



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING**

August 5, 2025

D.A.O. AND TURF FIELD DESIGN

PROGRESS UPDATE / MEETINGS

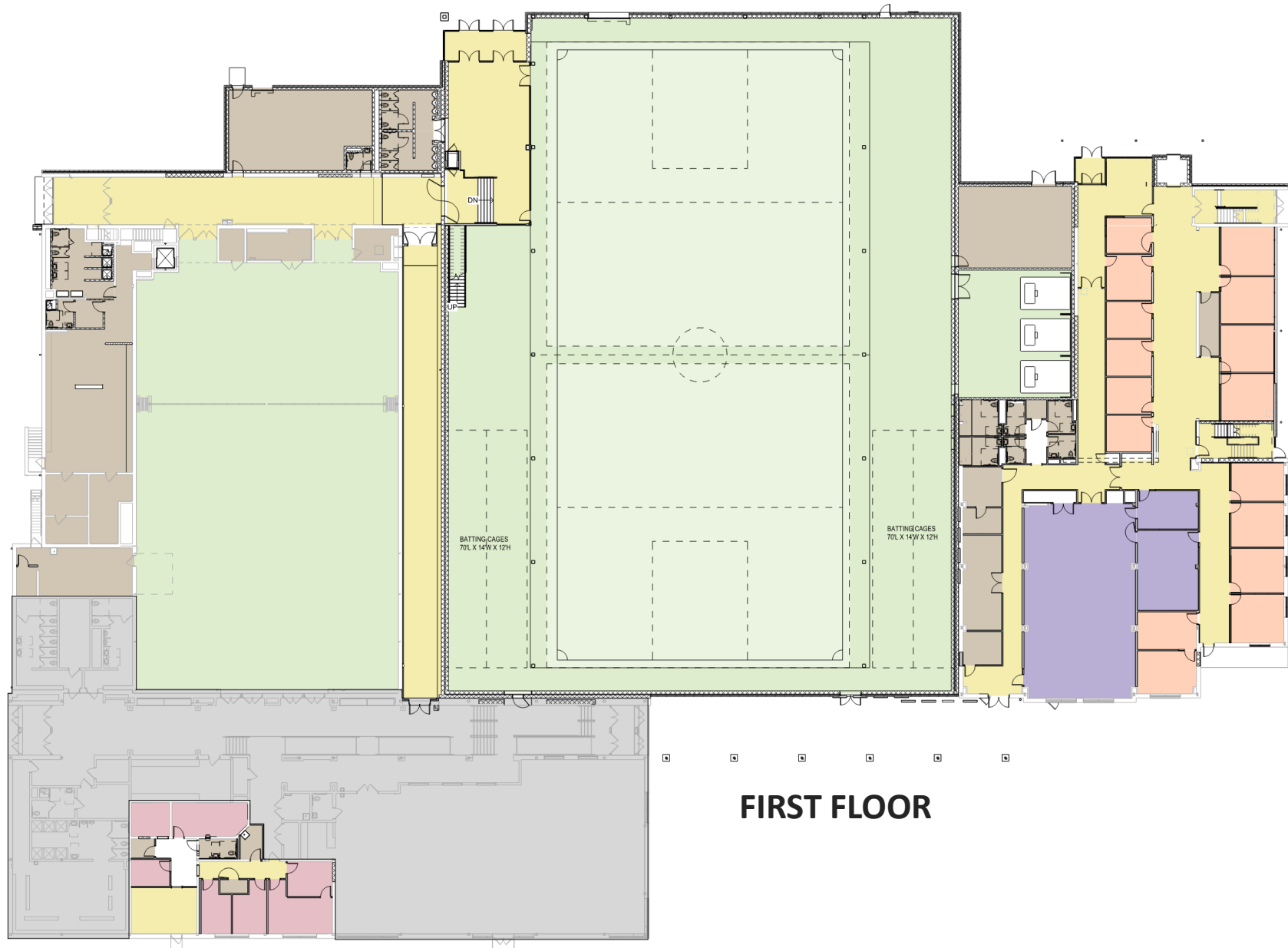
SITE PLAN AND FLOOR PLAN UPDATE

SCHEDULE

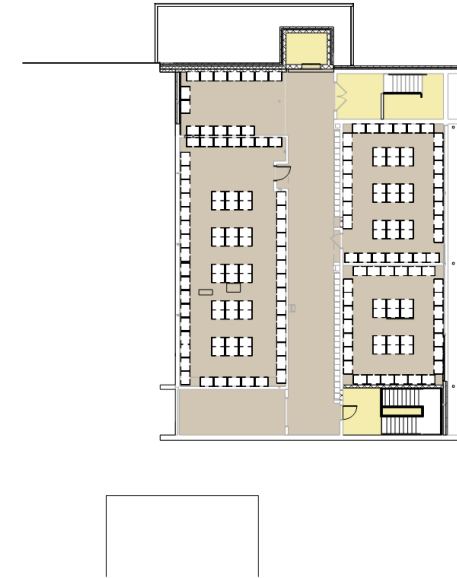
COST ESTIMATE

AGENDA

- **BI-WEEKLY DESIGN MEETINGS**
 - **7/30/2025: PENN MEDICINE ON-SITE TOUR, INTERIOR DESIGN FINISHES**
 - **7/31/2025: DISTRICT OFFICE DUGOUT PRELIMINARY REVIEW**
 - **8/14/2025: EXTERIOR FINISH SELECTION AND ELEVATION UPDATES**
 - **8/28/2025: INTERIOR DESIGN UPDATES**
- **CONSULTANT COORDINATION MEETINGS BI-WEEKLY**
- **PROGRESS CONSTRUCTION DOCUMENT UPDATES**



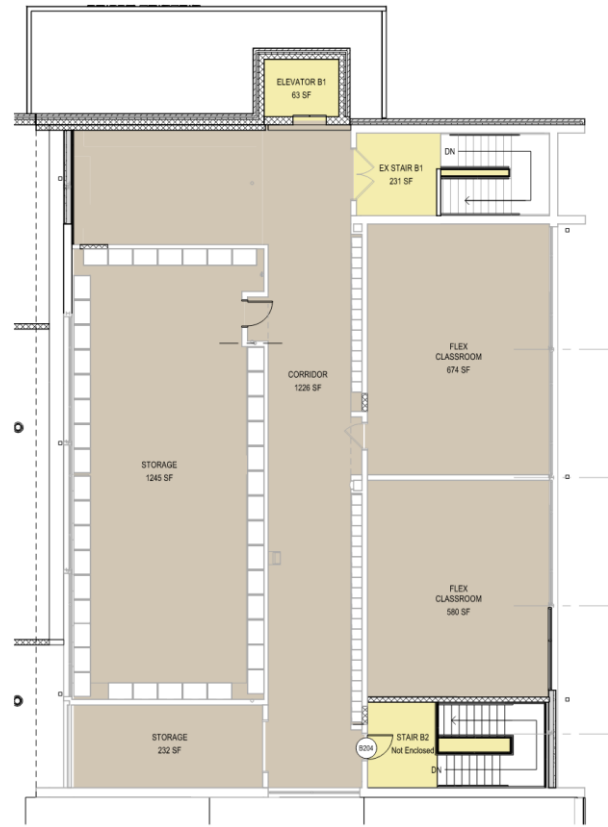
FIRST FLOOR



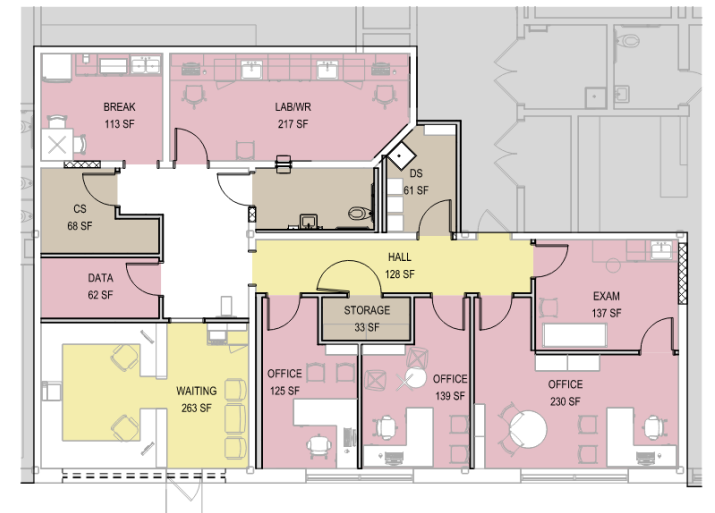
SECOND FLOOR



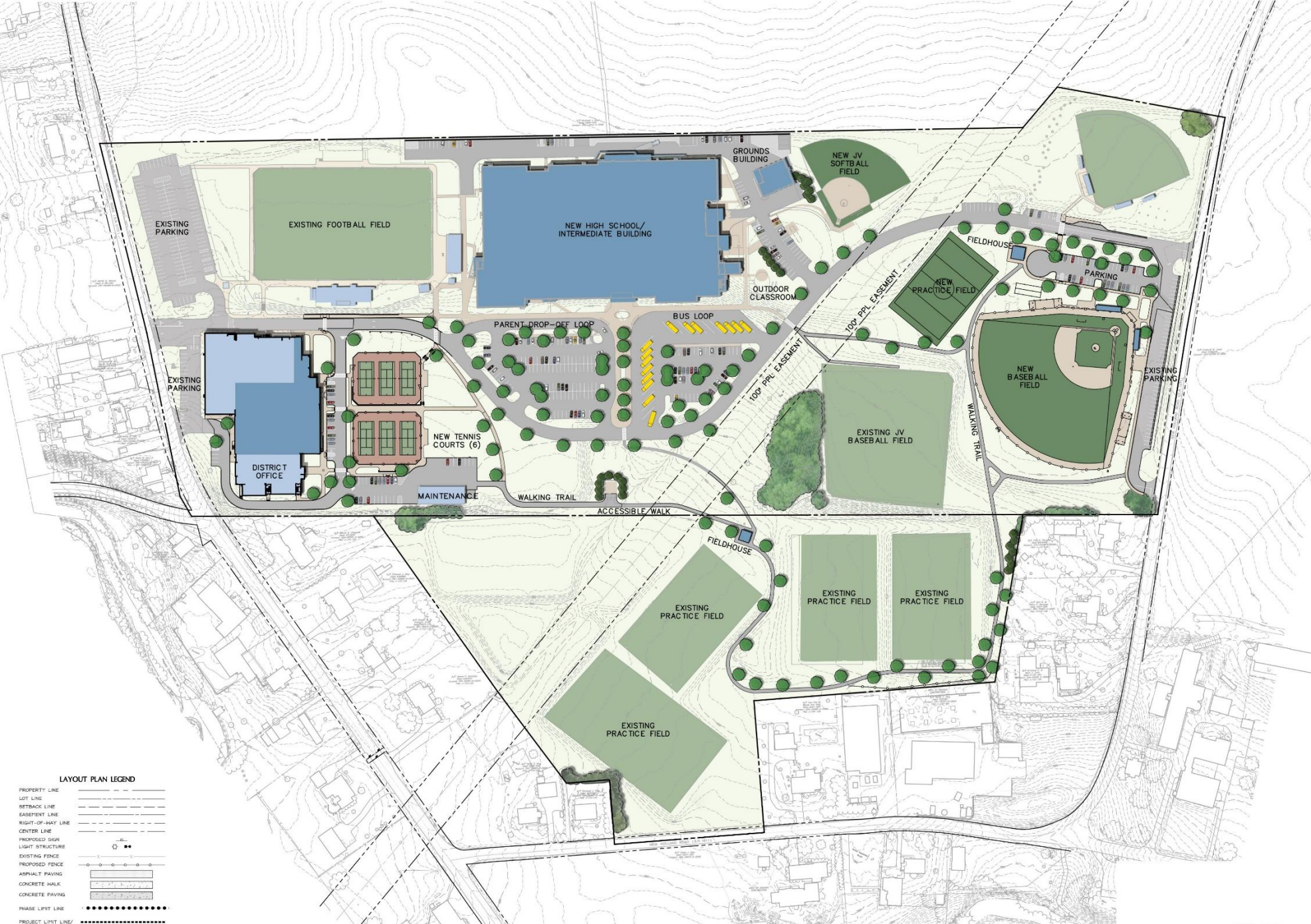
FIRST FLOOR



SECOND FLOOR



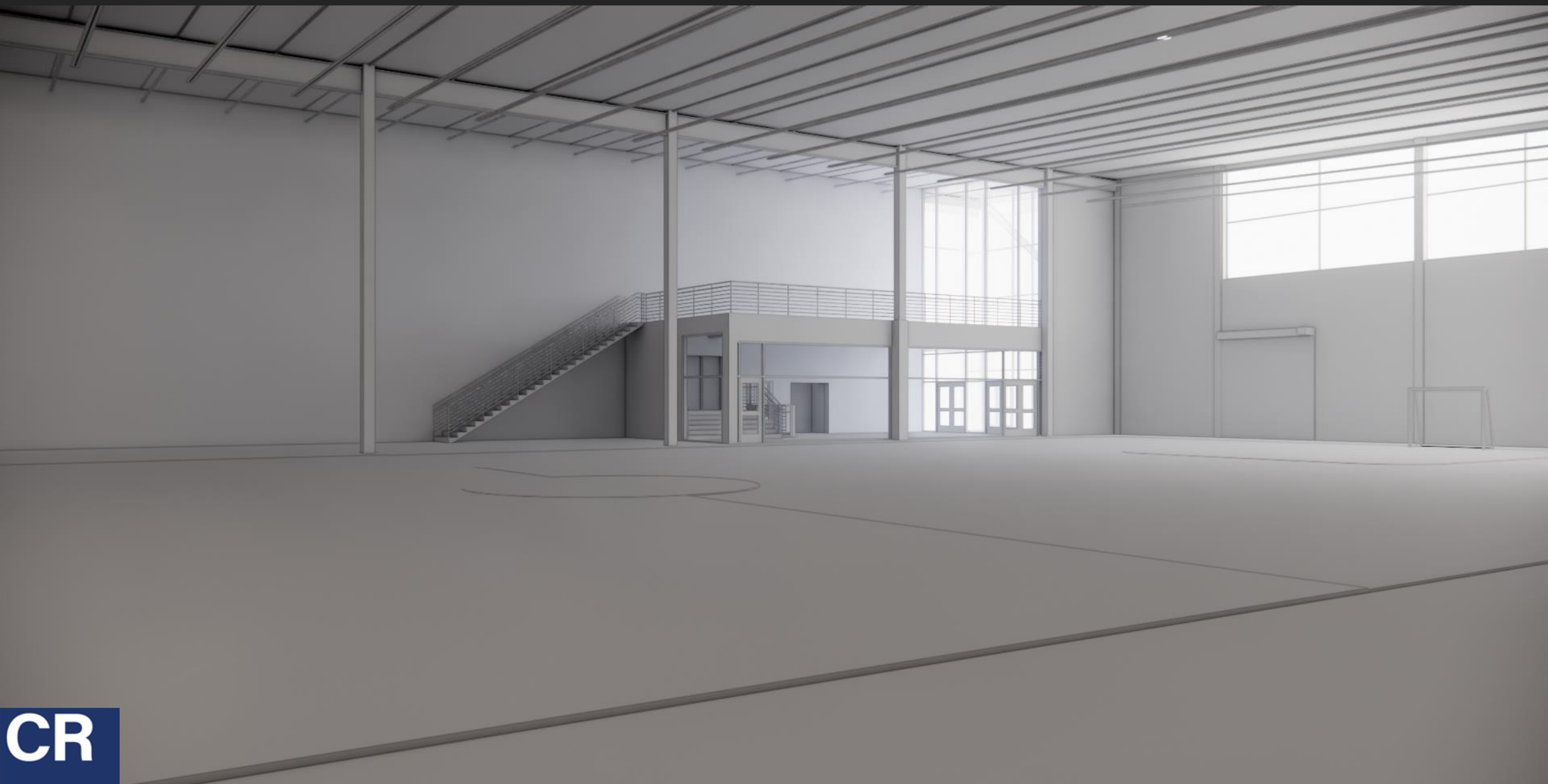
FIRST FLOOR – MED. SUITE



LAYOUT PLAN LEGEND

- PROPERTY LINE
- LEFT LINE
- RETRUCK LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- PROPOSED SIGN
- LIGHT STRUCTURE
- EXISTING FENCE
- PROPOSED FENCE
- ASPHALT PAVING
- CONCRETE PAVK
- CONCRETE PAVING
- PHASE LIMIT LINE
- PROPOSED LIMIT LINE
- LIMIT OF DISTURBANCE
- NEEDED PERMIT
- BOUNDARY LINE







CR

LOBBY VIEWING AREA



LAND APPROVALS

Design Development plans	Sept – Ongoing	
NPDES Renewal NOI Application for current permit	November 2024	Completed
Geotechnical / Soil Infiltration Testing	March 6, 2025	Completed
Soil Infiltration Test Results	April 18, 2025	Completed
File Stormwater Mgt. Plans Twp. Engineer Review	June 10, 2025	Completed
Pre-application meeting with Conservation District	June 13, 2025	Completed
*Conservation District NPDES Submission	June 17, 2025	Completed
Township Engineering Approval	October 2025	
Revised Financial Security (Phase 2)	November 2025	
Conservation District Approval (6 months)	December 2025	
Recording of Plans	December 2025	

* Major Modification of NPDES permit needed to cover revisions. With MRC stormwater strategy, County Conservation may send plans onto PA DEP for further review – estimating total of six months for review.

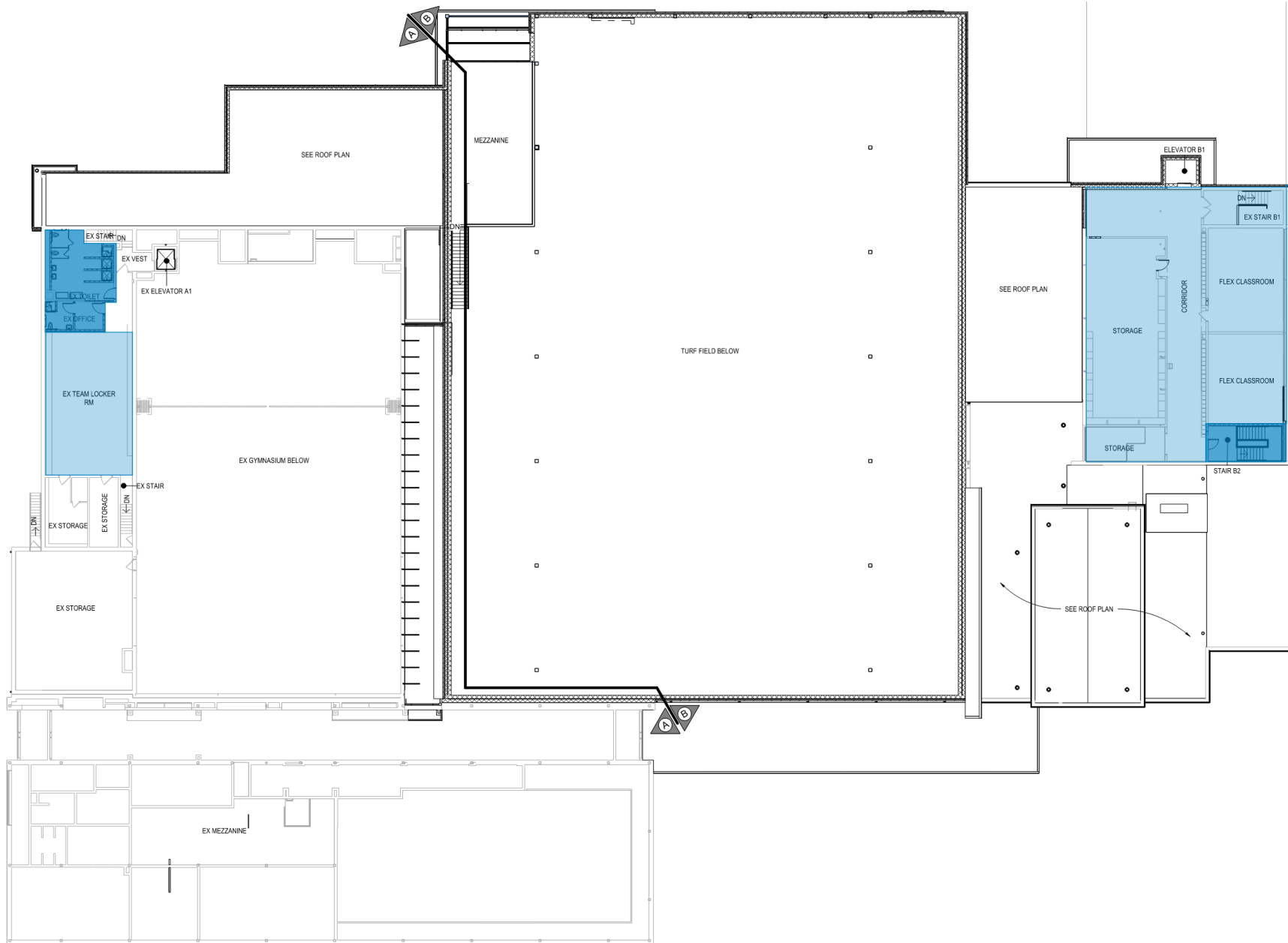
PEQUEA VALLEY SCHOOL DISTRICT

PRELIMINARY TIMELINE






8/5/2025

			JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
			2025	2025	2025	2025	2025	2025	2025	2026	2026
PVSD - PHASE 2	TASK	DURATION									
	LAND DEVELOPMENT - TOWNSHIP APPROVAL		█	█	█	█	█	█	█		
	EROSION AND SEDIMENT CONTROL (ESC) PLANS / NPDES GENERAL PERMIT		█	█	█	█	█	█	█	█	
	RECORDING OF PLANS / SIGNATURES								█	█	
	BUILDING DESIGN / PERMITTING / BIDDING		█	█	█	█	█	█	█		
	DESIGN DEVELOPMENT		█	█							
	CONSTRUCITON DOCUMENTS			█	█	█	█	█			
	BIDDING	6 WEEKS							█	█	
	CONTRACT EXECUTION	1 MONTH								█	
	CONSTRUCTION	18 MONTHS (SUMMER 2027 COMPLETION)									█
			JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
			2025	2025	2025	2025	2025	2025	2025	2026	2026





SECOND FLOOR RENOVATION:

- LIGHT RENOVATION 
- MEDIUM RENOVATION 
- HEAVY RENOVATION 
- NEW CONSTRUCTION 
- NEW CONSTRUCTION (TURF) 
- MEDICAL SUITE 

CONSTRUCTION ESTIMATE

DESCRIPTION	AREA	DEC. 2024 ESTIMATE	AREA	AUG. 2025 DD
HIGH SCHOOL ADDITIONS / RENOVATIONS				
DEMOLITION	201000 SF	\$ 1,809,000	201000 SF	\$ 1,809,000
ASBESTOS ABATEMENT	LS	\$ 100,000	LS	\$ 250,000
HEAVY RENOVATION	20500 SF	\$ 5,104,500	2240 SF	\$ 591,360
MODERATE RENOVATION			10508 SF	\$ 2,532,428
LIGHT RENOVATION	16800 SF	\$ 2,486,400	6550 SF	\$ 1,391,875
MEP ONLY COSTS			14100 SF	\$ 1,854,150
HEALTH SUITE	2000 SF	\$ 288,000	1900 SF	\$ 302,100
NEW CONSTRUCTION (NOT RELATED TO TURFED INDOOR FIELD)	4360 SF	\$ 1,351,600	4187 SF	\$ 1,172,360
NEW CONSTRUCTION (TURFED INDOOR FIELD)	30500 SF	\$ 7,015,000	32435 SF	\$ 8,352,013
ADDITIONS / RENOVATIONS SUBTOTAL		\$ 18,154,500		\$ 18,255,286
SITE WORK				
WEST CAMPUS IMPROVEMENTS	LS	\$ 2,900,000	LS	\$ 2,900,000
WALKWAY & UTILITIES	LS	\$ 200,000	LS	\$ 200,000
EAST CAMPUS IMPROVEMENTS	LS	\$ 2,850,000	LS	\$ 2,850,000
SITE LIGHTING BUDGET (WALKWAYS)	LS	\$ 150,000	LS	\$ 150,000
SITE SUBTOTAL		\$ 6,100,000		\$ 6,100,000
ADDITIONAL STRUCTURES & UNIT COSTS				
FIELD HOUSES (2 UNITS)	750 EA	\$ 600,000	750 EA	\$ 600,000
VARSITY DUGOUTS	LS	\$ 75,000	LS	\$ 75,000
ATHLETIC EQUIPMENT	LS	\$ 200,000	LS	\$ 200,000
UNDERPINNING	LS	\$ 100,000	LS	\$ 135,000
ADDITIONAL STRUCTURES & UNIT COST SUBTOTAL		\$ 975,000		\$ 1,010,000
SUBTOTAL STRUCTURE COST		\$ 25,229,500		\$ 25,365,286
ESTIMATING CONTINGENCY, & ESCALATION		\$ 1,261,475		\$ 1,183,713
CONSTRUCTION SUBTOTAL		\$ 26,490,975		\$ 26,548,999
CONSTRUCTION RELATED SOFT COSTS		\$ 1,192,094		\$ 1,194,705
SUBTOTAL OF CONSTRUCTION & CONSTRUCTION SOFT COSTS		\$ 27,683,069		\$ 27,743,704
ADDITIONAL SOFT COSTS		\$ 2,231,166		\$ 2,234,834
FURNITURE / EQUIPMENT ALLOWANCE		\$ 264,910		\$ 398,235
TOTAL PROJECT COST		\$ 30,179,144		\$ 30,376,773
10% COST RANGE		\$ 33,197,059		\$ 33,414,450



Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

www.cra-architects.com