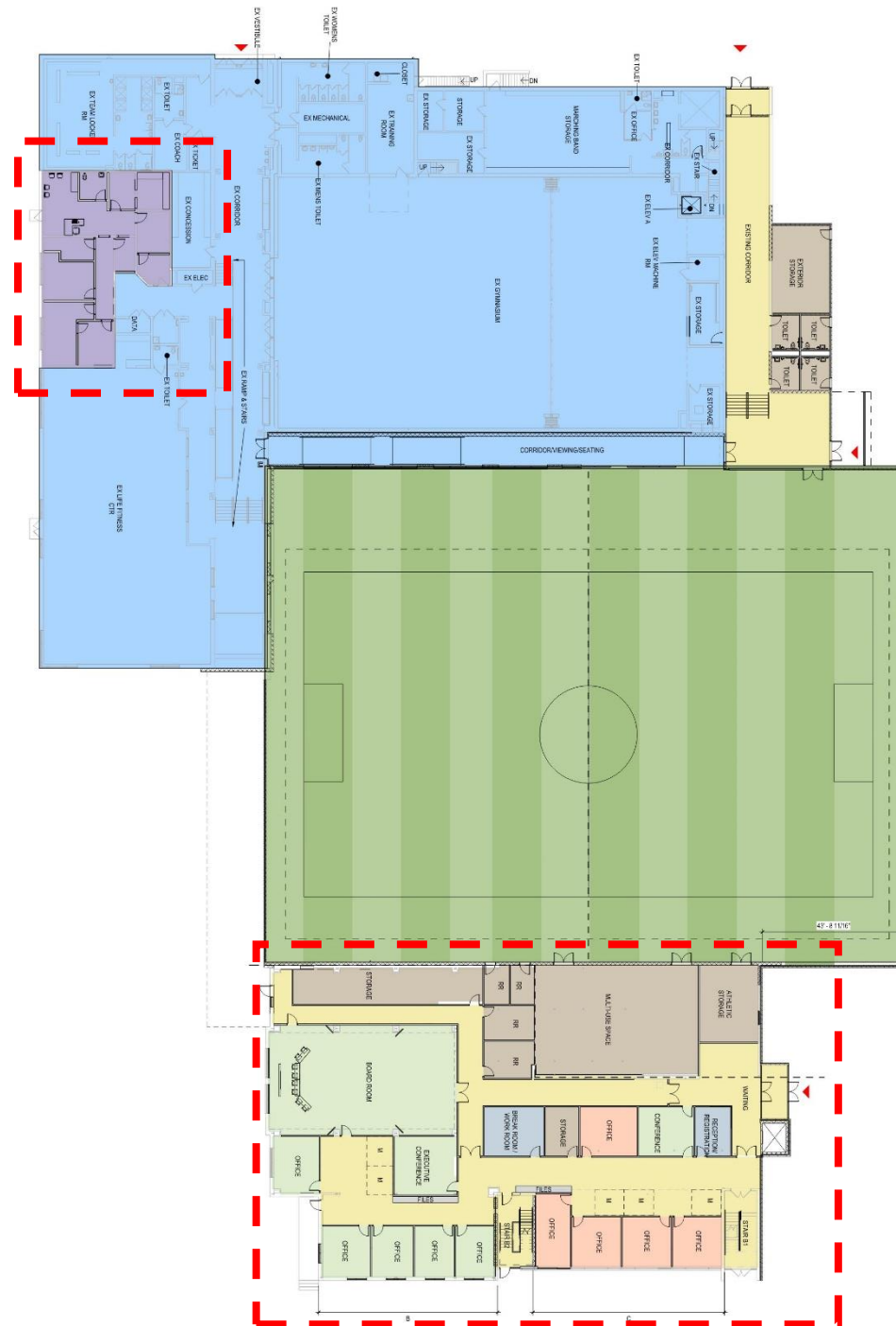


FIELD STORAGE / RESTROOMS /
CUSTODIAL / OPEN-AIR
COVERED CONCESSIONS

FLOOR PLANS

HEALTHCARE SERVICE

EXISTING FITNESS CENTER



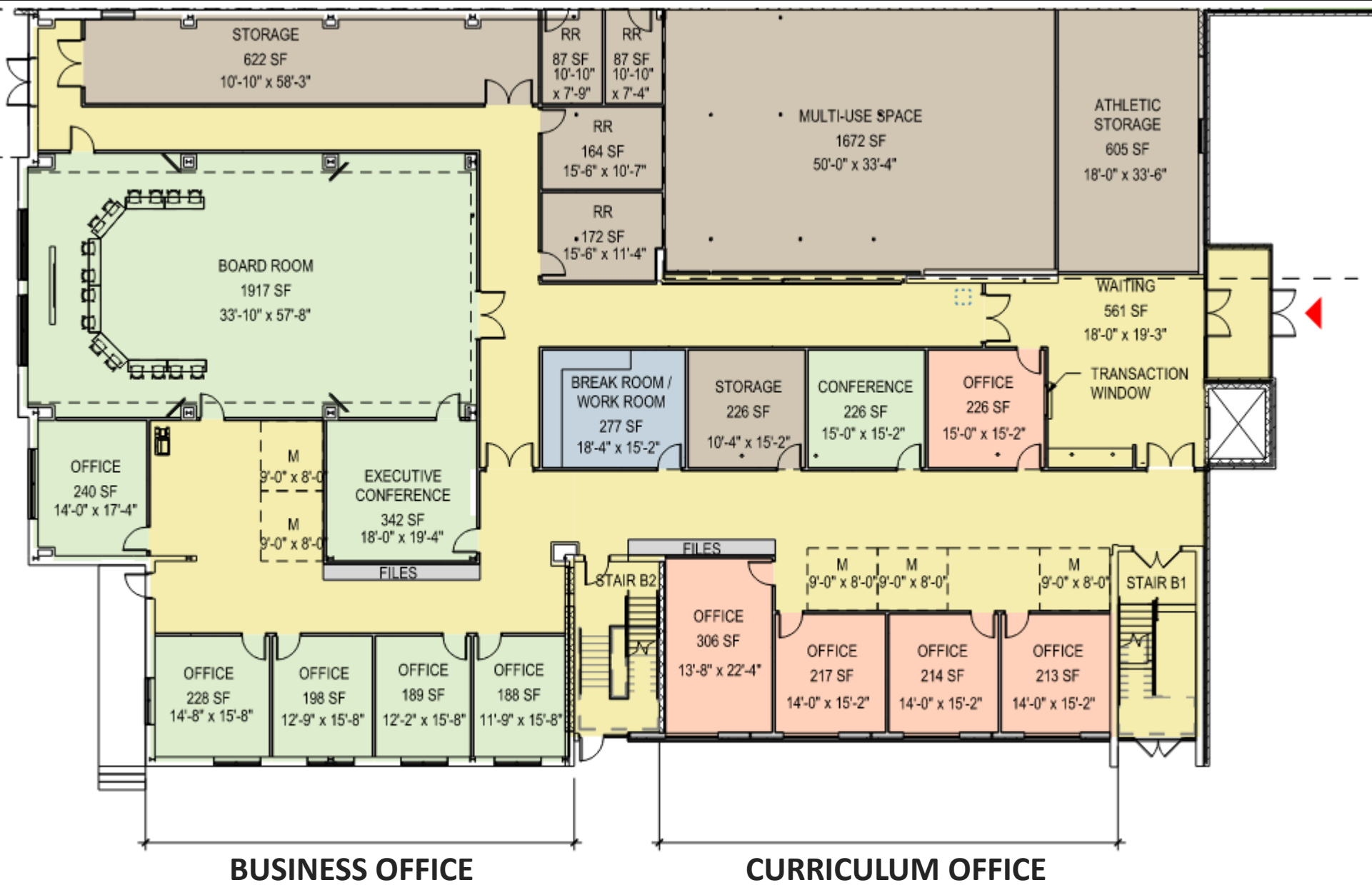
OUTDOOR STORAGE
OUTDOOR RESTROOMS
INDOOR RESTROOMS

EXISTING GYMNASIUM

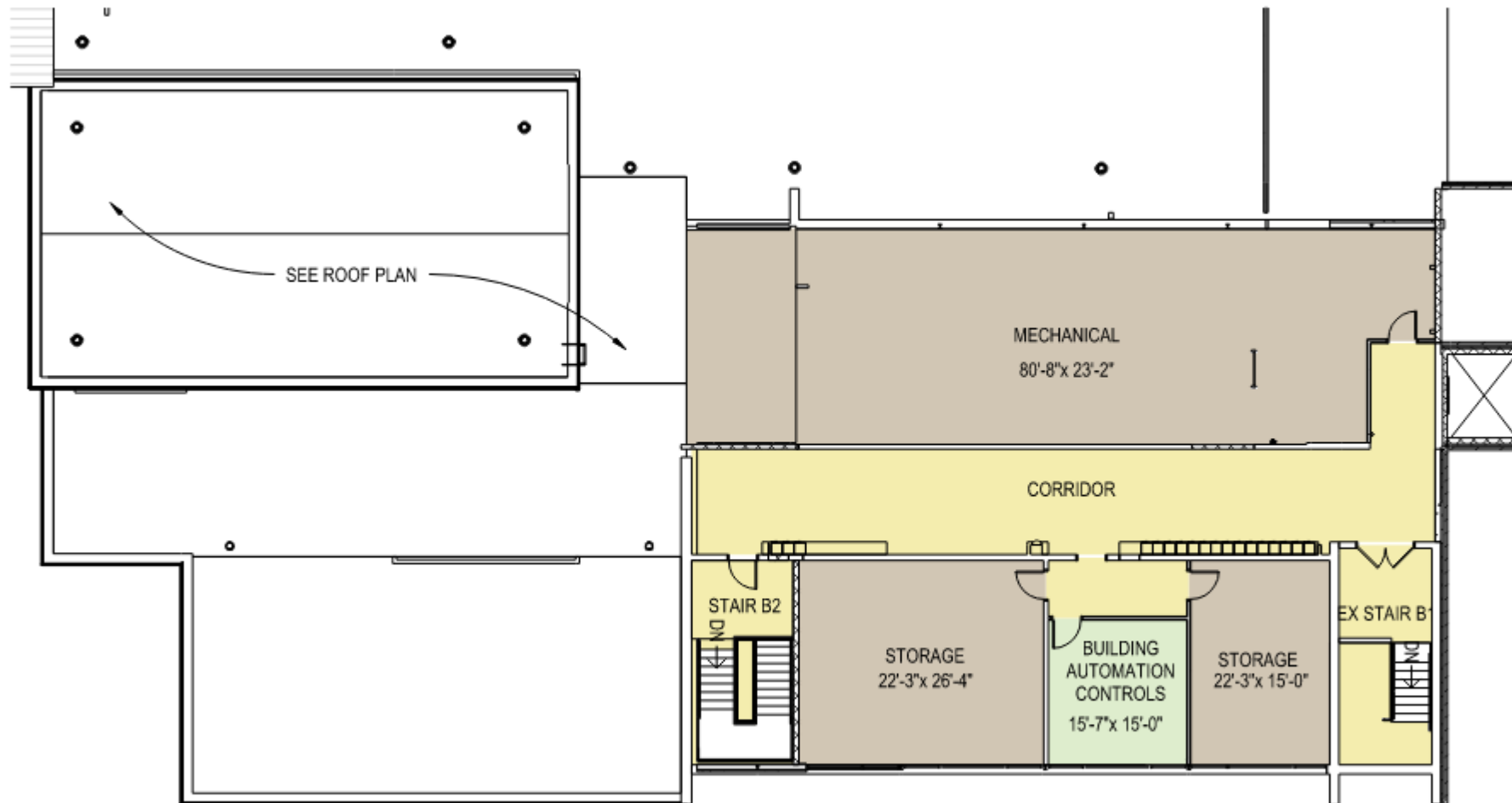
INDOOR TURF PRACTICE FIELD

**DISTRICT OFFICE
BOARD / TRAINING ROOM**

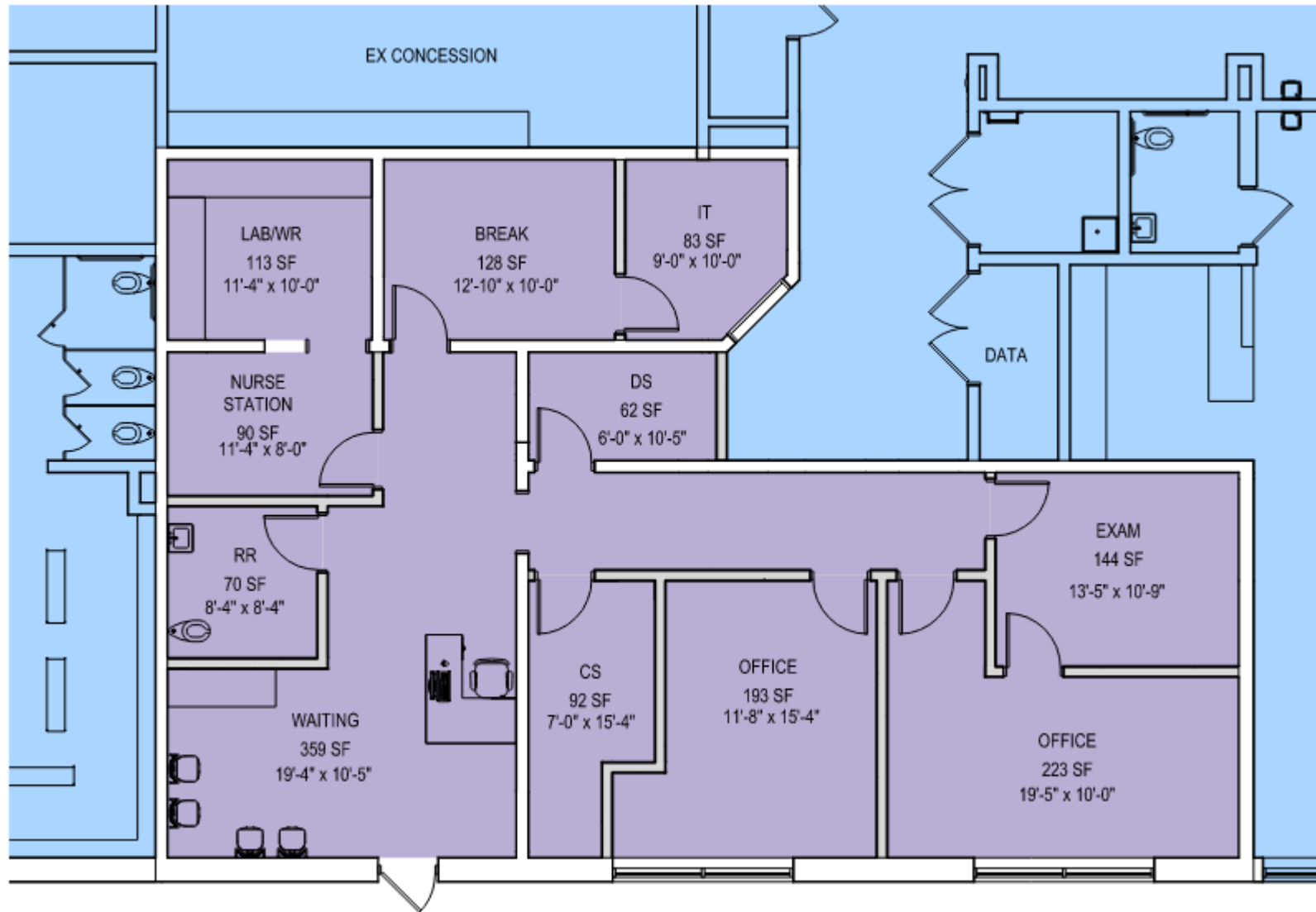
FIRST FLOOR



FIRST FLOOR – DISTRICT OFFICE



SECOND FLOOR – DISTRICT OFFICE



PROBABLE COST OF CONSTRUCTION

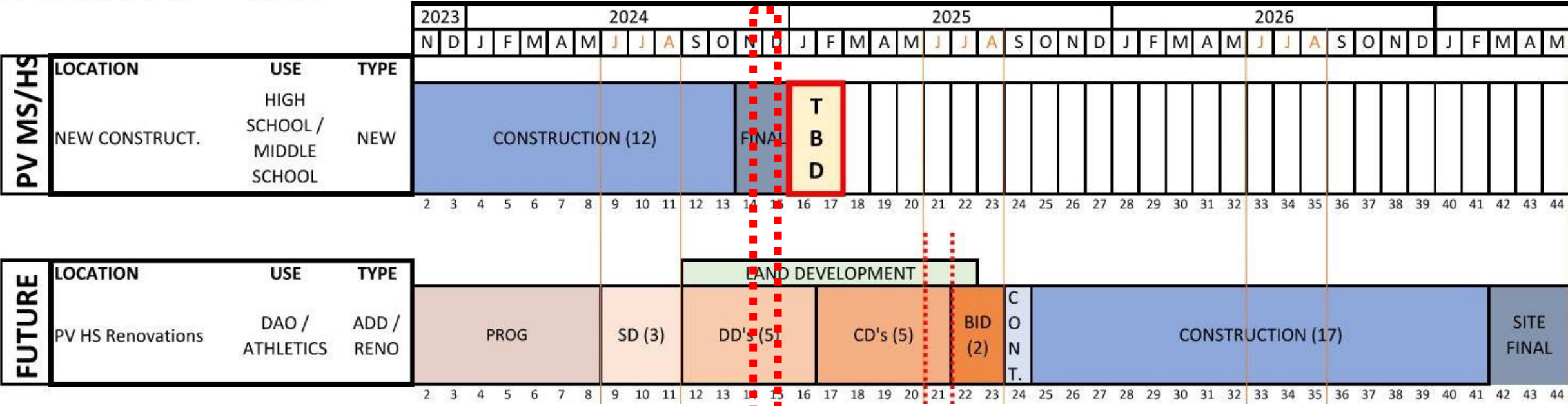
OPERATOR: PENN MEDICINE

PROBABLE COST OF CONSTRUCTION

+/- \$288,000

PEQUEA VALLEY CONSTRUCTION PROJECTS

PRELIMINARY TIMELINE 9/3/2024



LAND APPROVALS

- Design Development plans
- NPDES Renewal NOI Application for current permit
- Submit Stormwater Mgt. Plans – Engineer Review
- *Conservation District NPDES Submission
- Township Engineering Approval
- Revised Financial Security (Phase 2)
- Conservation District Approval

- Sept – Nov. 2024
- November 2024
- January 30, 2025
- January 30, 2025
- May 2025
- June 2025
- July 2025

* Major modification of NPDES permit needed to address revisions

PROBABLE COST OF CONSTRUCTION

WITHOUT TURF STRUCTURE

DESCRIPTION

AREA

ESTIMATE

HIGH SCHOOL ADDITIONS / RENOVATIONS

DEMOLITION	201000 SF	\$	1,809,000	\$	1,809,000
ASBESTOS ABATEMENT	LS	\$	100,000	\$	100,000
HEAVY RENOVATION	20500 SF	\$	5,104,500	\$	7,370,400
LIGHT RENOVATION	16800 SF	\$	2,486,400	\$	2,486,400
HEALTH SUITE	2000 SF	\$	288,000	\$	288,000
NEW CONSTRUCTION (NOT RELATED TO TURFED INDOOR FIELD)	4360 SF	\$	1,351,600	\$	1,351,600
NEW CONSTRUCTION (TURFED INDOOR FIELD)	30500 SF	\$	7,015,000	\$	-
ADDITIONS / RENOVATIONS SUBTOTAL		\$	18,154,500	\$	13,405,400

SITE WORK

WEST CAMPUS IMPROVEMENTS	LS	\$	2,900,000	\$	2,900,000
WALKWAY & UTILITIES	LS	\$	200,000	\$	200,000
EAST CAMPUS IMPROVEMENTS	LS	\$	2,850,000	\$	2,850,000
SITE LIGHTING BUDGET (WALKWAYS)	LS	\$	150,000	\$	150,000
SITE SUBTOTAL		\$	6,100,000	\$	6,100,000

ADDITIONAL STRUCTURES & UNIT COSTS

FIELD HOUSES (2 UNITS)	750 EA	\$	600,000	\$	600,000
VARSITY DUGOUTS	LS	\$	75,000	\$	75,000
ATHLETIC EQUIPMENT	LS	\$	200,000	\$	-
UNDERPINNING	LS	\$	100,000	\$	-
ADDITIONAL STRUCTURES & UNIT COST SUBTOTAL		\$	975,000	\$	675,000

SUBTOTAL STRUCTURE COST

	\$	25,229,500	\$	20,180,400
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ESTIMATING CONTINGENCY, & ESCALATION

	\$	1,261,475	\$	1,009,020
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CONSTRUCTION SUBTOTAL

	\$	26,490,975	\$	21,189,420
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CONSTRUCTION RELATED SOFT COSTS

	\$	1,192,094	\$	953,524
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SUBTOTAL OF CONSTRUCTION & CONSTRUCTION SOFT COSTS

	\$	27,683,069	\$	22,142,944
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ADDITIONAL SOFT COSTS

	\$	2,161,958	\$	1,840,631
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FURNITURE / EQUIPMENT ALLOWANCE

	\$	264,910	\$	211,894
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TOTAL PROJECT COST

	\$	30,109,937	\$	24,195,469
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10% COST RANGE

	\$	33,120,930	\$	26,615,016
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- **PROVIDE UPDATED PROPOSALS FOR PROFESSIONAL SERVICES**
- **PROCEED WITH LAND DEVELOPMENT REVISIONS**
- **DEVELOP CONSTRUCTION DRAWINGS**



Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

www.cra-architects.com