Crabtree, Rohrbaugh & Associates

Chambersburg Area
SCHOOL DISTRICT
4-6 Intermediate School
ARCHITECTURE / ENGINEERING SERVICES
March 11, 2025

2024 – 2025 Planning Efforts

Facility Study Transition to Project Development

District Goals
Evaluated both current and projected enrollment
Developed understanding of history past 30 years
Educational Visioning – present and future focused
Grade alignments
Evaluated existing facilities and building capacities
Communication – Administration, coalition, staff, community
Preliminary Costs & Financial Considerations
Established a Timeline
Option Selection - New 4-6 Intermediate

Begin Design Process

AGENDA

1. Option Development
2. Design Phases
3. Community Engagement
4. Next Steps
5. Questions

OPTION DEVELOPMENT

Conceptual 4-6 Intermediate School

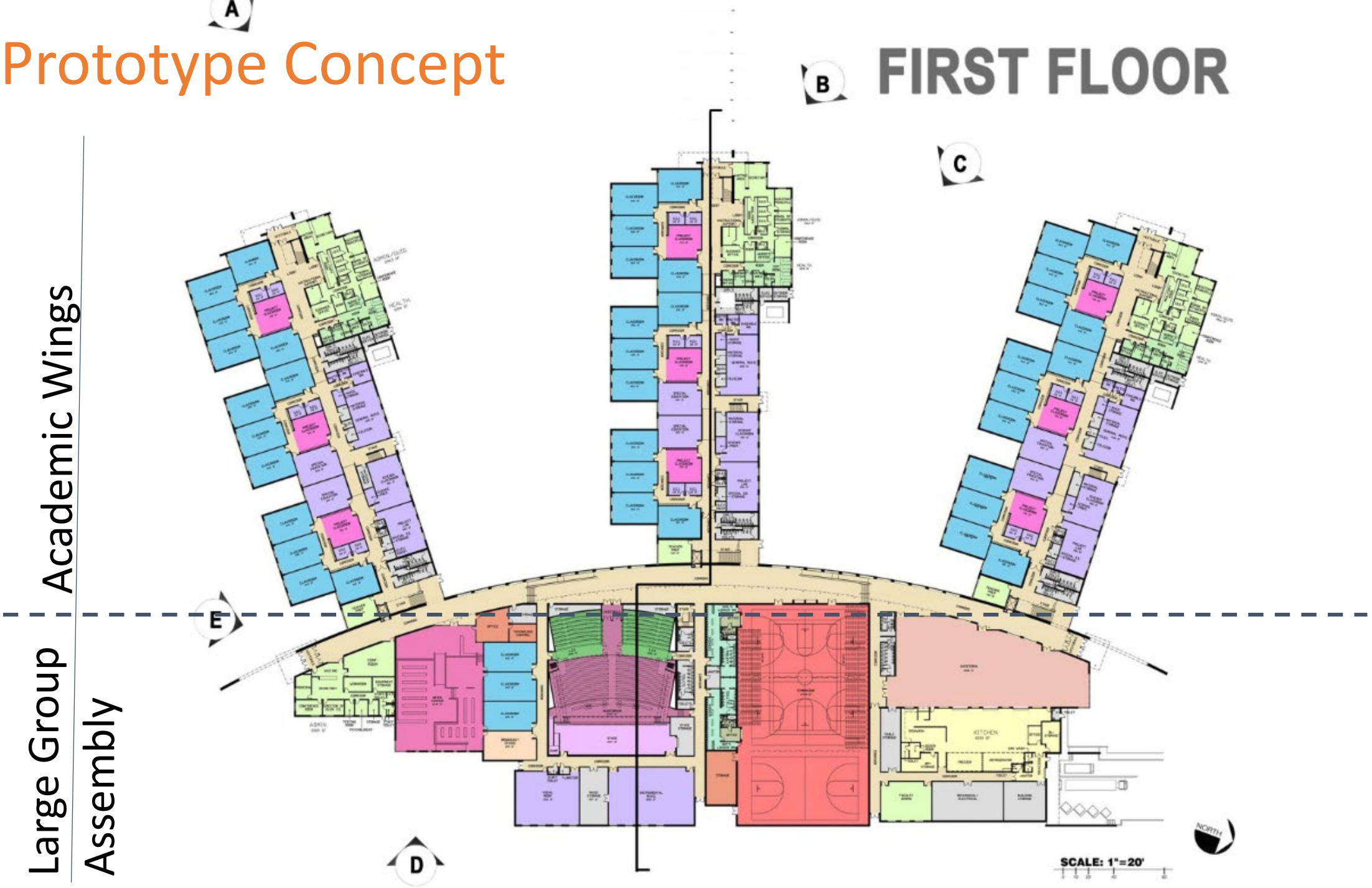
New 4-6 Elementary School

From Concept to Schematic Design

Prototype Intermediate School

- Completed 2010
- 1800 4-6 ES Students
- Expandable to 2000
- Schools within a School
- 600 students/wing
- Shared Common Spaces
- Auditorium
- Gym / Aux

Prototype Concept



Prototype Concept

SECOND FLOOR

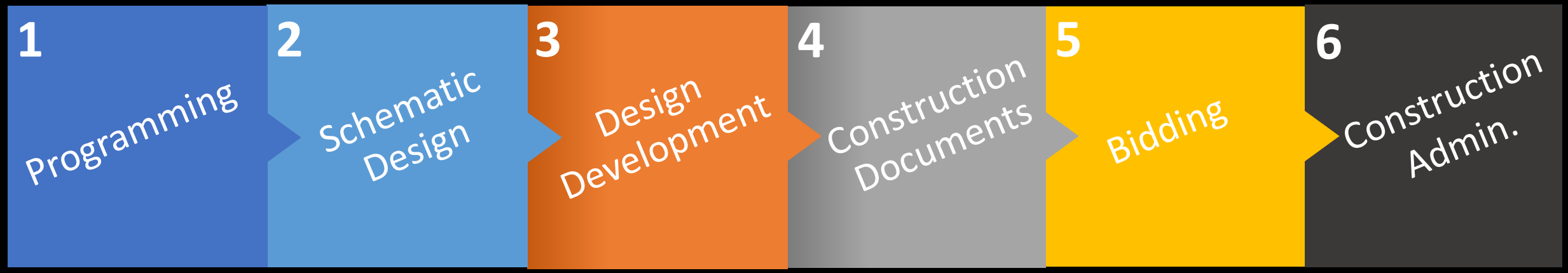
SCALE: 1"=20'

NORTH

DESIGN PHASES

Step-by-step process of Architectural Services

ARCHITECTURAL SERVICES BY PHASE



NOTE: The images in the upcoming slides do not represent the design of the Chambersburg ASD Intermediate School. These example images are used to illustrate project development and detail throughout the various design phases.

SCHEMATIC DESIGN

1. Programming:

- Project Visioning
- Projected Enrollment & Planned Capacity
- Educational Program
- Educational Specifications

2. Site Analysis:

- Site Survey
- Determine necessary approvals

3. Conceptual Plans:

- Establish building organization
- Prioritize Program and site adjacencies
- Develop traffic circulation

4. Schematic Plans:

- Develop Floor Plans based on Educational Program and existing site conditions
- M/E/P Basis of Design narrative

PROJECT EXAMPLES

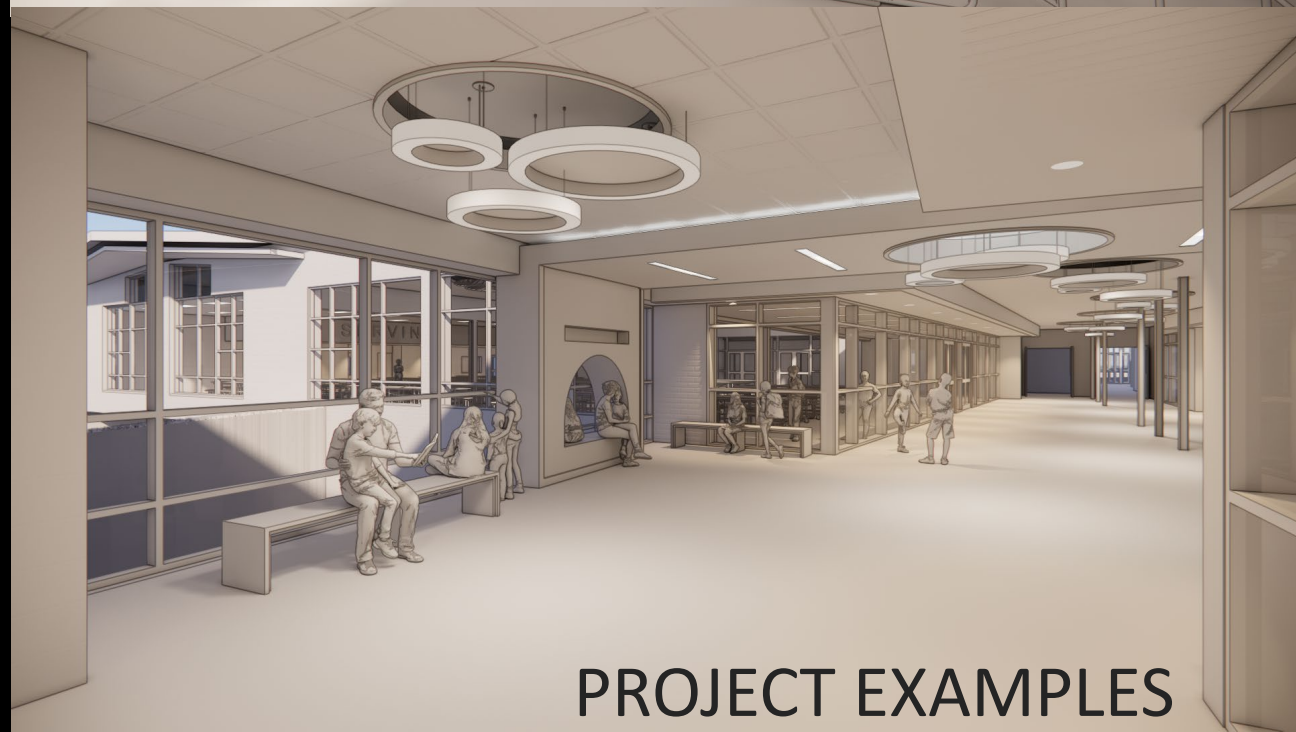
DESIGN DEVELOPMENT

1. Architectural Plans:

- Building Code Review
- Refinement of Floor Plans
- Final check of Educational Program
- Interior Design meetings with Faculty
- Structural, Food Service, Mechanical, Electrical and Plumbing Systems

2. Civil Engineering:

- Vehicular circulation and drop-off areas
- Staff and visitor parking,
- Pedestrian connections
- Land Development submission with storm water management plans



PROJECT EXAMPLES

CONSTRUCTION DOCUMENTS

1. Architectural Plans:

- Coordination and integration of building systems including Structural, Food Service, Mechanical, Plumbing, Electrical and Civil Engineering
- Final production of Construction Documents
- Release project for public bidding

2. Civil Engineering:

- Acquire necessary permits and approvals required for construction

PRELIMINARY SCHEDULE

2 Months	Programming / Conceptual Design – *"Visioning"*
3 Months	Schematic Design – *"Exploration"*
4 Months	Design Development – *"Refinement"* *Act 34 Public Hearing*
4 Months	Construction Documents – *"Preparation"*

Note:

- *Board Action required at end of each Design Phase*
- *Schedule is pending Municipal and Regulatory Agency Approvals*

SCHOOL BOARD APPROVAL TIMELINE

Summer 2025	Approval of Schematic Design
Fall 2025	Act 34 Maximum Building Construction Cost & Total Project Cost based on Estimates
Spring 2026	Release Project for Public Bidding
Summer 2026	Approval of Intent to Award to low bid Contractors

COMMUNITY ENGAGEMENT

Act 34 Public Hearing

ACT 34 PUBLIC HEARING

- Public Hearing is held in accordance with Act 34 of 1973
  - Board Resolution to adopt Total Project Cost and Maximum Building Construction Cost
  - Act 34 Hearing Notice and Proof of Publication
- Purpose of the Hearing is to inform the public of the project
  - Need for the Project
  - Review Options Considered
  - Description of Construction Elements
  - Estimated Construction Cost and Total Project Cost
  - Financial needs and Local Tax impact
  - Provide Opportunity for Public Comments

ACT 34 PUBLIC HEARING - TIMELINE

Step #1	School District, Solicitor, Architect and Financial Consultant prepare Act 34 Booklet
Step #2	Board Approval of Act 34 Maximum Building Construction Cost and Total Project Cost
Step #3	School District and Solicitor coordinate advertisement 20 days prior to Hearing date
Step #4	Act 34 Public Hearing, conducted by School District, Solicitor, Architect and Financial Consultant
Step #5	End of 30 day waiting period to compile proof of publication, written comments and Hearing minutes

NEXT STEPS

Design Tasks

NEXT STEPS

1. Verification of Educational Program: On-going
2. Civil Engineering Contract: On-going
   - Site Survey
   - Civil Engineering due diligence - Traffic study, Geotech, Zoning requirements
3. Student and Faculty Visioning Exercise: April/May
4. Faculty Workshop to develop Educational Specifications: June

Questions?

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