Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY SCHOOL DISTRICT

NOE Project Update

November 3, 2025

AGENDA

1. NOE Project Update
2. Design Development
3. Next Steps
4. Questions

Project Update

Status Report and Schedule

Project Update

1. Architectural Plans:

- ✓ Design of Building Code Review
- ✓ Refinement of Floor Plans
- ✓ Design of form, space and scale
- ✓ Interior Design meetings with Faculty
- ▪ Material and color scheme selection
- ▪ Structural, Food Service, Mechanical, Electrical and Plumbing Systems
- ▪ Act 34 Booklet and Estimate

2. Civil Engineering:

- ▪ Land Development submissions
- ▪ County Conservation submission

ACT 34 & Bidding Schedule

CONEWAGO VALLEY SCHOOL DISTRICT

NEW OXFORD ELEMENTARY SCHOOL **#3671**

BOARD UPDATES / ACT 34 HEARING TIMELINE **11/3/2025**

DATE		
January 5, 2026	☐	**Board Update & Review of Act 34 Booklet** Review booklet including scope, cost estimate, financing and schedule
January 12, 2026	■	**Board Action - Design Development + Act 34 Booklet** Board Approval Required: *Resolution & Maximum Building Construction Cost*
January 22, 2026	☐	**Advertisement** School District and Solicitor coordinate advertisement 20 days prior to Hearing
February 12, 2026	☐	**Act 34 Hearing - 6pm @ NOE** School District, Solicitor, Architect and Financial Consultant conduct Hearing
March 9, 2026	■	**Board Action - Construction Documents + Approval to Release for Bid**
March 18, 2026	☐	**District places Advertisements** Advertisement to be placed for 3 consecutive weeks
March 19, 2026	☐	**Project Released for Bidding** Pre-Bid Meeting date TBD
April 23, 2026	☐	**Tentative Bid Receipt** April 30 Makeup Date
May 4, 2026	☐	**Board Review of Bids** Review of Base Bid + Alternates
May 11, 2026	■	**Board Action - Approval of Intent to Award** Possible additional Board review required prior to Intent to Award
Late May 2026	☐	**Issue Notice to Proceed** Start of Construction
August 2028	☐	**Building Substantial Completion** District Occupancy
November 2028	☐	**Site Substantial Completion**

NOTE: Schedule is pending Municipal and Regulatory Agency Approvals

Draft Act 34 Cost Estimate

DRAFT Act 34 Cost Estimate			
Construction Costs	**SD**	**Act 34**	**Difference**
New Construction Cost			
General Construction	$ 17,329,000	$ 18,480,000	
HVAC Construction	$ 5,590,000	$ 5,700,000	
Plumbing & Fire Protection Construction	$ 2,079,600	$ 2,736,000	
Electrical Construction	$ 5,031,000	$ 5,130,000	
Subtotal	**$ 30,029,600**	**$ 32,046,000**	
Renovation Cost			
General Construction	$ 1,397,000	$ 878,020	
HVAC Construction	$ 600,000	$ 552,600	
Plumbing & Fire Protection Construction	$ 216,000	$ 221,040	
Electrical Construction	$ 180,000	$ 184,200	
Subtotal	**$ 2,393,000**	**$ 1,835,860**	
Site Construction Cost			
Building Demolition	$ 924,000	$ 770,000	
General Site Work	$ 6,000,000	$ 6,000,000	
Subtotal	**$ 6,924,000**	**$ 6,770,000**	
Construction Contingency and Escalation			
Escalation to Mid-Point of Construction	$ 2,360,796	$ 1,829,334	
Estimating Contingency	$ 786,932	$ 813,037	
Subtotal	**$ 3,147,728**	**$ 2,642,371**	
Subtotal Construction Costs	**$ 42,494,328**	**$ 43,294,231**	**$ (799,903)**

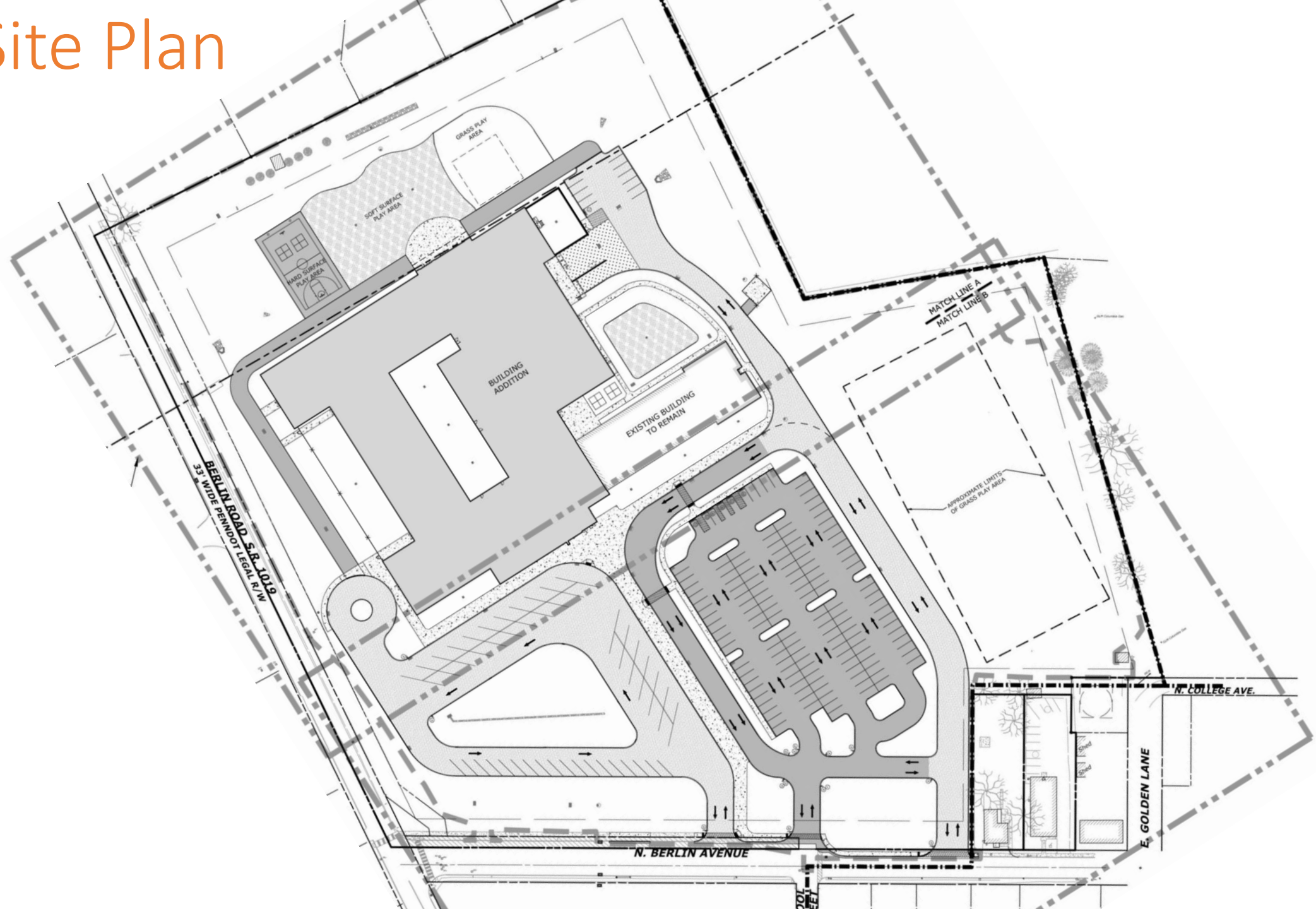
Construction Related Soft Costs			
Construction Contingency	*$ 1,062,358*	*$ 1,082,356*	
Unclassified Excavation	*$ 424,943*	*$ 432,942*	
Construction Testing & Inspection	*$ 956,122*	*$ 275,000*	
Commissioning	*$ 531,179*	*$ 100,000*	
Regulatory Agency Fees	*$ 424,943*	*$ 432,942*	
Asbestos Abatement			
Construction Manager			
Subtotal	**$ 3,399,546**	**$ 2,323,240**	**$ 1,076,306**
Soft Costs			
Basic Services	$ 2,754,532	$ 2,737,948	
Civil Engineering	$ 167,105	$ 304,680	
Geotechnical Investigation	$ 10,350	$ 15,335	
Site Survey	$ 18,830	$ 25,655	
Sewer Module Planning	$ 2,150		
Traffic Assessment	$ 7,020		
Traffic Study	$ 6,030	$ 30,340	
Asbestos Abatement Consultant	*$ 25,000*	*$ 25,000*	
Food Service Consultant	*$ 30,000*	$ 24,596	
Printing/Mailing/Web Based Construction	*$ 60,909*	*$ 60,632*	
Furniture/Equipment Allowance	*$ 1,912,245*	*$ 1,948,240*	
Financing	*$ 918,177*	*$ 912,649*	
Subtotal	**$ 5,912,349**	**$ 6,085,077**	**$ (172,728)**
TOTAL PROJECT COST	**$ 51,806,223**	**$ 51,702,548**	**$ 103,675**

NOTE: Schematic Design (SD) Cost Estimate provided during August 8, 2024 Board Meeting

NOE Design Development

Building Massing & Interior Design

NOE – Site Plan



NOE – Floor Plan

NOE – Aerial View

NOE – Main Entrance

NOE – Berlin Road View

NOE – Back of School Aerial View

NOE – Main Lobby

NOE – Main Lobby

NOE – CLA and Gym Entrance

NOE – Media Center

NOE – Courtyard

NOE – Cafeteria

Next Steps

Upcoming Tasks

Next Steps

1. Design Development
    - Continue Exterior & Interior Design
    - MEP Systems and Structural Integration
    - Cost Estimate reconciliation with Fidevia
    - Finalize Act 34 Cost Estimate and Booklet

2. Civil Engineering
    - Land Development coordination with Borough and Twp.
    - NPDES coordination with Adams County

Questions?

Crabtree, Rohrbaugh & Associates
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