



Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY SCHOOL DISTRICT

CTE and NOE

Project Update
April 14, 2025

AGENDA

1 CTE Project Update

2 NOE Project Update

3 Enrollment Projections

4 Questions



CTE Project Update

Construction Documents

CTE Schedule

June – Nov 2024

Design Development – *“Refinement”*
Act 34 Public Hearing

Dec 2024 – April 2025

Construction Documents – *“Preparation”*

April – May 2025

Bidding

June 2025 – August 2027

Start of Construction to Substantial Completion

CTE Permit Schedule

1. Zoning Approval: Conewago Township - Completed
2. Land Development Plan (LDP): Conewago Township – Completed
3. National Pollutant Discharge Elimination System (NPDES): Adams County – Completed
4. Plans Recorded by Adams County – On-going

Current Status



DESIGNING ENVIRONMENTS

2201 North Front Street, Suite 200 :: Harrisburg, PA 17110
717.635.2835 :: www.kandwengineers.com

CONEWAGO VALLEY SCHOOL DISTRICT – CTE PERMIT/APPROVAL SCHEDULE

Tuesday, April 9th – Zoning Application Due to Twp.

Wednesday, May 1st – Zoning Hearing Board

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

Thursday, June 6th - PC Meeting to Review Sketch Plan

Monday, June 17th - BOS Meeting to Review Sketch Plan

Wednesday, July 3rd – Submit LD Plans (Due Monday, July 8th by noon), Submit NPDES Application

Thursday, August 1st - PC Meeting #1 to review plans

August 5th – Receive ACCD Admin Comments (*assumes 20 days*)

August 21st – Resubmit ACCD Completeness/Admin comments

Friday, September 6th – Resubmit Revised LD Plans (due Monday, September 9th by noon)

September 19th – Receive ACCD Administrative Completeness Letter (*assumes 20 days*)

Thursday, October 3rd – PC Meeting #2 to review plans, conditional approval

October 31st – Receive ACCD Technical Review Comments (*assumes 30 days*)

November 15th – Resubmit ACCD Technical Comments

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

January 15th – Receive ACCD 2nd round technical comments

January 24th – Final ACCD submission

February 14th – ACCD Issues NPDES Permit

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

(March 17th – BOS Meeting for Final Approval if conditional not granted prior to NPDES)

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

NOTES

Zoning apps due 3 weeks prior to 1st 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 – 1st Wednesday of the month at 6pm

PC Meetings – 1st Thursday of the month at 6pm

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

CTE Bid Schedule & Board Approvals

April 14, 2025

Board Approval: Release Project for Public Bidding

April 15, 2025

District Places Advertisement (4/15, 4/24, 4/29)

April 17, 2025

Project Released for Bidding

April 24, 2025

Pre-Bid Meeting @ CTE

May 22, 2025

Public Bid Opening @ District Administration Office

May 29, 2025

Board Review of Bids and Alternates

June 2 , 2025

Board Approval: Intent to Award

CTE – Cost Estimate

Comparison of Bid Results to Cost Estimate						
1	Construction Costs		Act 34 Cost Estimate	Bid Results		Difference
	General Construction		\$19,446,439			
	HVAC Construction		\$4,720,000			
	Plumbing Construction		\$2,046,200			
	Electrical Construction		\$4,248,000			
	Subtotal		\$30,460,639	\$ -		\$ -
2	Construction Related Soft Costs					
	Construction Contingency		\$753,976			
	Construction Testing & Inspection		\$678,579			
	Commissioning		\$376,988			
	Regulatory Agency Fees		\$301,590			
	Construction Manager		\$562,310			
	Subtotal		\$2,673,443	\$ -		
3	Project Related Soft Costs					
	Basic Services		\$2,118,335			
	Civil Engineering		\$160,480			
	Geotechnical Investigation		\$10,800			
	Site Survey		\$16,135			
	Sewer Module Planning		\$2,150			
	Sanitary Sewer Tap-In Fee		\$50,000			
	Traffic Assessment		\$5,620			
	Traffic Study		\$25,000			
	Food Service Consultant		\$19,096			
	Printing/Mailing/Web Based Construction		\$50,590			
	Furniture/Equipment Allowance		\$1,055,567			
	Financing		\$991,397			
	Subtotal		\$4,505,170	\$ -		
TOTAL PROJECT COST			\$ 37,639,252	\$ -		\$ -

Italicized amounts are soft costs to be determined



NOE Project Update

Design Development & Act 34 Hearing

NOE Schedule

Feb – Sept 2025

Design Development – *“Refinement”*
Act 34 Public Hearing

Oct 2025 – Jan 2026

Construction Documents – *“Preparation”*

Jan – Mar 2026

Bidding

Apr 2026 – Aug 2028

Start of Construction to Substantial Completion

NOE – Act 34 Schedule

CONEWAGO VALLEY SCHOOL DISTRICT

NEW OXFORD ELEMENTARY SCHOOL

#3671

BOARD UPDATES / ACT 34 HEARING TIMELINE

4/14/2025

DATE		
April 14, 2025	☐ Board Update	
January 6, 2025	☐ Department of Education (PDE) Review Period	
	Architect submits Act 34 Booklet to PDE for review / approval for advertisement	
May 5, 2025	☒ Board Action - Design Development + Act 34 Booklet	
	Board Approval Required: <i>Resolution & Maximum Building Construction Cost</i>	
May 6, 2025	☐ Advertisement	
	School District and Solicitor coordinate advertisement 20 days prior to Hearing	
	NOTE: Advertisement can not be placed until PDE approval is issued	
June 5, 2025	☐ Act 34 Hearing - 6pm @ NOE	
	School District, Solicitor, Architect and Financial Consultant conduct Hearing	
July 5, 2025	☐ End of 30 day waiting period for Act 34	
	School District compiles proof of publication, written comment & Hearing minutes	

NOE Land Development Schedule

April 2025

Traffic Study

June 2025

Zoning Hearing Board Meeting

April – May 2025

Oxford Township Land Development Plan

June 2025 – August 2027

New Oxford Borough Land Development Plan

December 2025

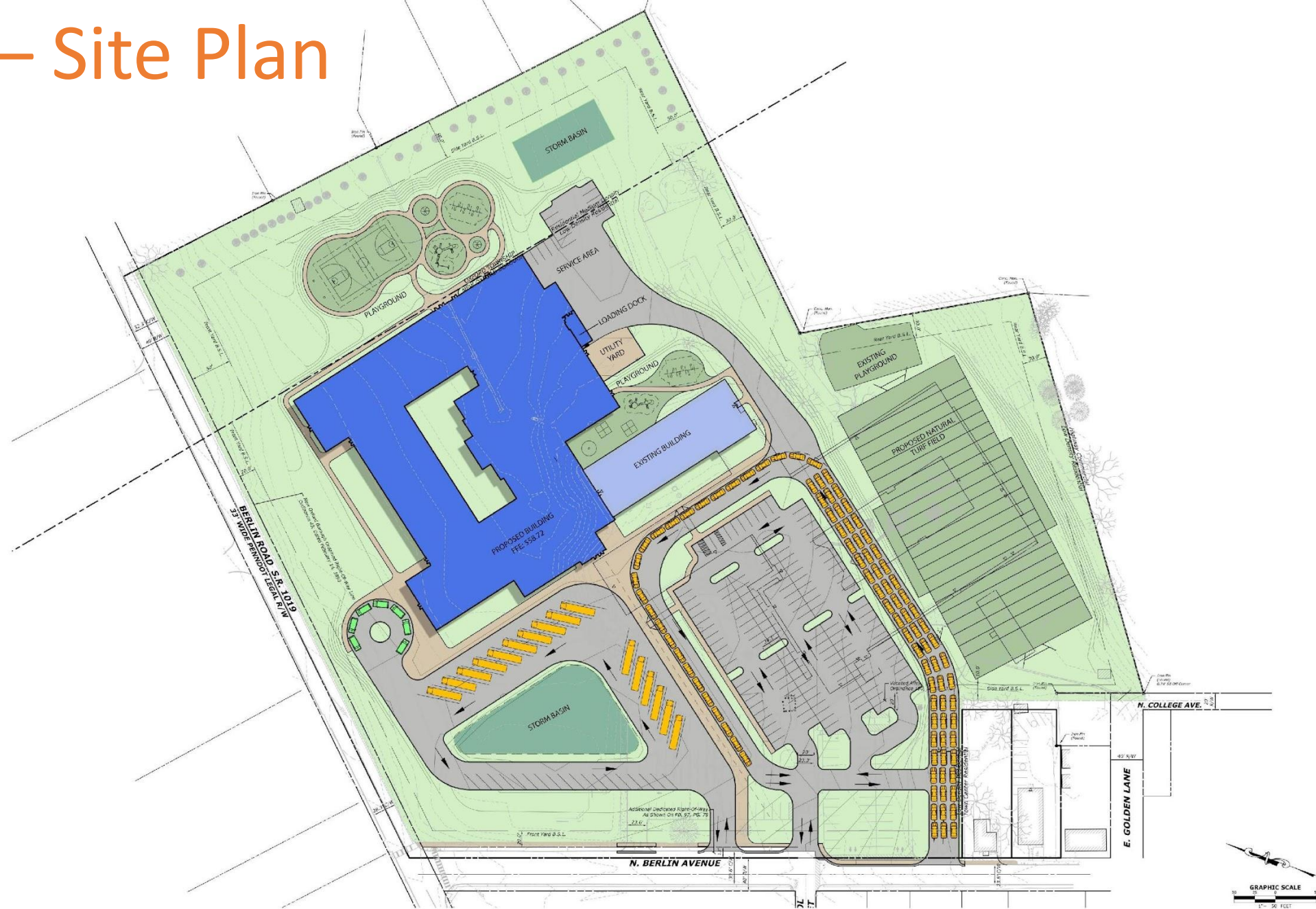
NPDES County Approval

January 2026

County Records Plans

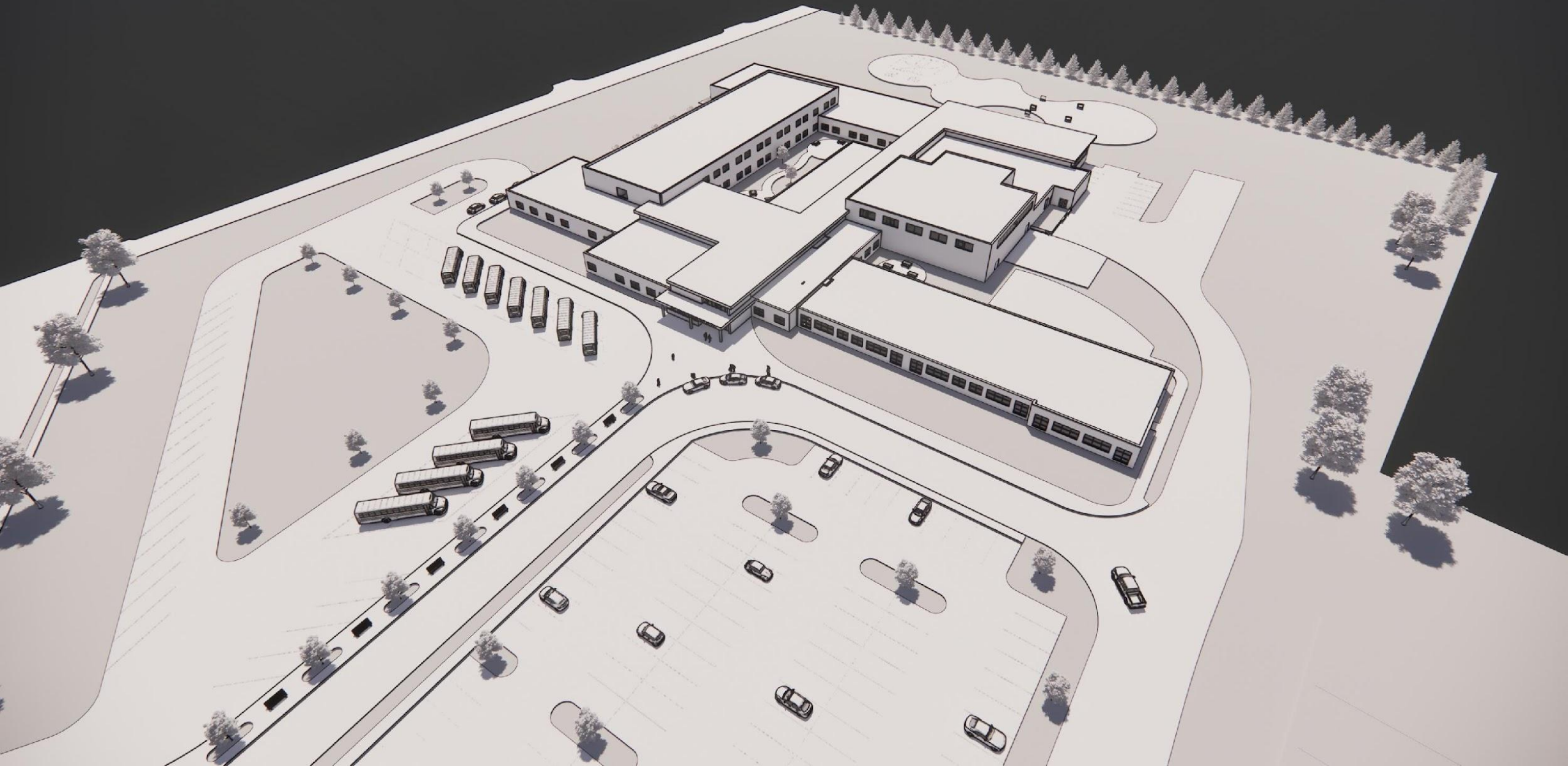
Construction cannot begin until plans have been recorded

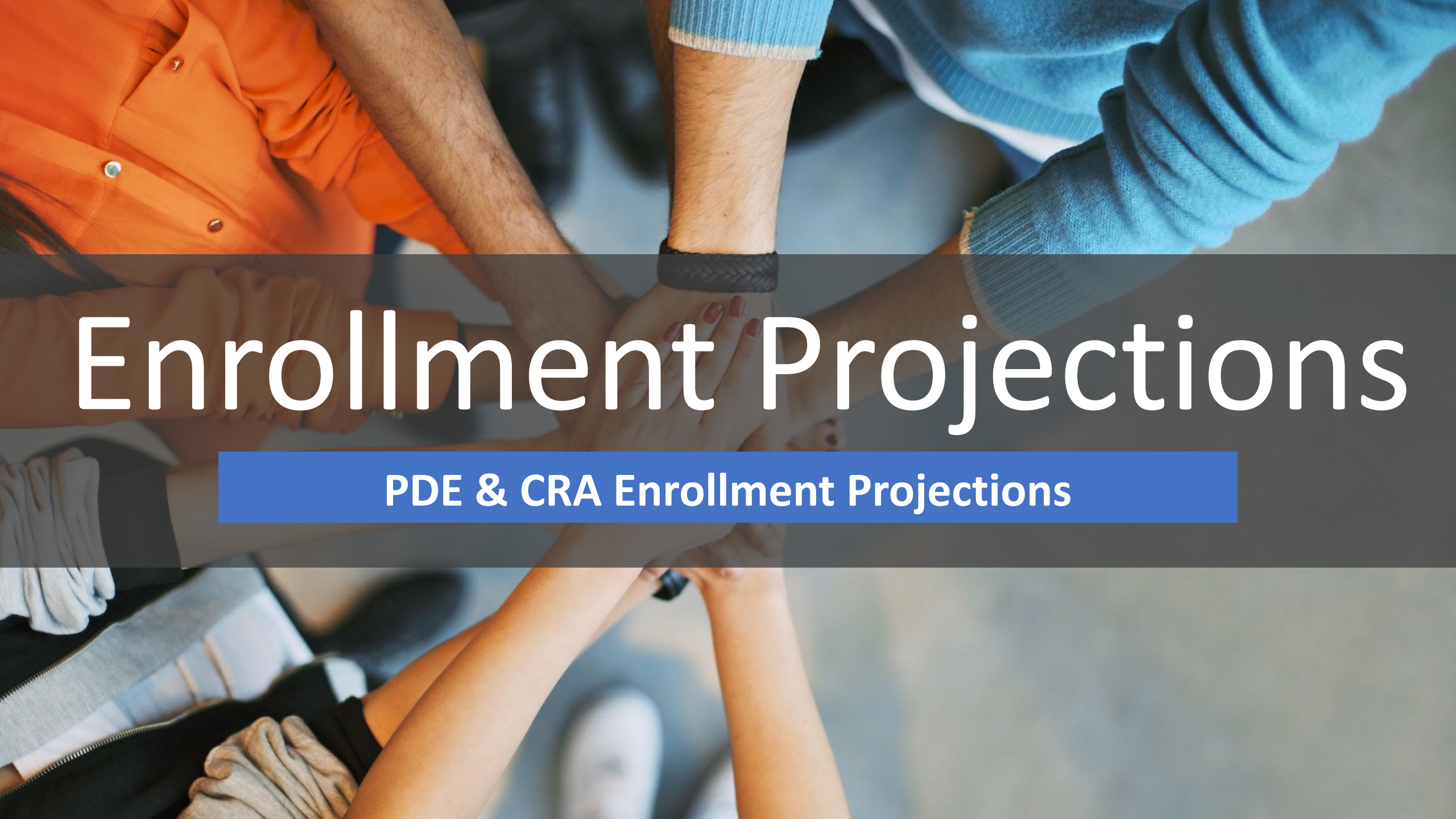
NOE – Site Plan



Overall Second Floor Plan
 Scale: 1" = 10'

NOE – Aerial View

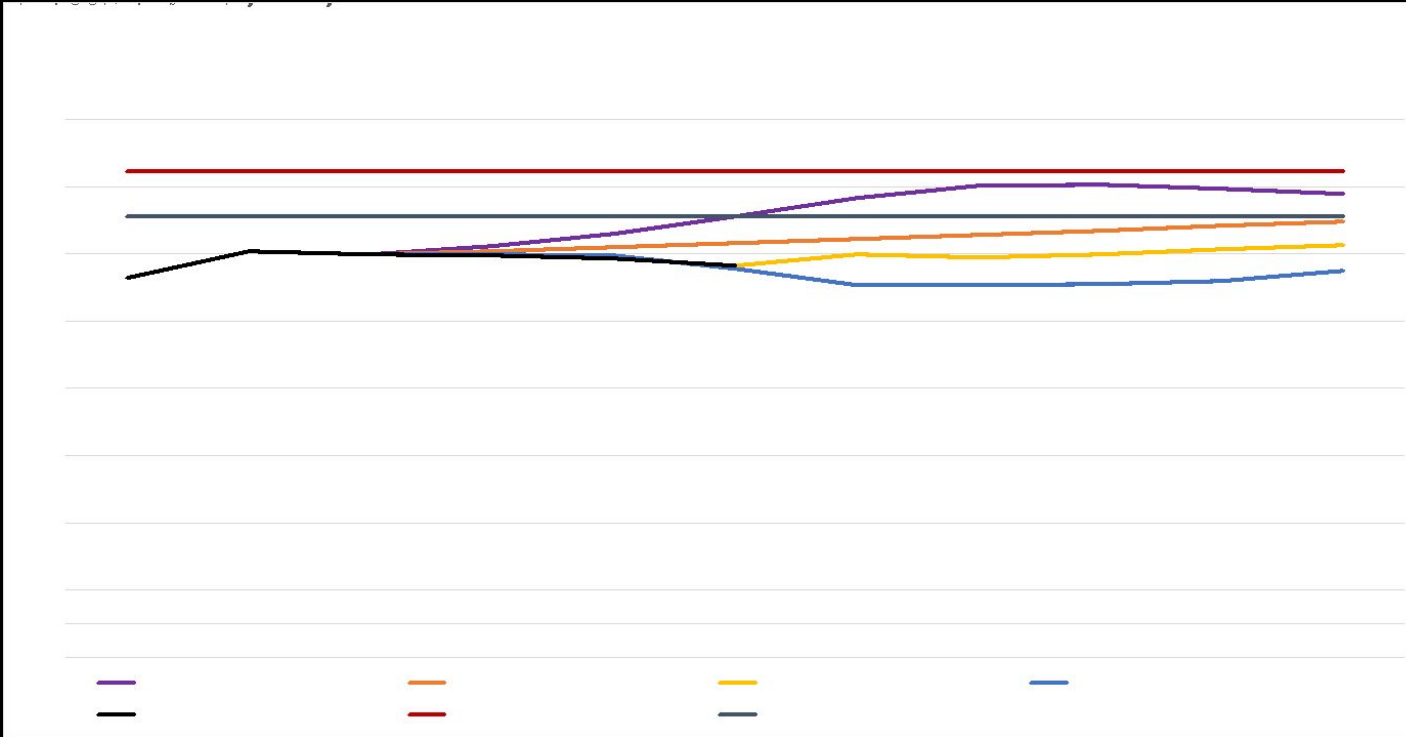




Enrollment Projections

PDE & CRA Enrollment Projections

Updated Enrollment Analysis Summary:



After careful consideration during the feasibility study, the district chose to continue planning using the average of DI's conservative and moderate estimate which projected the need to serve 1277 kindergarten through third grade students utilizing 1405 seats in 69 general classrooms split between CTE and NOE.

During schematic design, the room-by-room inventory based on the projected number of students, anticipated grade alignments, curriculum, schedule, and the support spaces required to serve students in the general classrooms resulted in the need for 64 general classrooms. The architectural plans and bid documents were based on 64 general classrooms.

CRA's updated projections indicate that the district should plan to serve 1114 kindergarten through third grade students utilizing 1226 seats in 61 general classrooms. This is 3 less classrooms than what is in the architectural plans (1 ½ less in NOE and 1 ½ less in CTE). It should also be noted that increased enrollment as a result of new housing developments continues three years beyond the five-year projections. CRA recommends maintaining 64 general classrooms.

PDE's most recent projections indicate that the district should plan to serve 1049 kindergarten through third grade students utilizing 1154 seats in 56 general classrooms. Considering that PDE's projects enrollment using changes in the size of the student body as a result of the Pandemic and does not consider construction at rates greater than in the preceding five-years, CRA does not recommend reducing the number of classrooms based on PDE's projections.

Questions?



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