CONEWAGO TOWNSHIP ELEMENTARY SCHOOL
FEBRUARY 2026 BOARD REPORT

MILESTONES
• Phase 1: June 2025 – June 2026
• Phase 2: June 2026 – August 2026
• Phase 3A: August 2026- November 2026
• Phase 3B: December 2026- June 2027
• Phase 4: June 2027 – August 2027
• Substantial Completion of Entire Project – August 13, 2027
• Final Completion – October 31, 2027

SCOPE AND SCHEDULE	
PHASE ONE **June 2025-June 2026**	• Existing hallway ceiling demolition • Start construction of new classroom wing addition
PHASE TWO **June 2026-August 2026**	• Start renovation of classroom wing 1; Turnover portion of wing shown in Phase 3A by start of school year 2026 • Ongoing new classroom wing; Turnover portion of new classroom wing shown in Phase 3A by start of school year 2026 • Provide temporary connector by start of school year 2026 • Relocate admin to temporary admin space by start of school year 2026 • Ongoing mechanical rooms • Ongoing mechanical yards • Start of add/reno to admin suites, common areas, media center, art room • Start new gymnasium and gym lobby
PHASE THREE-A **August 2026- November 2026**	• Complete remaining portion of new classroom wing; Turnover Thanksgiving break 2026 • Complete remaining portion of classroom wing 1; Turnover Thanksgiving 2026 • Ongoing gym and lobby construction • Ongoing mechanical rooms • Ongoing reno/add to admin, common areas, media center, art room
PHASE THREE- B **December 2026- June 2027**	• Start renovation classroom wing 2 • Ongoing gym and gym lobby construction • Ongoing mechanical rooms • Ongoing reno/add to admin, common areas, media center, art room
PHASE FOUR **June 2027-August 2027**	• Completion of reno classroom wing 2 • Completion of reno classroom wing 3 • Completion of reno of kitchen/café • Completion of reno of kindergarten lobby • Completion of ground and second floor kindergarten renovations • Completion of admin, common areas, media center, art room • Complete gym and gym lobby by October 2027
PROJECT SUMMARY	Winter has hit hard this January, which forced construction to slow. The new addition schedule has taken a slight hit due to the extreme weather we are experiencing. As a result, Fidevia and all prime contractors gathered in mid-January to create a new phasing plan to get the project back on schedule. You'll see above the new phasing plan and details regarding it, along with the phasing plan pdf at the end of this report. This new phasing plan will allow contractors to

	continue work at other areas around the school grounds, as opposed to waiting to start any other construction until the new classroom addition is complete, which was the original plan. It was a tremendous effort for all involved to come together and replan the entire project in such a short amount of time. The dedication of the Team to provide the school community a high-quality building on time was shown during these meetings. The contractor's budget numbers below reflect the office space lease credit change orders paid up to this point.

UPCOMING WORK

- Backfill addition pad
- Prep and pour slab on grade for the addition
- Various work being done in the existing building when students are not present
- Begin in-wall rough ins for plumbing and electric
- Begin setting hollow metal frames
- Begin erecting interior CMU walls in North and South wings of the addition

BUDGET

Change Order Status (Based on Change Orders Approved to Date)

Contractor	Bid Award Amts	Approved Change Orders	Current CO %	Current Revised Contracts
Lobar, Inc. – GC	$19,017,000.00	$123,140.88	0.65%	$19,140,140.88
MidState Mechanical & Electrical – EC	$4,893,531.00	$0.00	0.0%	$4,893,531
Myco Mechanical – PC	$2,703,000.00	($97,050.00)	(3.5%)	$2,605,950
Midline Mechanical – MC	$6,315,000.00	$0.00	0.0%	$6,315,000

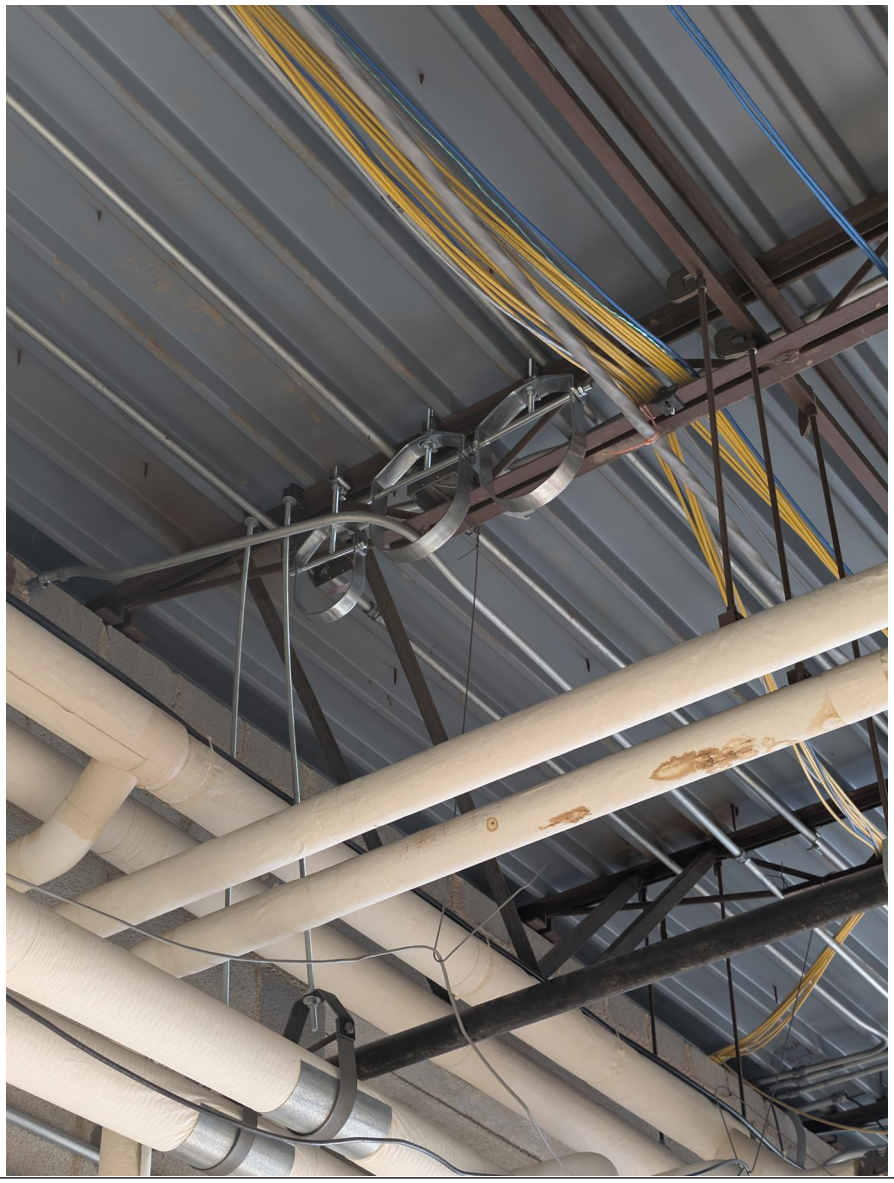
BUDGET

Change Orders

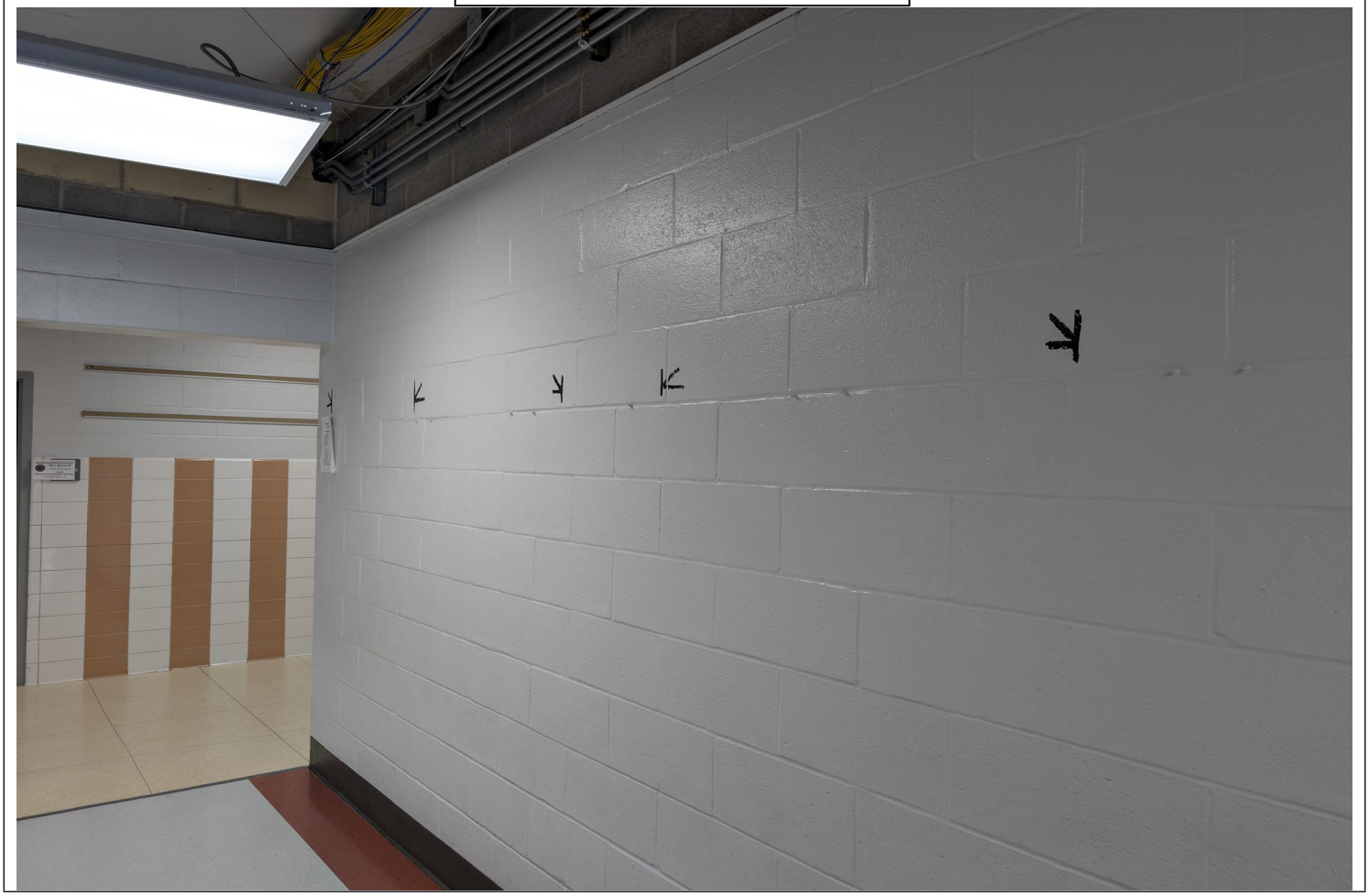
Contractor	PCO #	Description of Work	PCO Amount	Status
Lobar, Inc. - GC	10	ASI-001 Drawing Changes, add tall cabinets to rooms beside bathroom that was widened for baby changing station.	$3,033.70	PENDING
Lobar, Inc. - GC	11	ASI-002 Ceiling height changes in various rooms due to limited space in ceiling for mechanical equipment, added bulkhead, added ceiling trims	$9,685.30	PENDING
Lobar, Inc. - GC		Office Lease Credit	($1,920.00)	Ongoing
Myco Inc. - PC		Office Lease Credit	($4,800.00)	Complete
MidState - EC		Office Lease Credit (will reflect on next month's board report as paid to date)	$0.00	Ongoing
MidLine - MC		Office Lease Credit (will reflect on next month's board report as paid to date)	$0.00	Ongoing

PHOTOGRAPHS

Plumbing contractor began installing pipe hangers in Area C of existing building



General contractor began demo layout in existing school



PHOTOGRAPHS

CONEWAGO TOWNSHIP ELEMENTARY SCHOOL
FEBRUARY 2026 BOARD REPORT

Current State of classroom addition wing

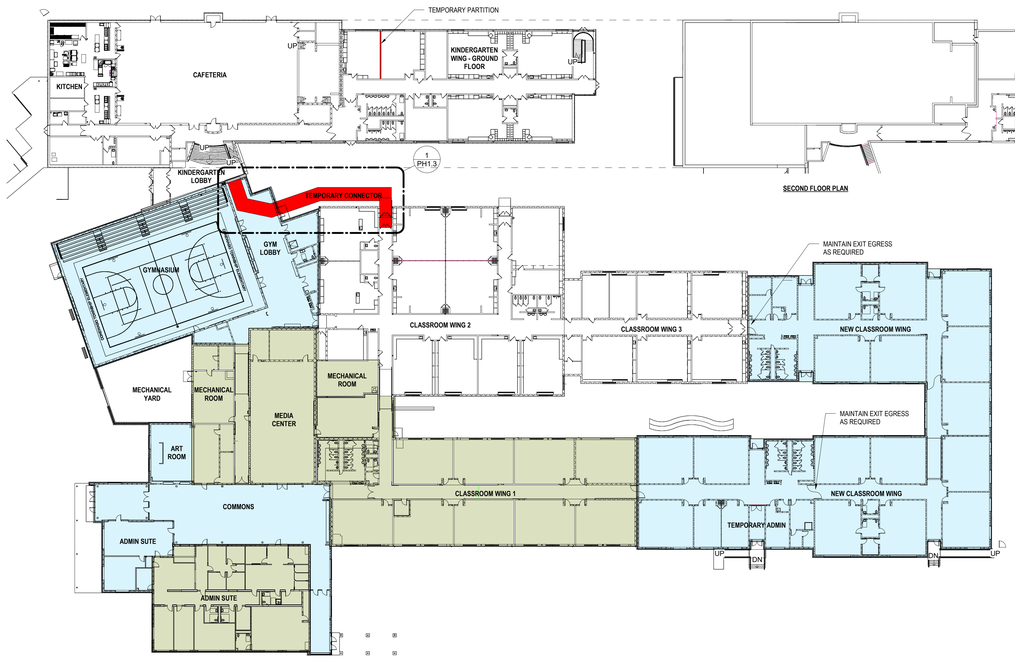
1 PH1.1 OVERALL PHASING PLAN - PHASE 1
1/32" = 1'-0"

PHASE 1: JUNE 2025 - JUNE 2026

REMOVE CORRIDOR CEILINGS AS REQUIRED - SUMMER WORK

START NEW CLASSROOM WING

ASI #5



2 PH1.1 OVERALL PHASING PLAN - PHASE 2
1/32" = 1'-0"

PHASE 2: JUNE 2026 - AUGUST 2026

START RENO CLASSROOM WING 1 - TURNOVER PORTION OF WING SHOWN IN PHASE 3A BY START OF SCHOOL YEAR 2026

ONGOING NEW CLASSROOM WING - TURNOVER PORTION OF WING SHOWN IN PHASE 3A BY START OF SCHOOL YEAR 2026

PROVIDE TEMPORARY CONNECTOR - TURNOVER BY START OF SCHOOL YEAR 2026

RELOCATE ADMIN TO TEMPORARY ADMIN - TURNOVER BY START OF SCHOOL YEAR 2026

ONGOING MECHANICAL ROOMS

ONGOING MECHANICAL YARD

START ADD/RENO OF ADMIN SUITE, COMMONS, MEDIA CENTER, ART

START NEW GYMNASIUM & GYM LOBBY

CONEWAGO TOWNSHIP ELEMENTARY SCHOOL - BUILDING PHASING SCHEDULE SUMMARY

TOTAL PROJECT DURATION - REFER TO DIVISION 01, SECTION "SUPPLIMENTARY INSTRUCTIONS TO BIDDERS" FOR CONTRACT TIME AND SECTION "CONSTRUCTION PROGRESS DOCUMENTATION" FOR DETAILED SCHEDULE.

CONTRACTORS SHALL INITIATE THE SUBMITTAL PROCESS IMMEDIATELY UPON ISSUANCE OF THE NOTICE TO PROCEED.

- INDICATES STUDENT OCCUPIED SPACES
- INDICATES TEMPORARY PARTITIONS - REFER TO SPECIFICATIONS FOR TYPE.
- NEW CONSTRUCTION: ON-GOING
- NEW CONSTRUCTION: COMPLETE
- RENOVATION: ON-GOING
- RENOVATION: COMPLETE

GENERAL PHASING NOTES:

1. ALL WORK IN EACH PHASE MUST BE COMPLETED AS INDICATED. REFER TO THE BID MILESTONE SCHEDULE INCLUDED IN THE SPECIFICATIONS FOR DATES WHEN EACH PHASE MUST BE SUBSTANTIALLY COMPLETE AND TURNED OVER TO THE OWNER.
2. THE INTENT OF THE PHASING DRAWINGS IS TO GENERALLY SHOW AREAS AND SEQUENCE OF WORK INCLUDING CONTRACTOR OCCUPIED AREAS AND OWNER OCCUPIED AREAS. REFER TO ALL PROJECT DRAWINGS AND SPECIFICATIONS FOR THE FULL SCOPE OF WORK.
3. CORRIDOR CEILINGS SHALL BE REMOVED IN PHASE 1. CORRIDOR CEILINGS SHALL REMAIN EXPOSED THROUGHOUT THE DURATION OF THE PROJECT, OR UNTIL ALL ASSOCIATED WORK ABOVE CEILING IS COMPLETED IN EACH PHASE.
4. REFER TO SITE LOGISTICS PLANS INCLUDED IN THE SPECIFICATIONS FOR EXTENT OF CONSTRUCTION FENCING AND OTHER TEMPORARY FACILITIES, AND FOR CONSTRUCTION SEQUENCING OF SITEWORK, INCLUDING UTILITIES.
5. ALL UTILITY SHUT DOWNS MUST BE COORDINATED WITH THE OWNER AND CONSTRUCTION MANAGER AT LEAST ONE WEEK PRIOR TO SHUT DOWN. THEY ALSO MUST BE CONDUCTED DURING PERIODS WHEN THE BUILDING IS UNOCCUPIED. THIS MAY INCLUDE EVENINGS AND WEEKENDS. THIS WORK SHOULD BE INCLUDED IN THE BASE BID.
6. CONTRACTOR SHALL LOCATE, VERIFY AND DISCONNECT ALL UTILITIES PRIOR TO BEGINNING WORK. IF DISCONNECTING A UTILITY IN ONE PHASE AFFECTS THE UTILITY IN A PORTION OF THE BUILDING OCCUPIED BY THE OWNER, THE CONTRACTOR SHALL PROVIDE TEMPORARY CONNECTIONS AS NECESSARY TO MAINTAIN THE UTILITY IN THE OCCUPIED PORTION OF THE BUILDING UNTIL SUCH TIME THAT THE NEW UTILITIES ARE FULLY OPERATIONAL. CUTTING AND CAPPING OF MEP SYSTEMS FOR START OF ABATEMENT/DEMOLITION WHILE THE BUILDING IS OCCUPIED MUST BE DONE OFF HOURS AND WEEKENDS.
7. ALL MEP CONTRACTORS SHALL INSTALL THEIR SYSTEMS WITH TEMPORARY AND/OR PERMANENT VALVES AND TRANSITIONS AS REQUIRED BY THE PHASING PLAN AND MAKE PROVISIONS FOR FUTURE TIE-INS IN SUBSEQUENT PHASES.
8. GENERAL CONTRACTOR TO PROVIDE SIGNAGE AT THE EMERGENCY EGRESS AREA SHOWN ON THE PHASING PLAN THAT WILL BE ENTERING THE CONSTRUCTION AREA. A CLEAR PATH OF EGRESS FOR THE BUILDING OCCUPANTS TO EXIT MUST BE PROVIDED, THIS PATH MUST BE AT A MINIMUM COMPACTED STONE AND THE FINAL CONCRETE PAVING OR OTHER FINISHES MUST BE COORDINATED FOR INSTALLATION WITH THE CM/OWNER. REFER TO SITE LOGISTICS PLANS FOR EXTENT OF CONSTRUCTION AREA AND FENCING.
9. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR EXISTING BUILDING UTILITY PHASING.
10. TEMPORARY PARTITIONS: GC IS RESPONSIBLE TO PROVIDE ALL TEMPORARY PARTITIONS - REFER TO SPECIFICATIONS FOR TYPE. GC SHALL PROVIDE TEMPORARY DOORS AND HARDWARE REQUIRED FOR EGRESS.

CONFORMED SET

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REVISIONS

	MM-DD-YR	NAME	DESCRIPTION OF CHANGES
3	5/12/2025		ADDENDUM #3
C			REVISION DURING CONSTRUCTION

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
www.cra-architects.com
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA

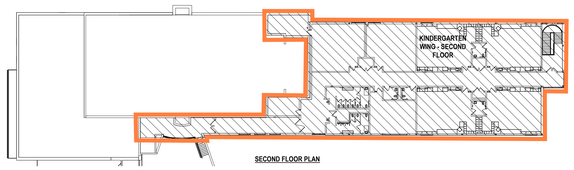
ADDITIONS AND RENOVATIONS TO
CONEWAGO TOWNSHIP ELEMENTARY
CONEWAGO VALLEY SCHOOL DISTRICT
1189 West Elm Avenue, Hanover, PA 17331

PHASING PLAN

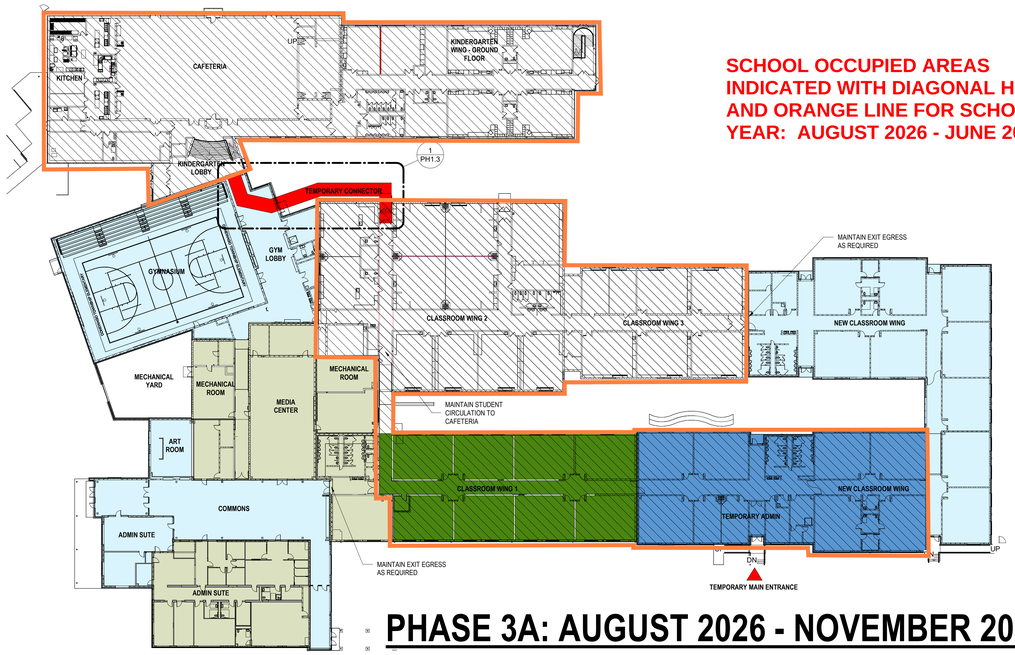
PLOT SCALE: As indicated
FILENAME:
DATE: APRIL 17, 2025

PROJECT 3672

PH1.1



SECOND FLOOR PLAN



SCHOOL OCCUPIED AREAS INDICATED WITH DIAGONAL HATCH AND ORANGE LINE FOR SCHOOL YEAR: AUGUST 2026 - JUNE 2027

PHASE 3A: AUGUST 2026 - NOVEMBER 2026

COMPLETE REMAINING PORTION OF NEW CLASSROOM WING - TURNOVER BY THANKSGIVING BREAK 2026

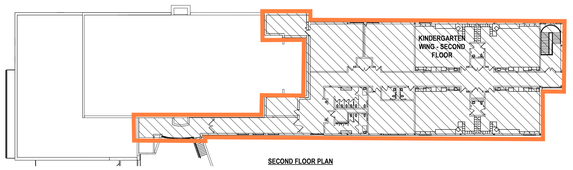
COMPLETE REMAINING PORTION OF CLASSROOM WING 1 - TURNOVER BY THANKSGIVING BREAK 2026

ONGOING NEW GYMNASIUM & GYM LOBBY

ONGOING ADD / RENO ADMIN AREA,COMMONS,MEDIA CENTER, ART

ONGOING MECHANICAL ROOMS

1 PH1.2 OVERALL PHASING PLAN - PHASE 3A
1/32" = 1'-0"



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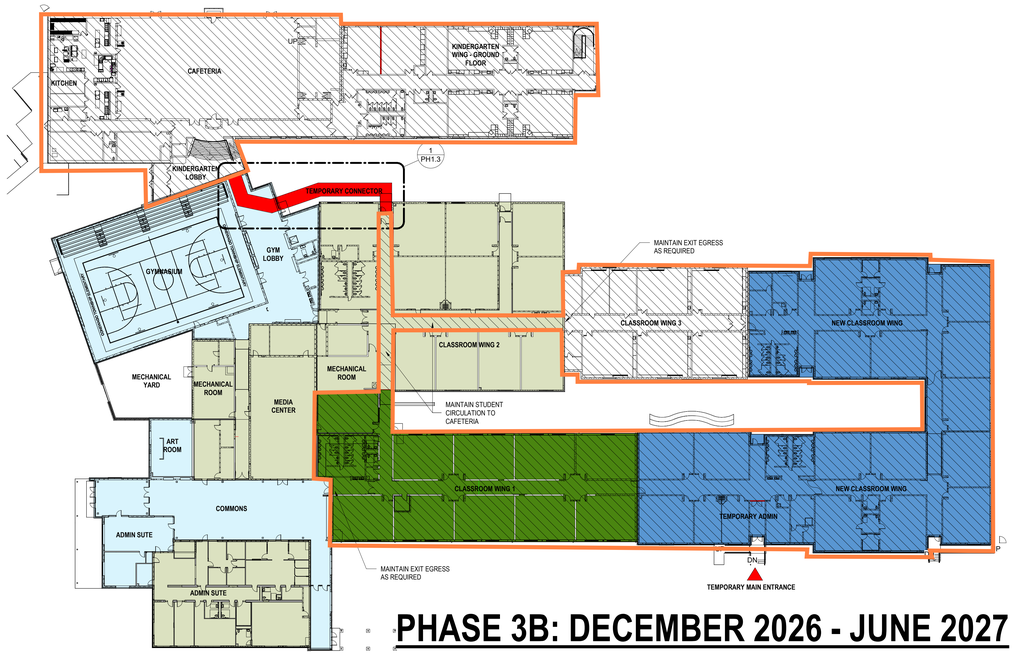


PHASE 3B: DECEMBER 2026 - JUNE 2027

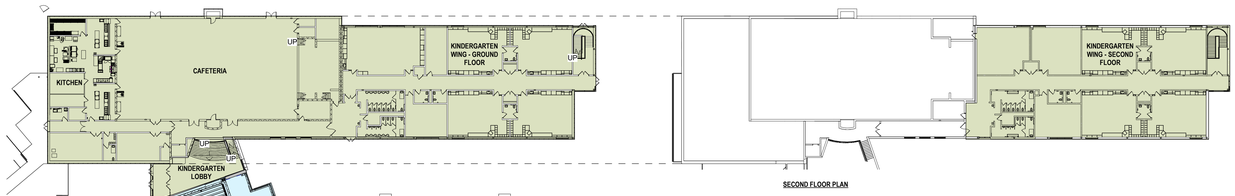
START RENO CLASSROOM WING 2

ONGOING NEW GYMNASIUM & GYM LOBBY

ONGOING ADD / RENO ADMIN AREA,COMMONS, MEDIA CENTER, ART

ONGOING MECHANICAL ROOMS

4 PH1.2 OVERALL PHASING PLAN - PHASE 3B
1/32" = 1'-0"



SECOND FLOOR PLAN

PHASE 4: JUNE 2027 - AUGUST 2027

COMPLETE RENO OF CLASSROOM WING 2

COMPLETE RENO OF CLASSROOM WING 3

COMPLETE RENO OF KITCHEN / CAFETERIA

COMPLETE RENO OF KINDERGARTEN LOBBY

COMPLETE RENO OF GROUND & SECOND FLOOR KINDERGARTEN WING

COMPLETE ADD/RENO OF ADMIN AREA, COMMONS, MEDIA CENTER, ART

****ENTIRE BUILDING TO BE TURNED OVER BY START OF SCHOOL YEAR 2027**

****COMPLETE NEW GYMNASIUM & GYM LOBBY BY OCTOBER 2027**

2 PH1.2 OVERALL PHASING PLAN - PHASE 3
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ASI #5

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PHASING PLAN

PLOT SCALE: As indicated

FILENAME:

DATE: APRIL 17, 2025

PROJECT 3672

PH1.2