

Crabtree, Rohrbaugh & Associates

PEQUEA VALLEY SCHOOL DISTRICT

BOARD MEETING

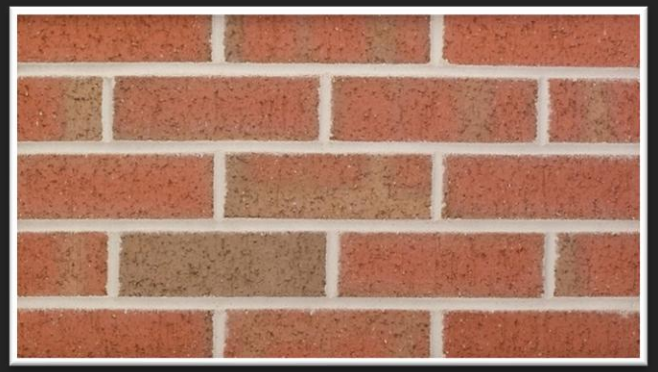
October 7, 2025

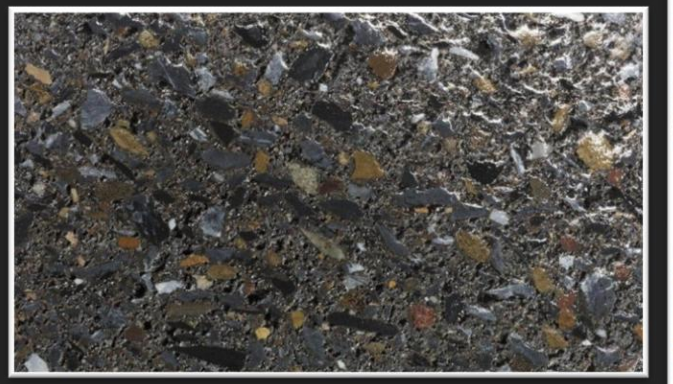
D.A.O. AND TURF FIELD DESIGN

PROGRESS UPDATE / MEETINGS
FINISH MEETING UPDATE
SCHEDULE

AGENDA

- BI-WEEKLY DESIGN MEETINGS
  - 10/2/2025: INTERIOR DESIGN FINISHES MEETING
  - 10/9/2025: DESIGN UPDATE - VIRTUAL
  - 10/16/2025: CRA DESIGN DOCUMENT REVIEW AND SITE REVIEW
  - 10/30/2025: ELECTRICAL PAGE TURN AND EXTERIOR RENDERING REVIEW
- CONSULTANT COORDINATION MEETINGS BI-WEEKLY
- PROGRESS CONSTRUCTION DOCUMENT UPDATES



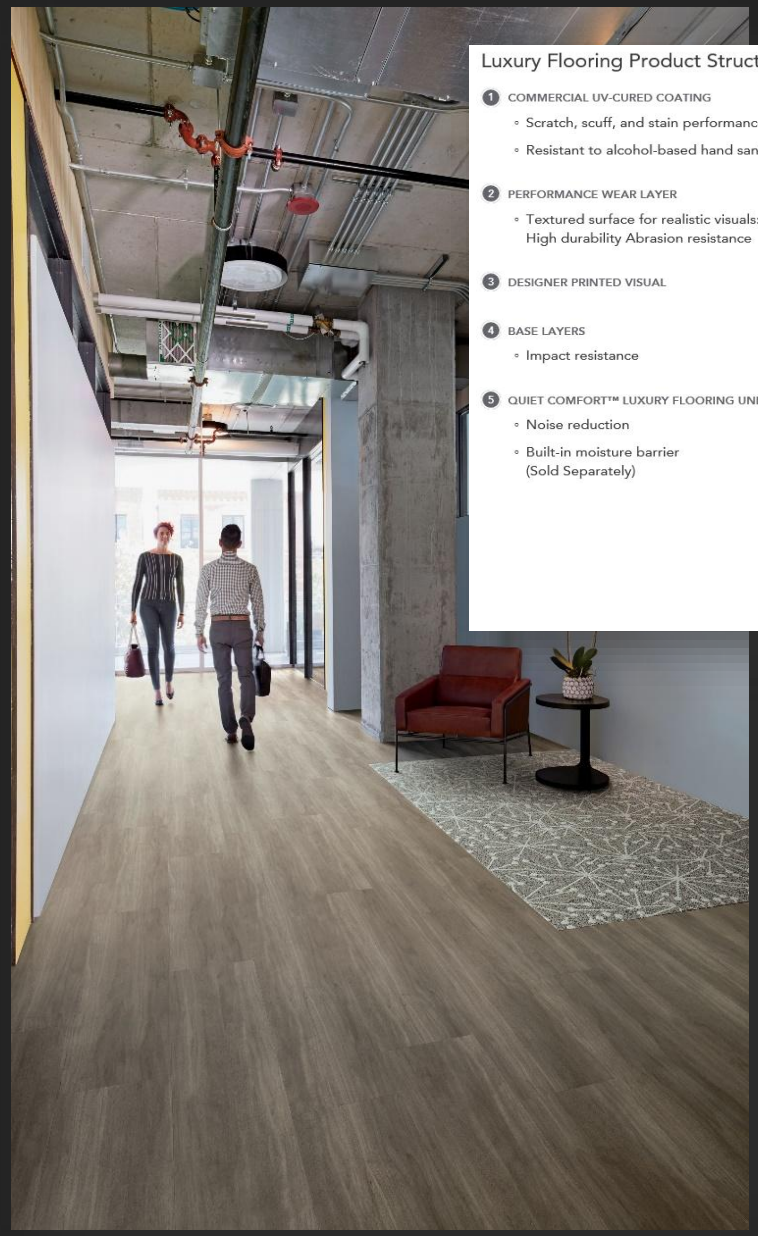






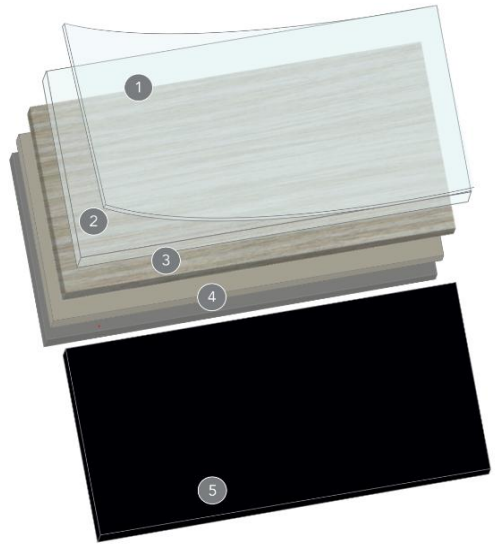
**PHOTOS MAY NOT ACCURATELY DEPICT COLOR AND PATTERN. PLEASE ORDER SAMPLES PRIOR TO ORDERING.*

INTERIOR MATERIAL | overview



Luxury Flooring Product Structure

1. COMMERCIAL UV-CURED COATING
   - Scratch, scuff, and stain performance: Appearance retention
   - Resistant to alcohol-based hand sanitizers
2. PERFORMANCE WEAR LAYER
   - Textured surface for realistic visuals: High durability Abrasion resistance
3. DESIGNER PRINTED VISUAL
4. BASE LAYERS
   - Impact resistance
5. QUIET COMFORT™ LUXURY FLOORING UNDERLAYMENT
   - Noise reduction
   - Built-in moisture barrier (Sold Separately)

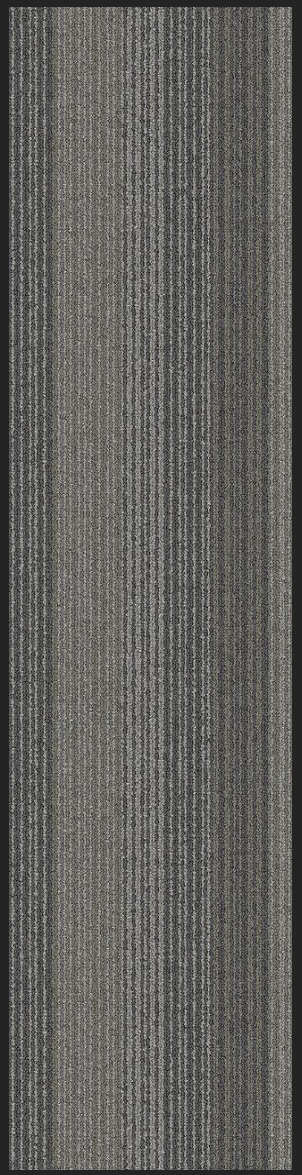


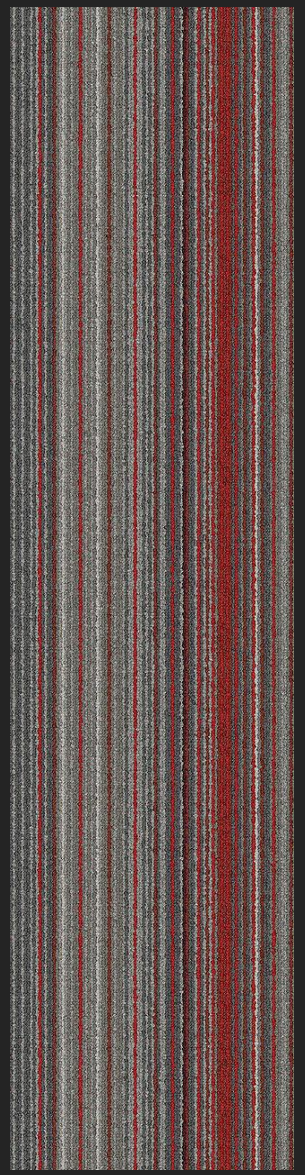


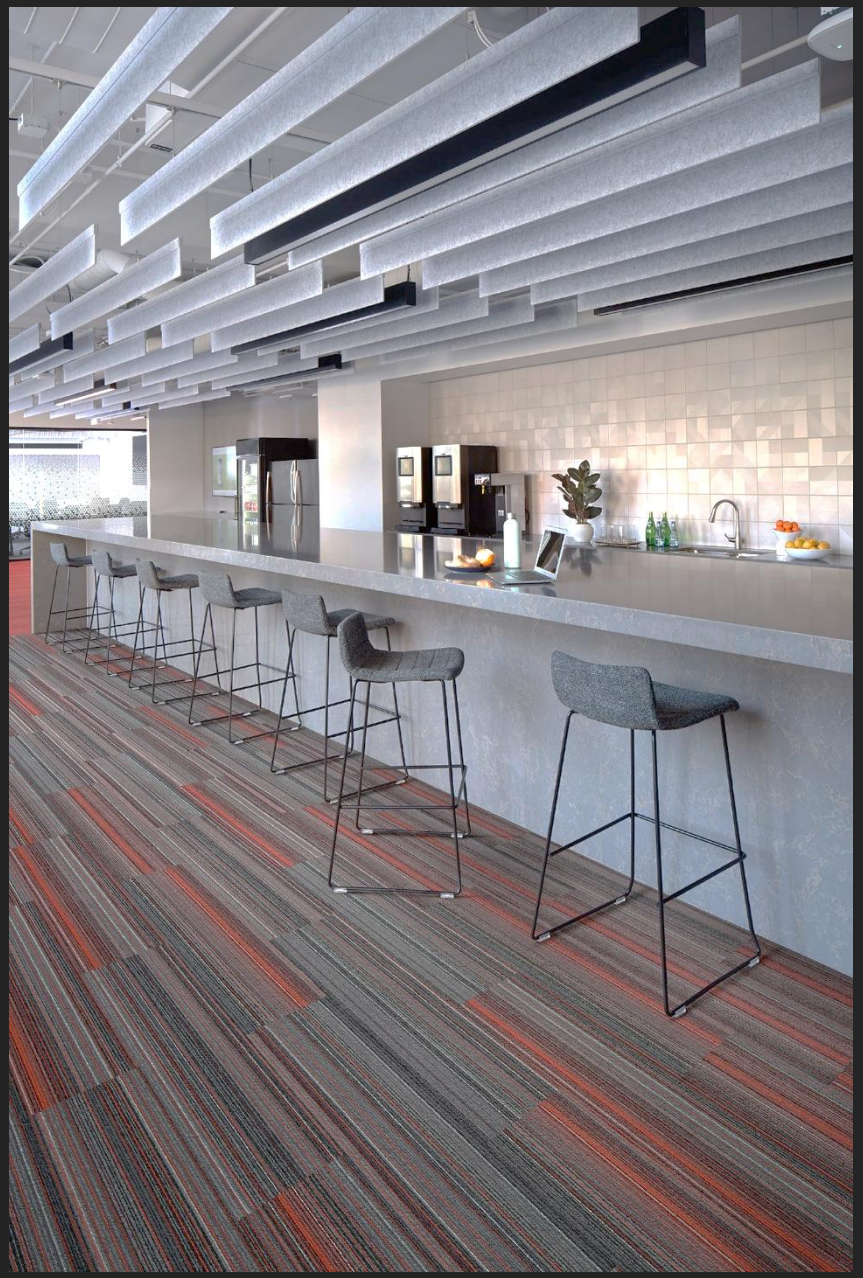












PEQUEA VALLEY DAO	[carpet planks + tiles | option 'A']	MATERIALS | flooring



PEQUEA VALLEY DAO	HALLWAY RENDERING	MATERIALS | flooring



PEQUEA VALLEY DAO	ADMIN SUITE RENDERING	MATERIALS | flooring

LAND APPROVALS

Construction Document Plans	Oct. – 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
*Received Comments September 13, 2025	Resubmit NLT October 9, 2025	
Pre-application meeting with Conservation District	June 13, 2025	Completed
*Conservation District NPDES Submission	June 17, 2025	Completed
Responded to Comments for NPDES Review Letter	September, 24 2025	
Township Engineering Approval	November 2025	
Revised Financial Security (Phase 2)	December 2025	
Conservation District Approval (6 months)	January 2025	
Recording of Plans	January 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.

*Based on initial turnaround time for review, another 2-3 months is estimated for final technical review and permit issuance.

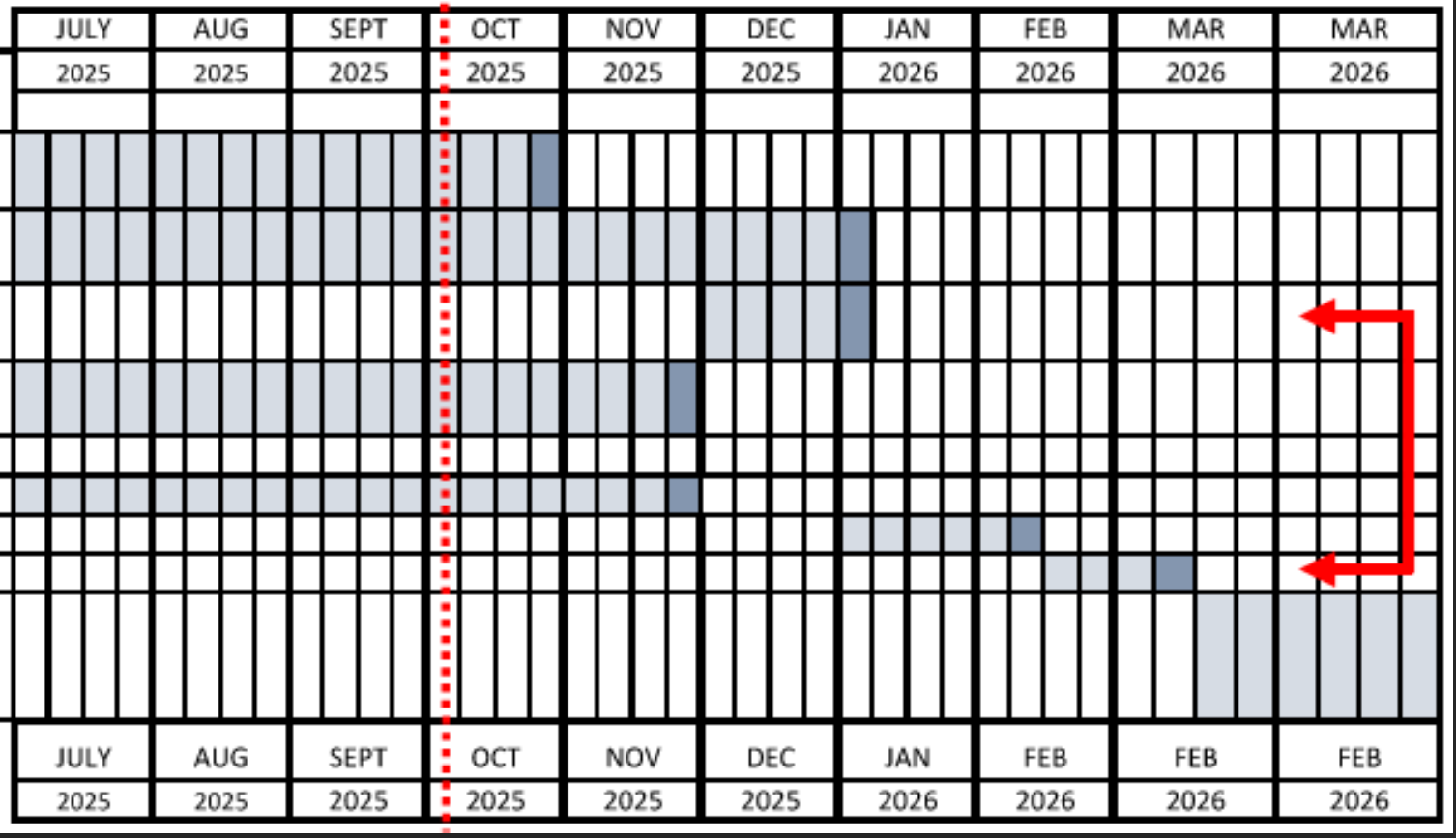
DECISION MAKING TIMELINE

PEQUEA VALLEY SCHOOL DISTRICT

PRELIMINARY TIMELINE 10/7/2025

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)

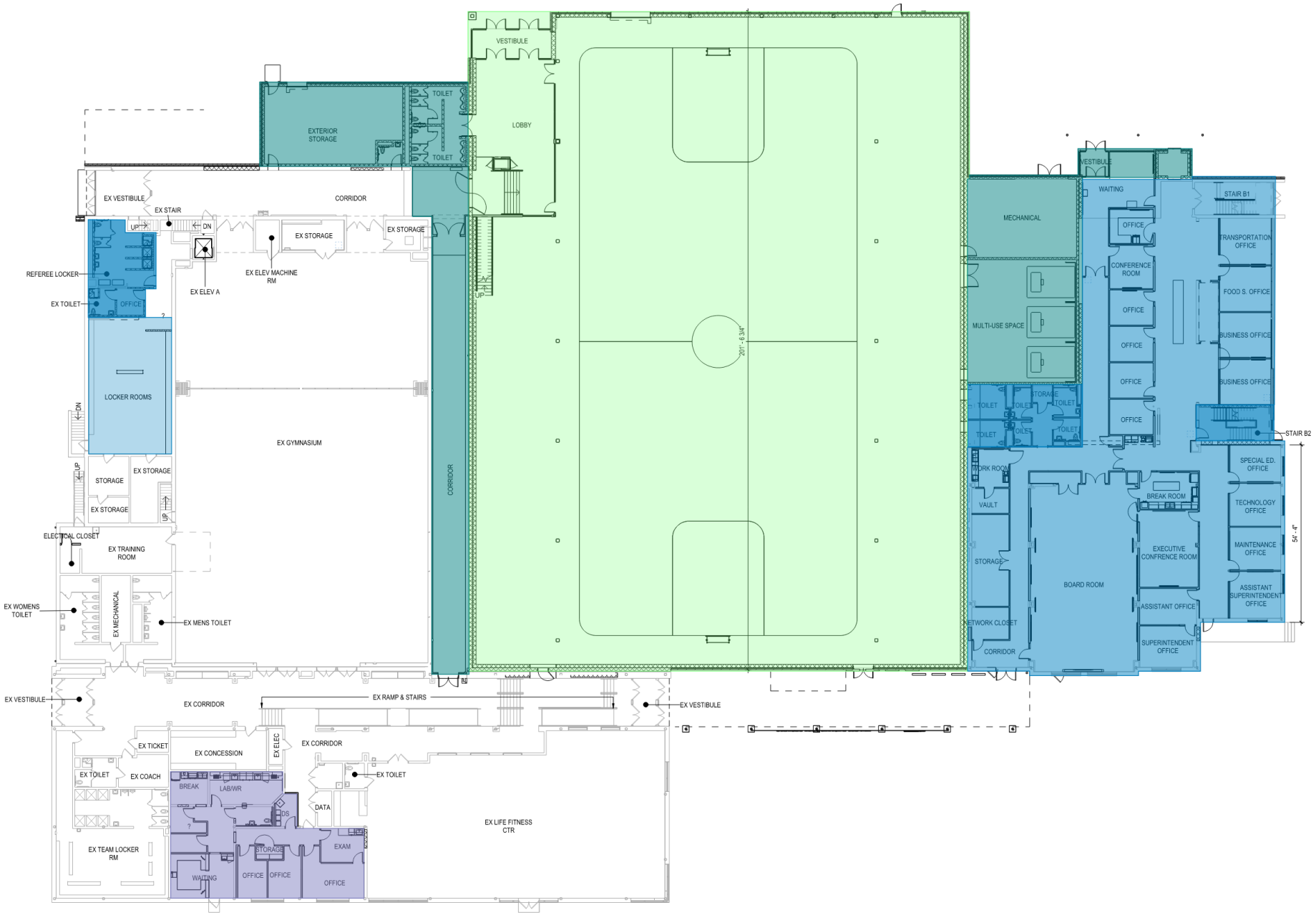


QUESTIONS?

Pequea Valley School District

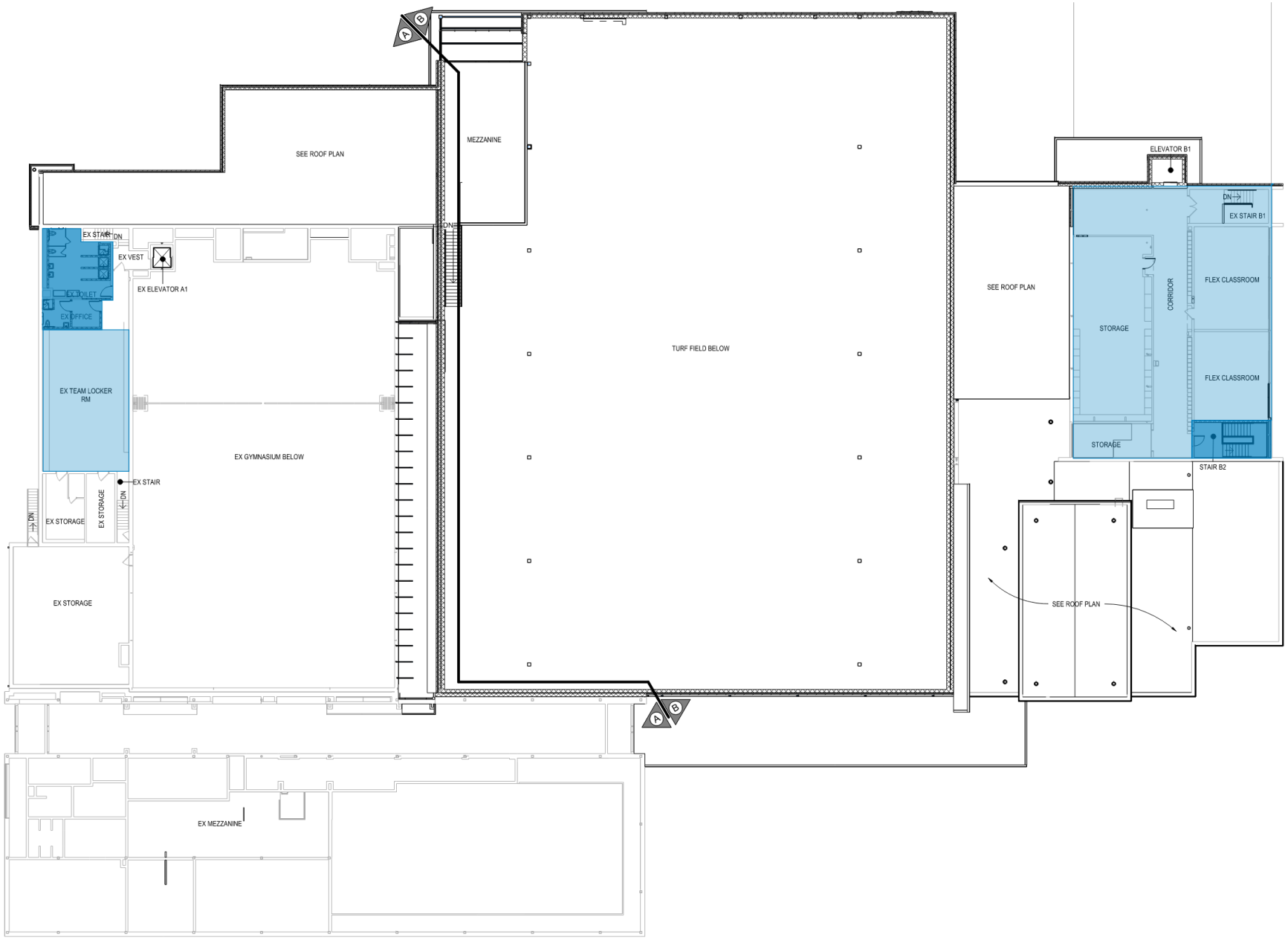
Where Each Learner Counts

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



FIRST FLOOR RENOVATION:

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



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