



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING**

November 6, 2025

D.A.O. AND TURF FIELD DESIGN

PROGRESS UPDATE – FLOOR PLANS

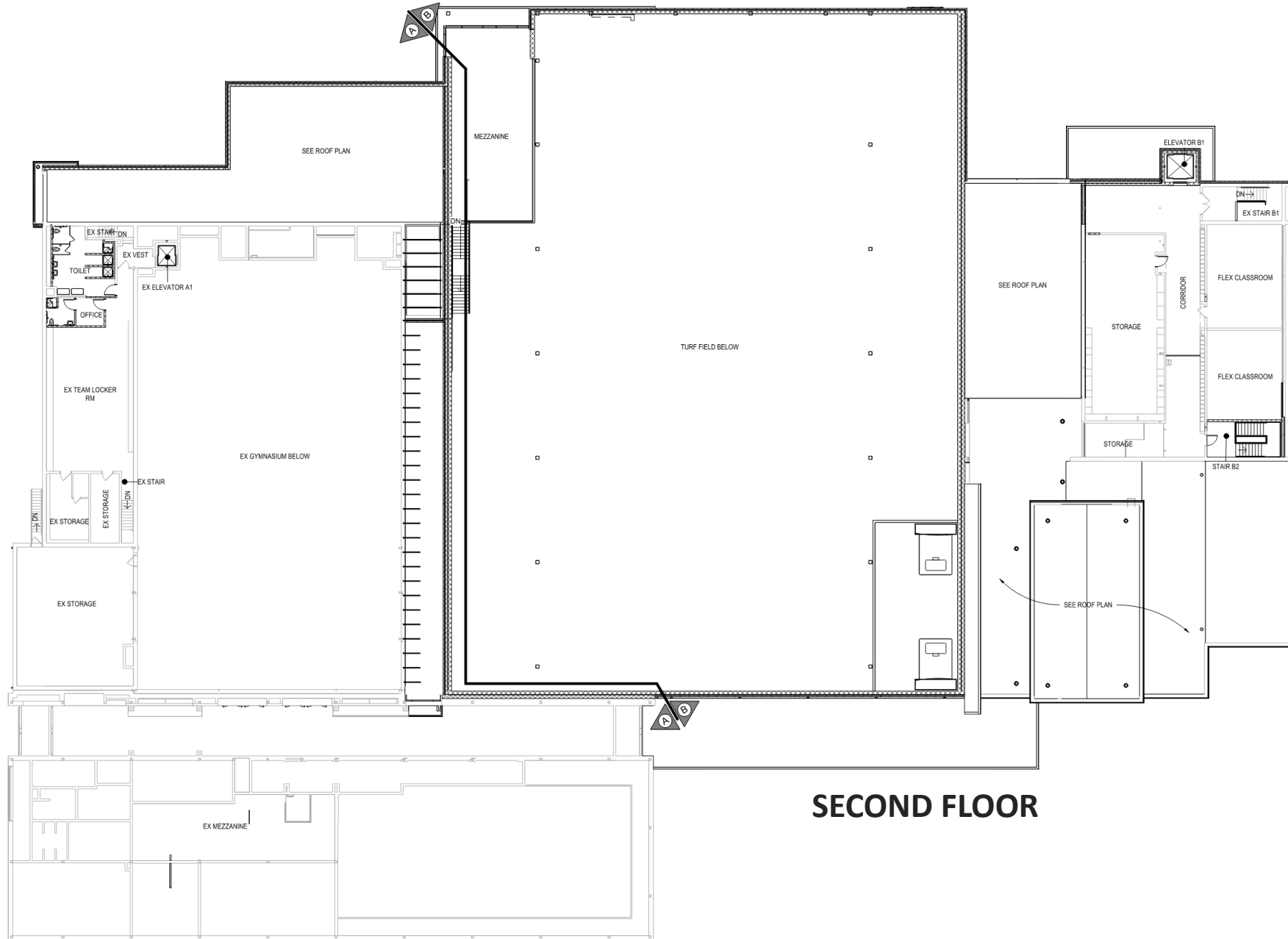
SITE PLAN AND FIELD HOUSE REVIEW

INTERIOR RENDERINGS

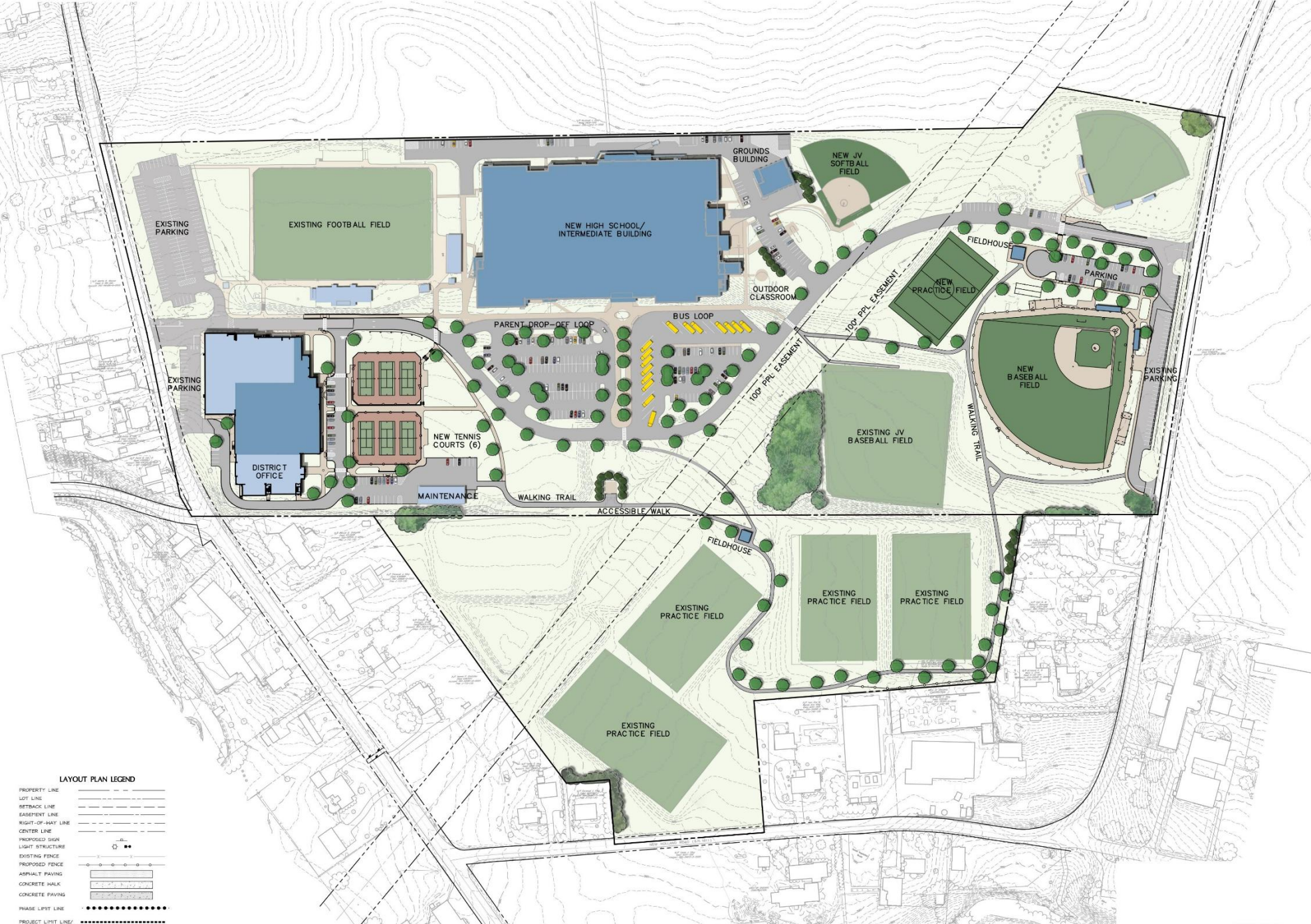
SCHEDULE

COST ESTIMATE

AGENDA



SECOND FLOOR



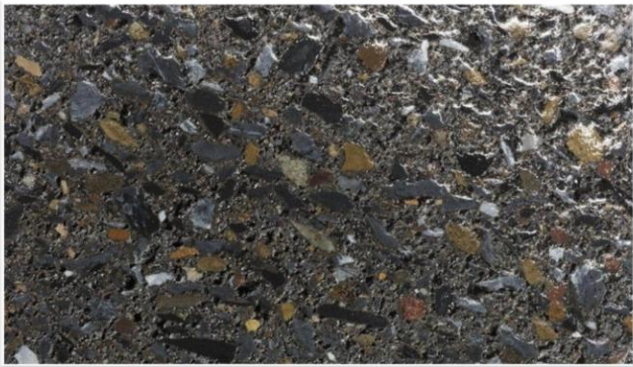
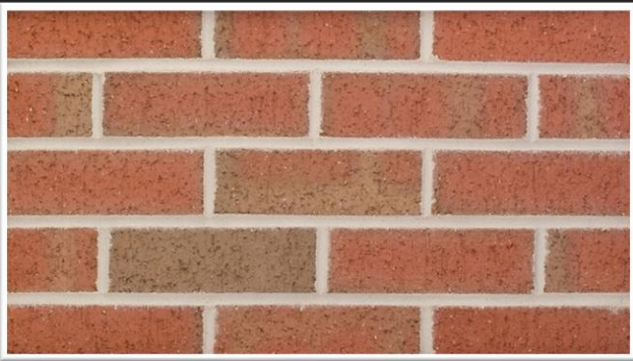
LAYOUT PLAN LEGEND

- 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
- PROPERTY LIMIT LINE
- LIMIT OF DISTURBANCE
- NEEDED PERMIT
- BOUNDARY LINE

SITE PLAN







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



PEQUEA VALLEY NEW MSHS

[finish masonry | brick + clear anodized fascia/soffits]

ENTRY + COMMONS | walls











PEQUEA VALLEY SCHOOL DISTRICT










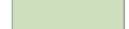



PRELIMINARY TIMELINE

			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

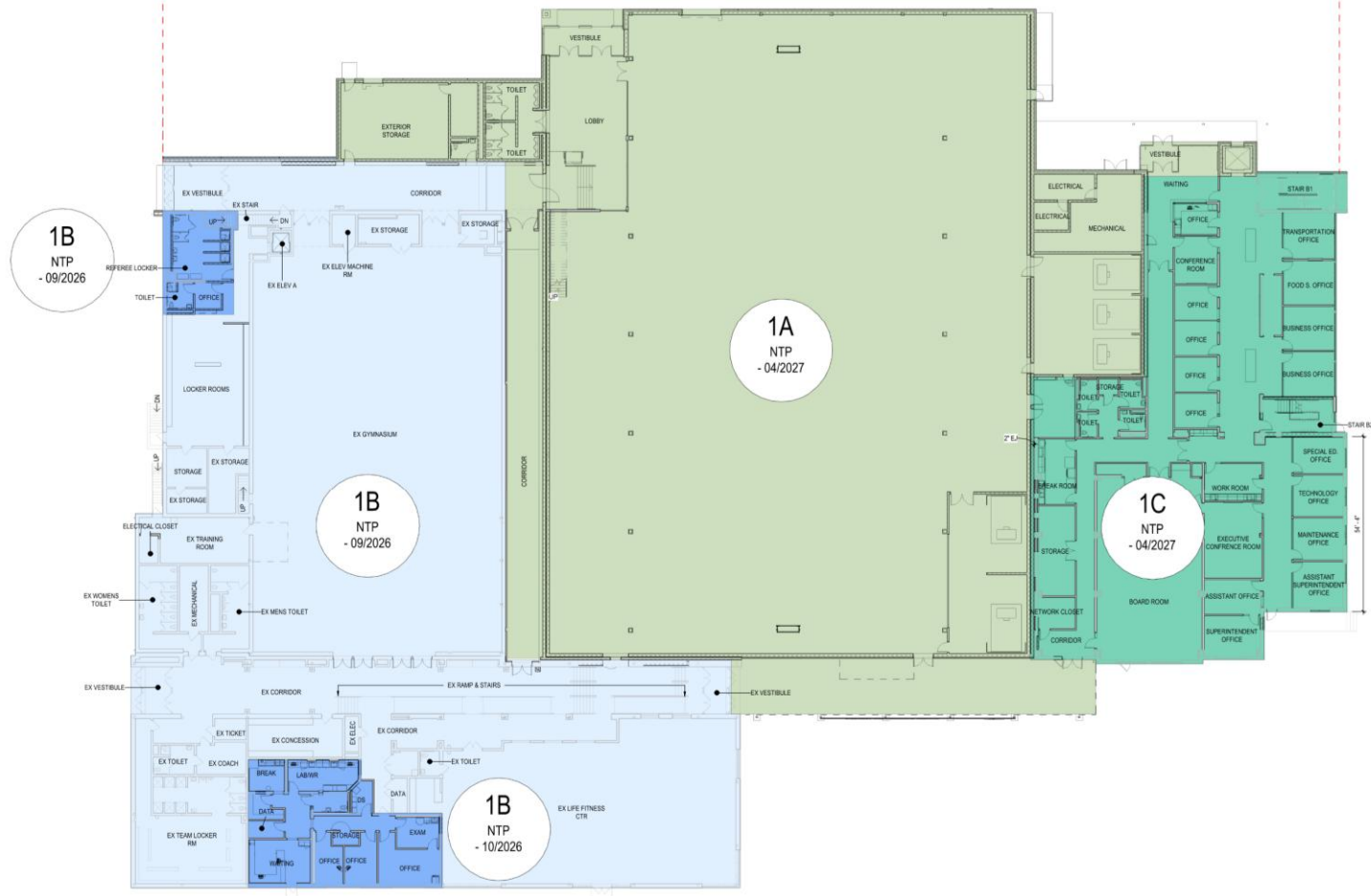


SITE PHASING



-  DEMOLITION OF EXISTING BUILDING
-  ENTRANCE FOR OCCUPIED SITE
-  CONSTRUCTION ENTRANCE
-  VEHICULAR ACCESS FOR OCCUPIED SCHOOL
-  CLOSED TO CONSTRUCTION ACCESS
-  CONSTRUCTION FENCING
-  PHASE 1
-  PHASE 1A
-  PHASE 2
-  PHASE 2A
-  PHASE 3 - ALTERNATE
-  SITE AREA CLOSED TO CONSTRUCTION
-  CONSTRUCTION LAY DOWN AREA - EXACT LOCATION AND CONFIGURATION TO BE VERIFIED IN FIELD

EXISTING BUILDING TO BE DEMOLISHED



CONSTRUCTION ESTIMATE

DESCRIPTION	AREA	AUGUST 2025 DD ESTIMATE	AREA	NOVEMBER 2025 CD ESTIMATE
HIGH SCHOOL ADDITIONS / RENOVATIONS				
DEMOLITION	201000 SF	\$ 1,809,000	201000 SF	\$ 1,664,361
ASBESTOS ABATEMENT	LS	\$ 250,000	LS	\$ 250,000
HEAVY RENOVATION	2240 SF	\$ 591,360	11981 SF	\$ 3,162,984
MODERATE RENOVATION	10508 SF	\$ 2,532,428	794 SF	\$ 191,354
LIGHT RENOVATION	6550 SF	\$ 1,391,875	3096 SF	\$ 654,804
MEP ONLY COSTS	14100 SF	\$ 1,854,150	19861 SF	\$ 2,274,085
HEALTH SUITE	1900 SF	\$ 302,100	1900 SF	\$ 302,100
NEW CONSTRUCTION (NOT RELATED TO TURFED INDOOR FIELD)	4187 SF	\$ 1,172,360	6327 SF	\$ 1,777,836
NEW CONSTRUCTION (TURFED INDOOR FIELD)	32435 SF	\$ 8,352,013	31897 SF	\$ 8,213,472
ADDITIONS / RENOVATIONS SUBTOTAL		\$ 18,255,286		\$ 18,490,996
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
FIBER FOR DATA AT FIELD HOUSE	LS	\$	LS	\$ 20,000
REPAVE EXISTING ENTRANCE	LS	\$	LS	\$ 275,000
BELOW GROUND FIELD IRRIGATION	LS	\$	LS	\$ 60,000
SITE SUBTOTAL		\$ 6,100,000		\$ 6,455,000
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	\$ 200,000	LS	\$ 200,000
ELECTRONIC DOOR HARDWARE	EA	\$	60 EA	\$ 110,000
ADDITIONAL STRUCTURES & UNIT COST SUBTOTAL		\$ 1,075,000		\$ 1,185,000
SUBTOTAL STRUCTURE COST		\$ 25,430,286		\$ 26,065,996
ESTIMATING CONTINGENCY, & ESCALATION		\$ 1,183,713		\$ 999,197
CONSTRUCTION SUBTOTAL		\$ 26,613,999		\$ 27,065,193
CONSTRUCTION RELATED SOFT COSTS		\$ 1,194,705		\$ 1,217,934
SUBTOTAL OF CONSTRUCTION & CONSTRUCTION SOFT COSTS		\$ 27,808,704		\$ 28,283,126
ADDITIONAL SOFT COSTS		\$ 2,234,834		\$ 2,267,469
FURNITURE / EQUIPMENT ALLOWANCE		\$ 398,235		\$ 405,978
TOTAL PROJECT COST		\$ 30,441,773		\$ 30,956,574
10% COST RANGE		\$ 33,485,950		\$ 34,052,231

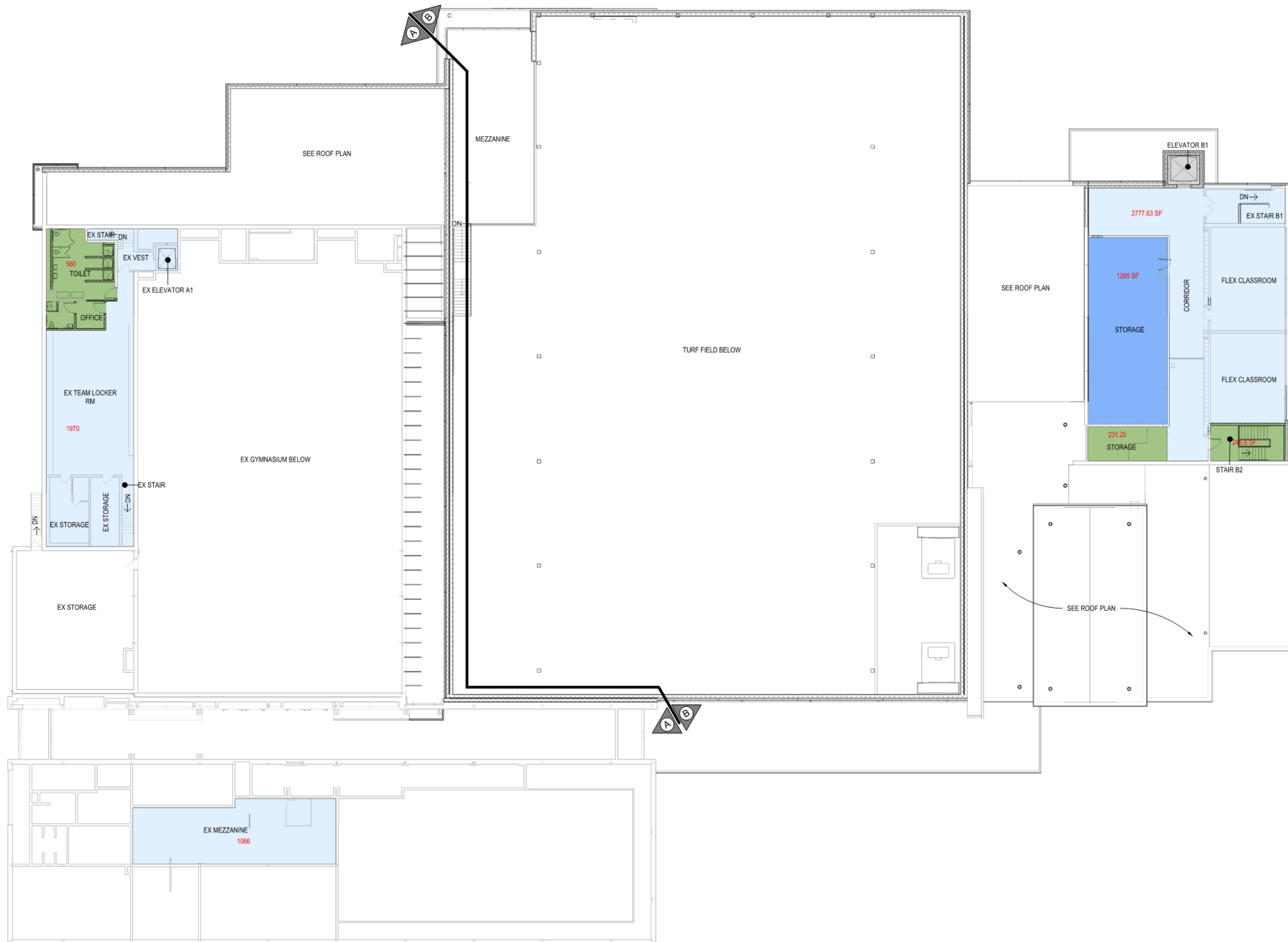
DEDUCT ALTERNATES

- EXISTING PARKING AT STADIUM: \$168,000.00

ALTERNATES

- PRACTICE FIELD LIGHTING:
 - Field 1: \$220,000 – 240,000.00
 - Field 2: \$220,000 – 240,000.00
 - Field 3: \$230,000 - 250,000.00
 - Field 4: \$270,000 - 290,000.00
- PICKLE BALL LINES AT TENNIS COURTS

SECOND FLOOR RENOVATION:



- MEP ONLY
- LIGHT
- MODERATE
- HEAVY
- GRAY
- MED SUITE

QUESTIONS?



Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

www.cra-architects.com