

Crabtree, Rohrbaugh & Associates

PEQUEA VALLEY SCHOOL DISTRICT

BOARD MEETING

February 5, 2026

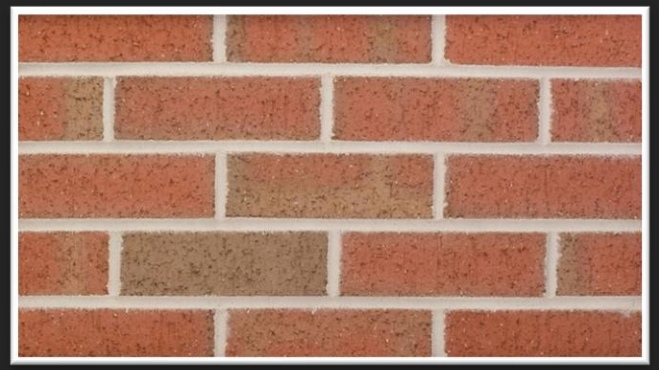
D.A.O. AND TURF FIELD DESIGN

AGENDA

BID SCHEDULE
EXTERIOR RENDERINGS
BREAK ROOM UPDATES/RENDERINGS
BASEBALL DUGOUTS/RENDERINGS
BASEBALL FIELD – LINES OF SIGHT
MONUMENT SIGN
APPROVAL FOR BID

BID SCHEDULE

- Drawings Available for Bid
  - February 12, 2026
    - 6 Week Bid Period
- Bids Received
  - March 26, 2026
- Board Review of Bids
  - March 31, 2026
- Board Approval
  - April 9, 2026
- Notice to Proceed
  - April 10, 2026







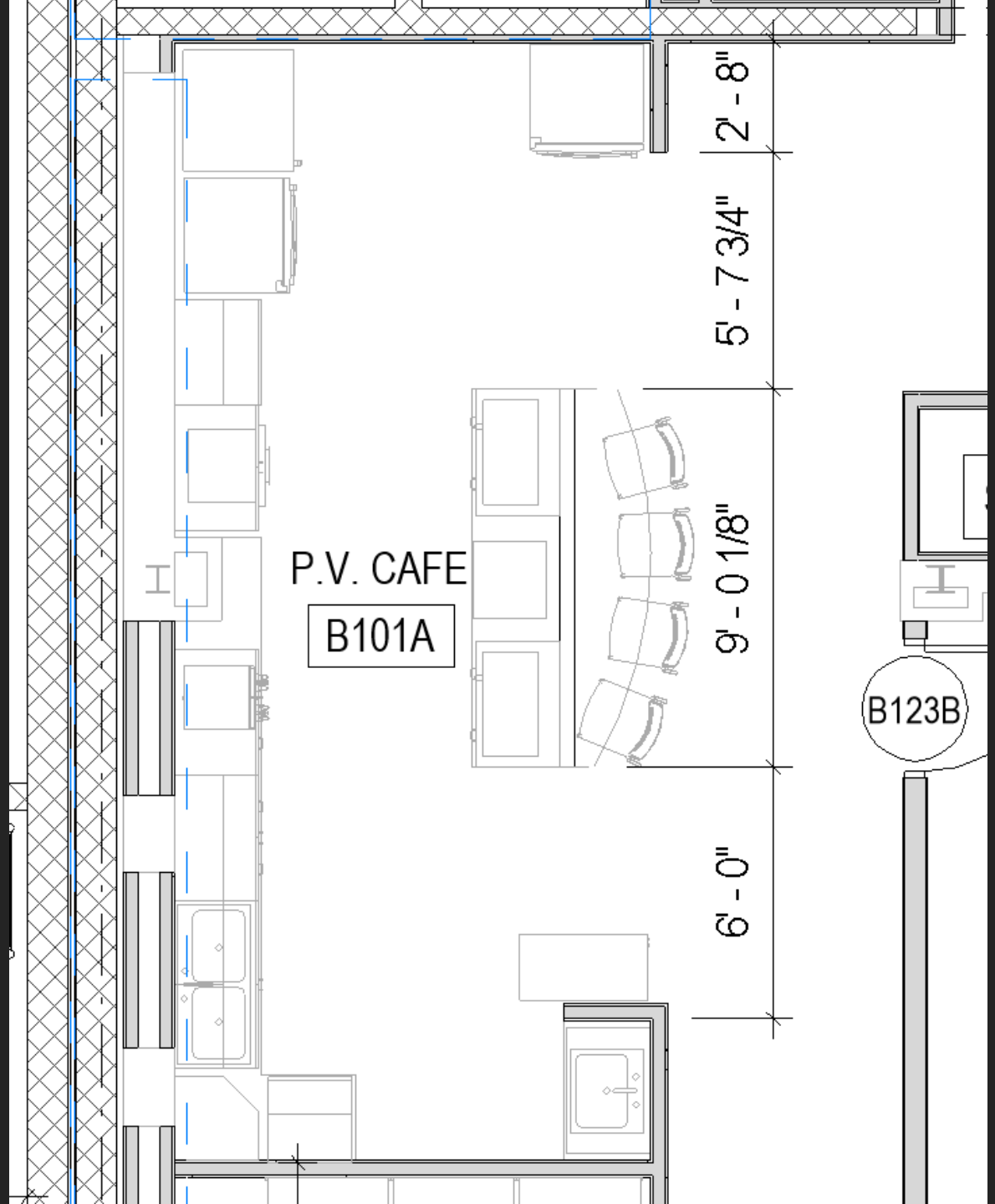

EVENT ENTRANCE
C162

DISTRICT ADMIN. ENTRANCE



DISTRICT ADMIN. ENTRANCE





BREAK ROOM

ESSENTIAL DESIGN ITEMS

- LOCKABLE CABINETRY
- CHARGING STATIONS AT COUNTER
- WARMING OVENS
- COFFEE STATION
- UNDER COUNTER MICROWAVES

BREAK ROOM



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BREAK ROOM



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BREAK ROOM



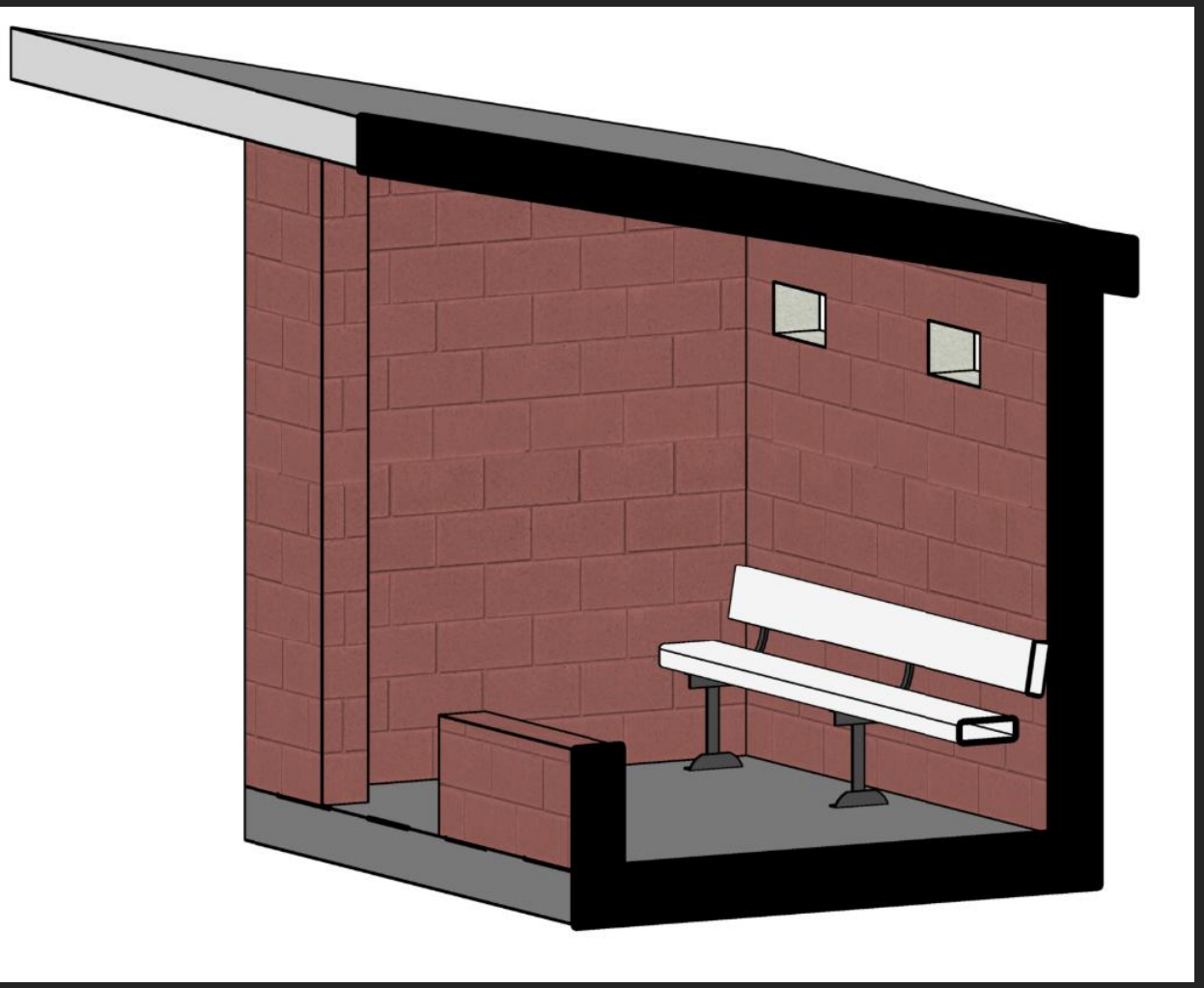
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BREAK ROOM

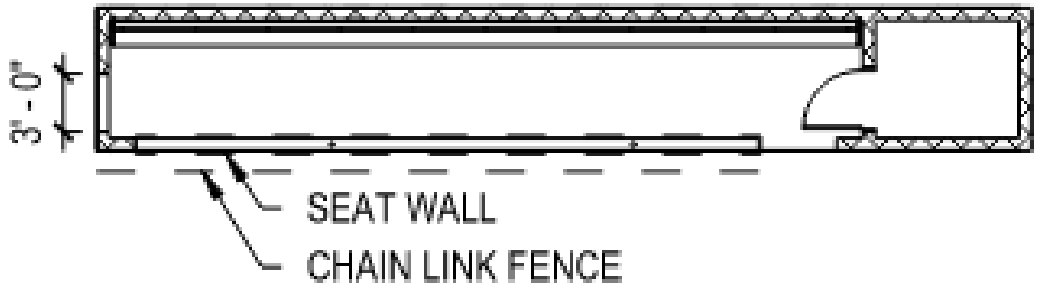


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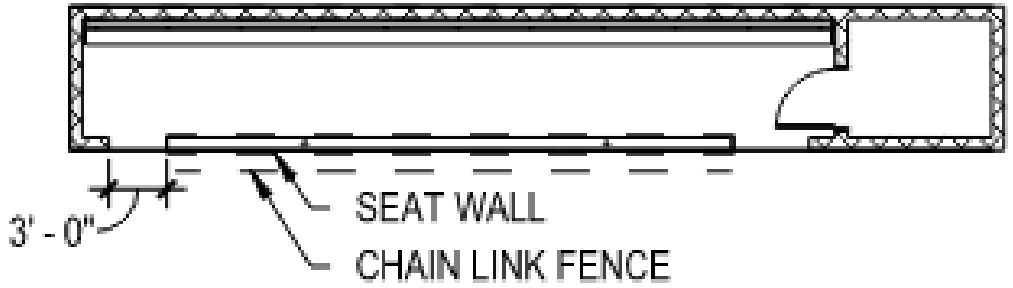
BASEBALL DUGOUTS OPTION 1



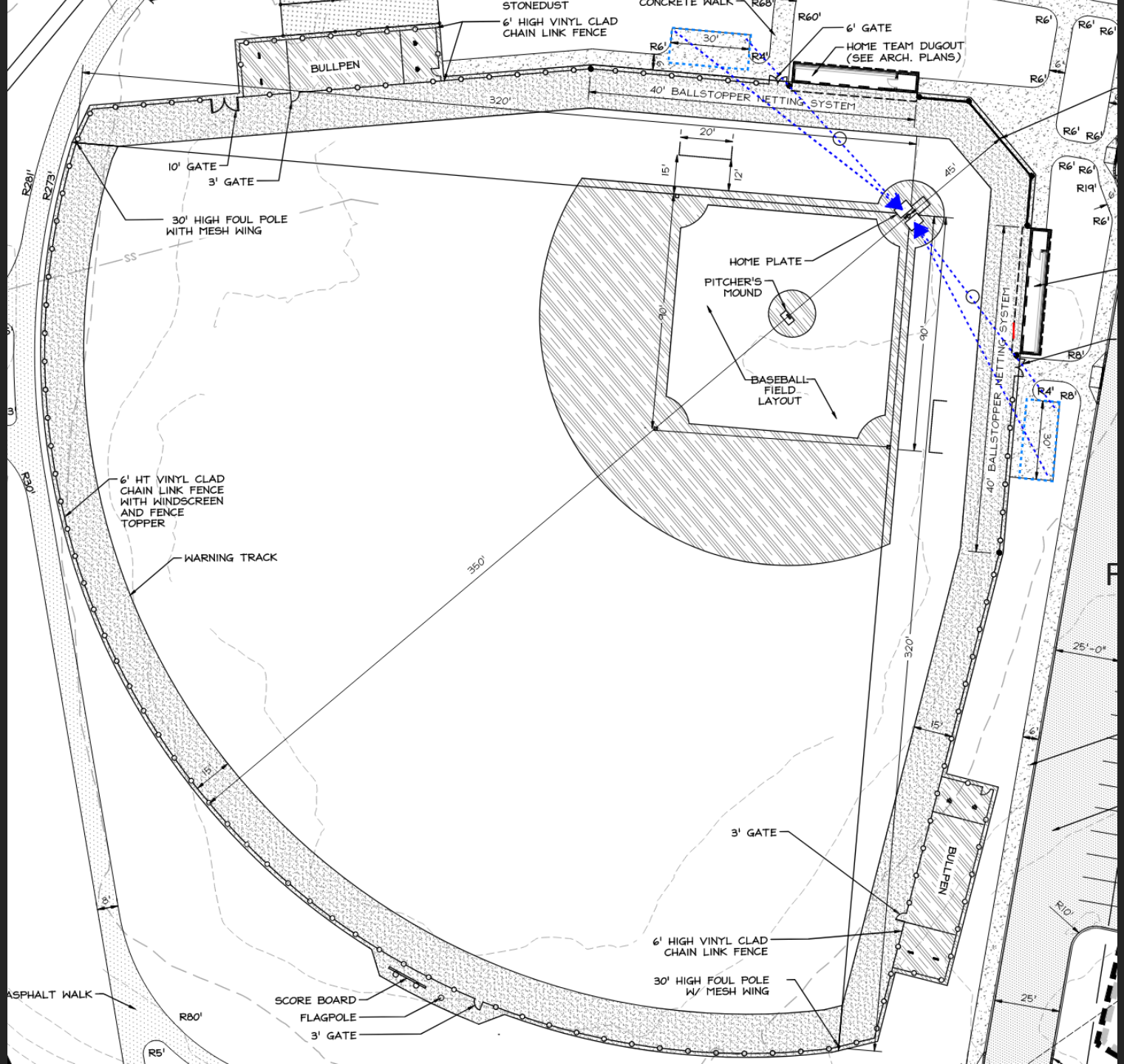
SIDE ENTRANCE



FRONT ENTRANCE



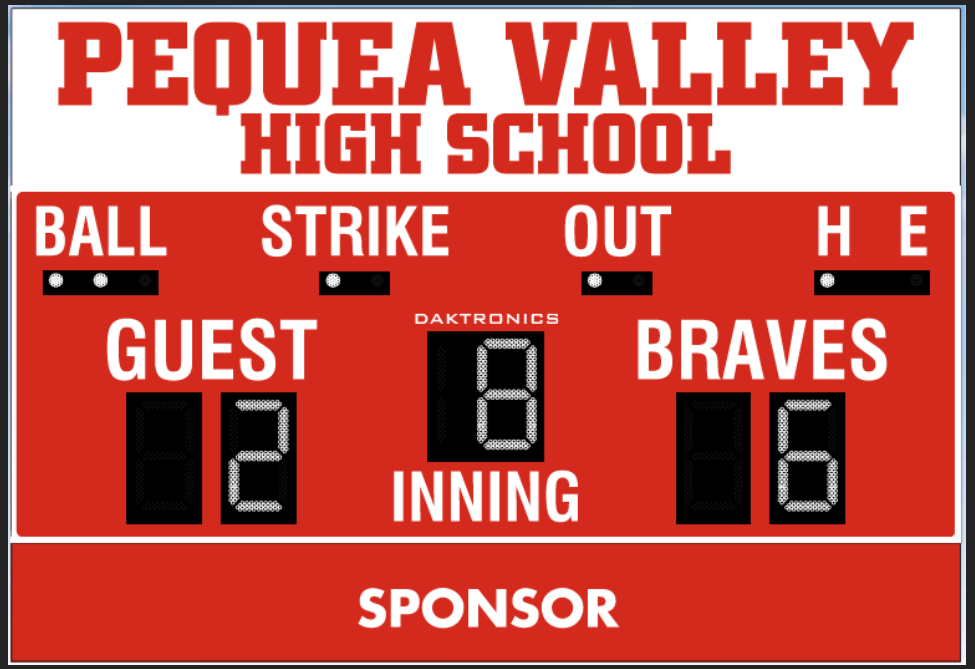
BASEBALL LINES OF SIGHT



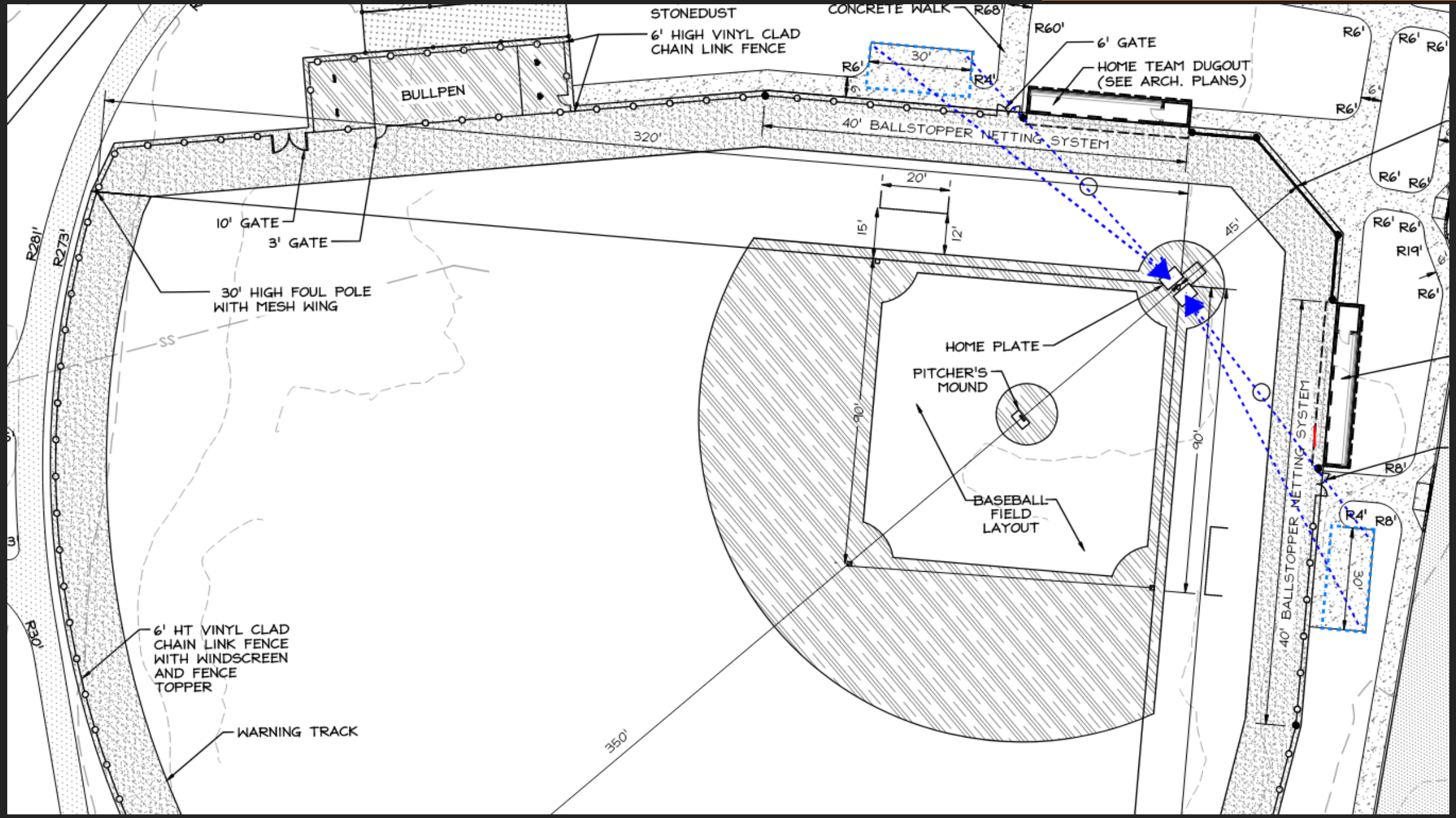
BLEACHER SEATING:

TWO AREAS WITH APPROXIMATELY 30’-0” X 15’-0 OF SPACE FOR METAL BLEACHERS.

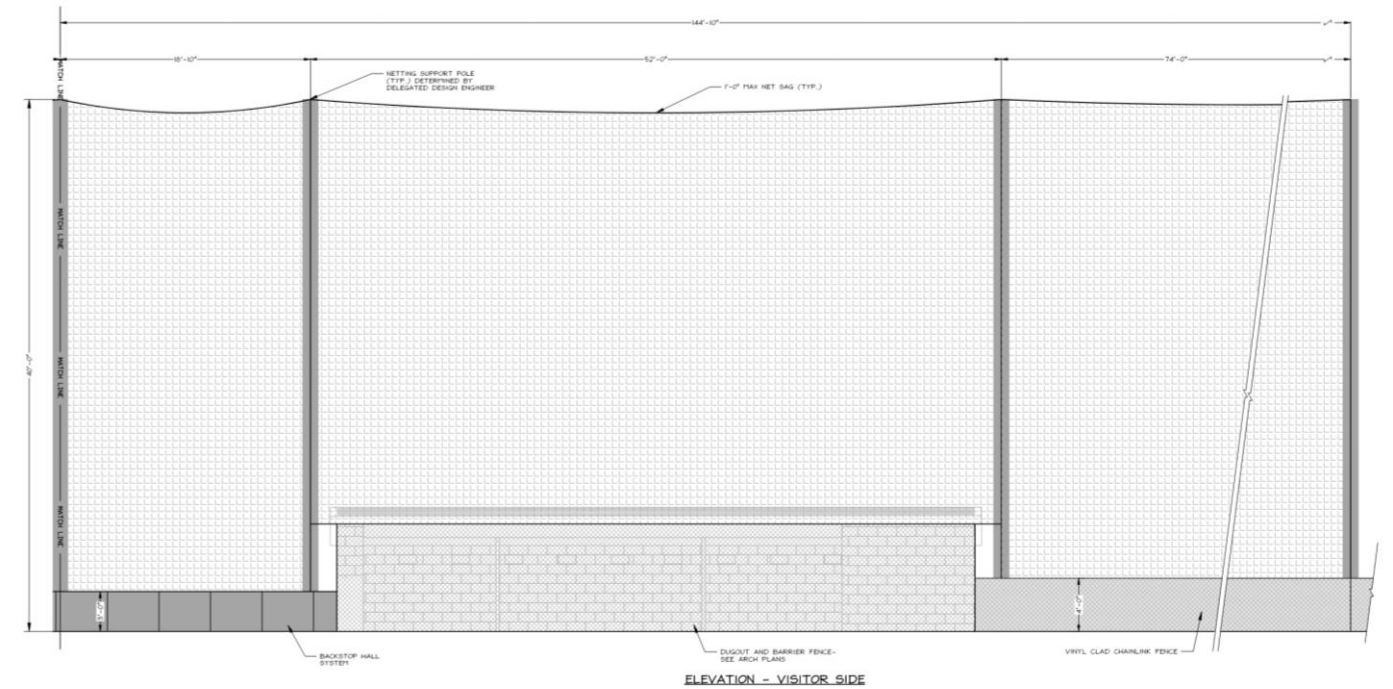
7 ROWS OF SEATING WITH APPROXIMATELY 140 SEATS.



BASEBALL LINES OF SIGHT



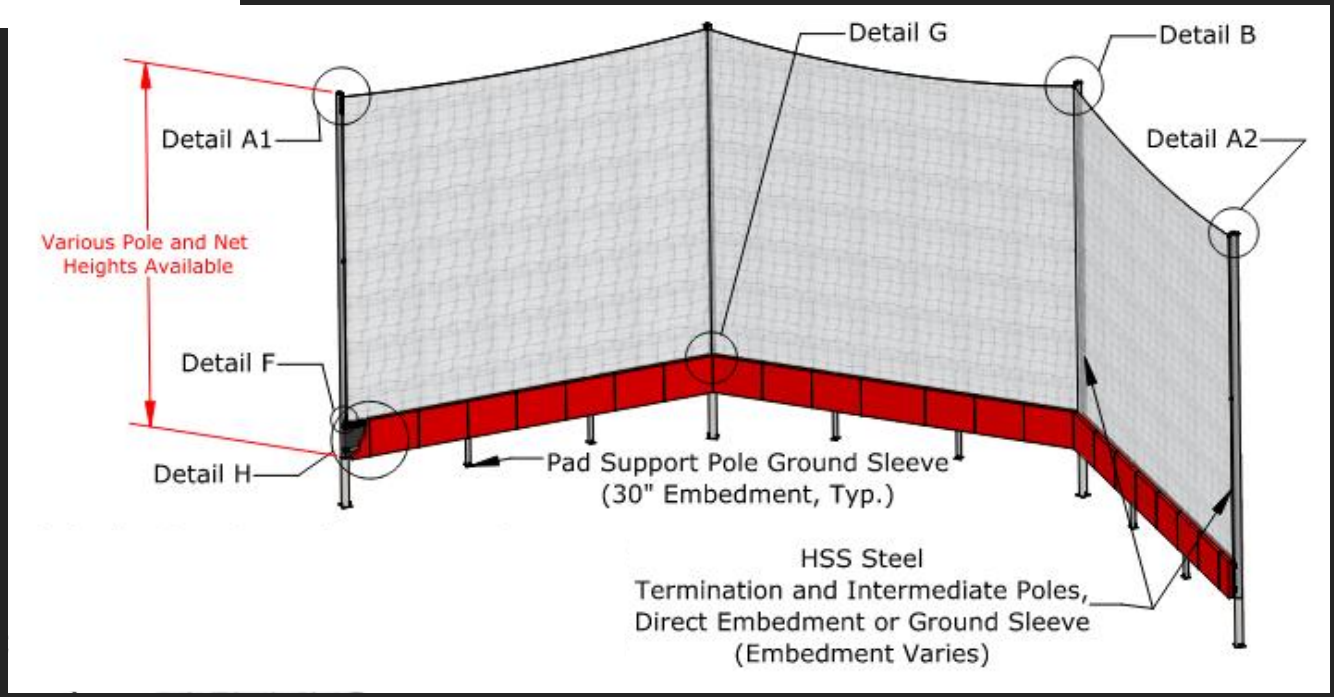
HOME PLATE NETTING



ELEVATION – VISITOR SIDE

BASEBALL DISTANCES:

- 320’ LEFT FIELD LINE
- 350’ CENTER FIELD
- 320’ RIGHT FIELD LINE
- 345’ TO THE “ALLEYS”
- 40’ BEHIND HOME PLATE
- 40’ FOUL BALL TERRITORY BETWEEN INFIELD AND DUGOUTS.
- FOUL BALL TERRITORY TAPERS TO 12 FEET AT THE OUTFIELD FOUL POLES



BASEBALL DUGOUTS OPTION 1



BASEBALL DUGOUTS OPTION 2



BASEBALL DUGOUTS OPTION 3

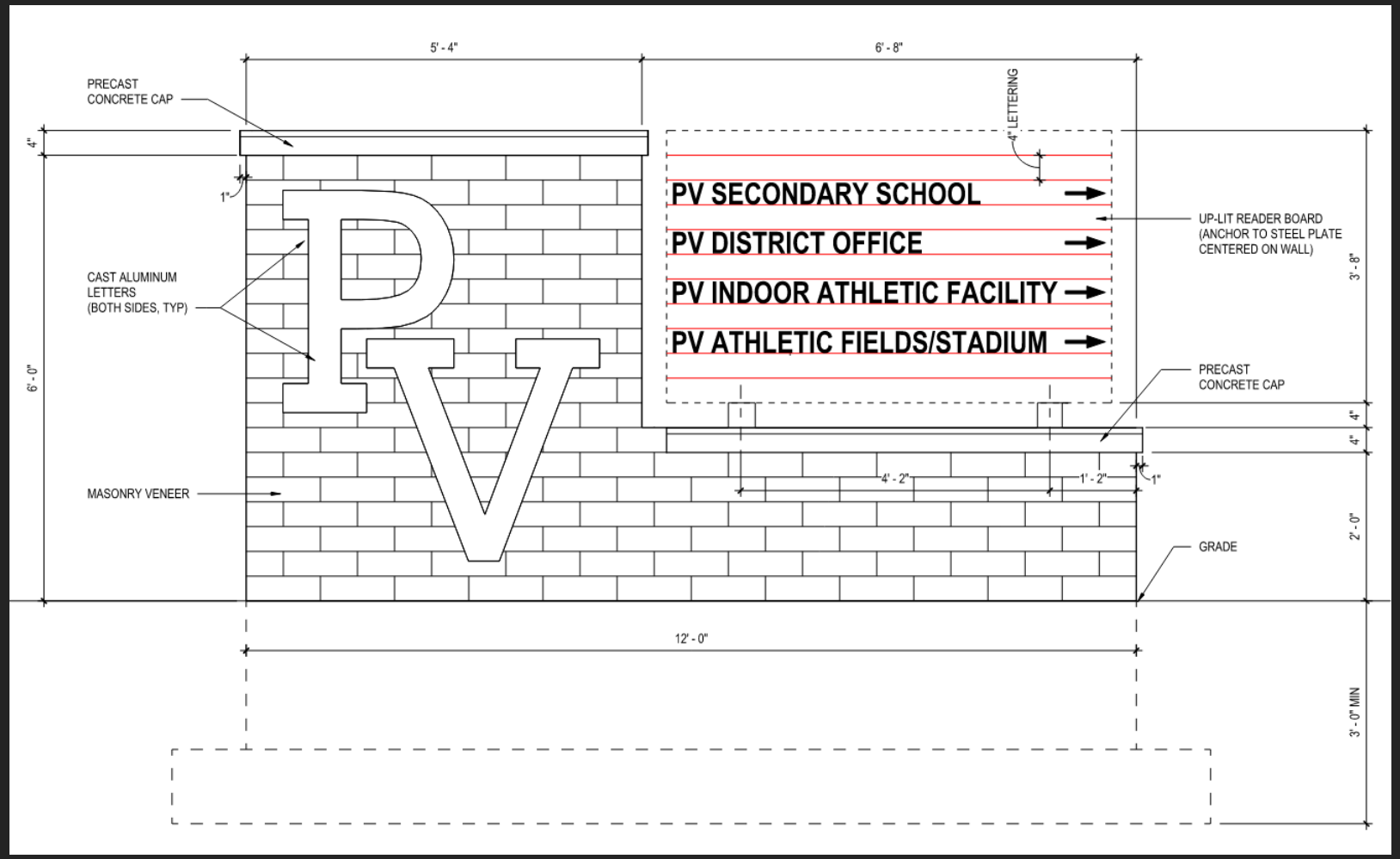


BASEBALL DUGOUTS




VISITORS

MONUMENTAL SIGN



Size of Lettering

For guide signs on expressways and freeways, the prescribed numeral and letter sizes, according to interchange classification and component of sign legend, appear in Tables 2E-1 through 2E-4 of the MUTCD. The minimum sizes specified should be exceeded where conditions indicate a need for greater legibility.

For conventional roads in rural districts on major routes, the principal legend on guide signs shall be in letters at least 6 inches (150 mm) in height. On low-volume roads and on urban streets with speeds of 25 mph (40 km/h), the principal legend shall be in letters at least 4 inches (100 mm) high.

Lettering on street name signs should be at least 6 inches (150 mm) high (MUTCD, Section 2D.38). Supplementary lettering to indicate type of street or section of city may be in smaller lettering but at least 3 inches (75 mm) high.

An accepted "rule-of-thumb" to follow for legibility for signs other than Interstate is to have 1 inch (25 mm) of letter height for every 40 feet (12 m) of desired legibility.

DIRECTIONAL LETTERING IS 4" HIGH, THIS WILL BE VIEWABLE FROM 160'-0" AWAY.

MONUMENTAL SIGN LOCATION



COST ESTIMATE

DESCRIPTION	AREA	JANUARY 2026 CD ESTIMATE	AREA	FEBRUARY 2026 CD ESTIMATE
HIGH SCHOOL ADDITIONS / RENOVATIONS				
DEMOLITION	201000 SF	$ 1,664,361	201000 SF	$ 1,664,361
ASBESTOS ABATEMENT	LS	$ 250,000	LS	$ 250,000
HEAVY RENOVATION	11981 SF	$ 3,198,927	11981 SF	$ 3,198,927
MODERATE RENOVATION	794 SF	$ 191,354	794 SF	$ 191,354
LIGHT RENOVATION	3096 SF	$ 654,804	3096 SF	$ 654,804
MEP ONLY COSTS	19861 SF	$ 2,512,417	19861 SF	$ 2,512,417
HEALTH SUITE	1900 SF	$ 307,800	1900 SF	$ 307,800
NEW CONSTRUCTION (NOT RELATED TO TURFED INDOOR FIELD)	6327 SF	$ 1,777,836	6327 SF	$ 1,777,836
NEW CONSTRUCTION (TURFED INDOOR FIELD)	31897 SF	$ 8,213,472	31897 SF	$ 8,213,472
ADDITIONS / RENOVATIONS SUBTOTAL		**$ 18,770,971**		**$ 18,770,971**
SITE WORK				
WEST CAMPUS IMPROVEMENTS	LS	$ 2,900,000	LS	$ 2,400,000
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	$ 20,000	LS	$ 20,000
REPAVE EXISTING ENTRANCE	LS	$ 275,000	LS	$ 275,000
BELOW GROUND FIELD IRRIGIATION	LS	$ 60,000	LS	$ 60,000
PLAY FIELD LIGHTING PREPARATION			LS	$ 100,000
SITE SUBTOTAL		**6,455,000**		**$ 6,055,000**
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	60 EA	$ 110,000	60 EA	$ 110,000
ADDITIONAL STRUCTURES & UNIT COST SUBTOTAL		**$ 1,185,000**		**$ 1,185,000**
SUBTOTAL STRUCTURE COST		**$ 26,345,971**		**$ 25,945,971**
ESTIMATING CONTINGENCY, & ESCALATION		$ 1,009,929		$ 994,596
CONSTRUCTION SUBTOTAL		**$ 27,355,900**		**$ 26,940,567**
CONSTRUCTION RELATED SOFT COSTS		$ 1,231,016		$ 1,212,326
SUBTOTAL OF CONSTRUCTION & CONSTRUCTION SOFT COSTS		**$ 28,586,916**		**$ 28,152,892**
ADDITIONAL SOFT COSTS		$ 2,285,848		$ 2,834,590
FURNITURE / EQUIPMENT ALLOWANCE		$ 410,339		$ 404,109
B&B TECHNOLOGY		$ 680,000		$ 680,000
HUMMER FIELD INSTALLATION				$ 575,000
TOTAL PROJECT COST		**$ 31,963,103**		**$ 32,071,591**
10% COST RANGE		$ 35,159,413		$ 35,278,750

QUESTIONS?

Pequea Valley School District

Where Each Learner Counts

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

BOARD ROOM



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