



Crabtree, Rohrbaugh & Associates

Chambersburg Area SCHOOL DISTRICT

Greenvillage Campus

ARCHITECTURE /
ENGINEERING SERVICES
February 10, 2026

Agenda

- 1 Project Update
- 2 Campus Plan
- 3 Intermediate School
- 4 Greenvillage ES
- 5 Cost Estimate
- 6 Next Steps & Schedule





Project Update

Project Status Report

Design Development Checklist

From Schematic Design to Design Development

1. Architectural Plans:

- ✓ Preliminary Cost Estimate & Project Budget
- ✓ Final Check of Educational Program & Building Capacity
- Refinement of Floor Plans
- Interior Design Meetings with Faculty
- Building Code Review
- Mechanical, Electrical, Plumbing, Structural and Food Service

2. Site Development

- Geotechnical Report
- Stormwater Management
- Begin Land Development submissions to Township
- Begin NPDES submissions to County
- ✓ Traffic Study
- Highway Occupancy Permit submissions to PennDOT



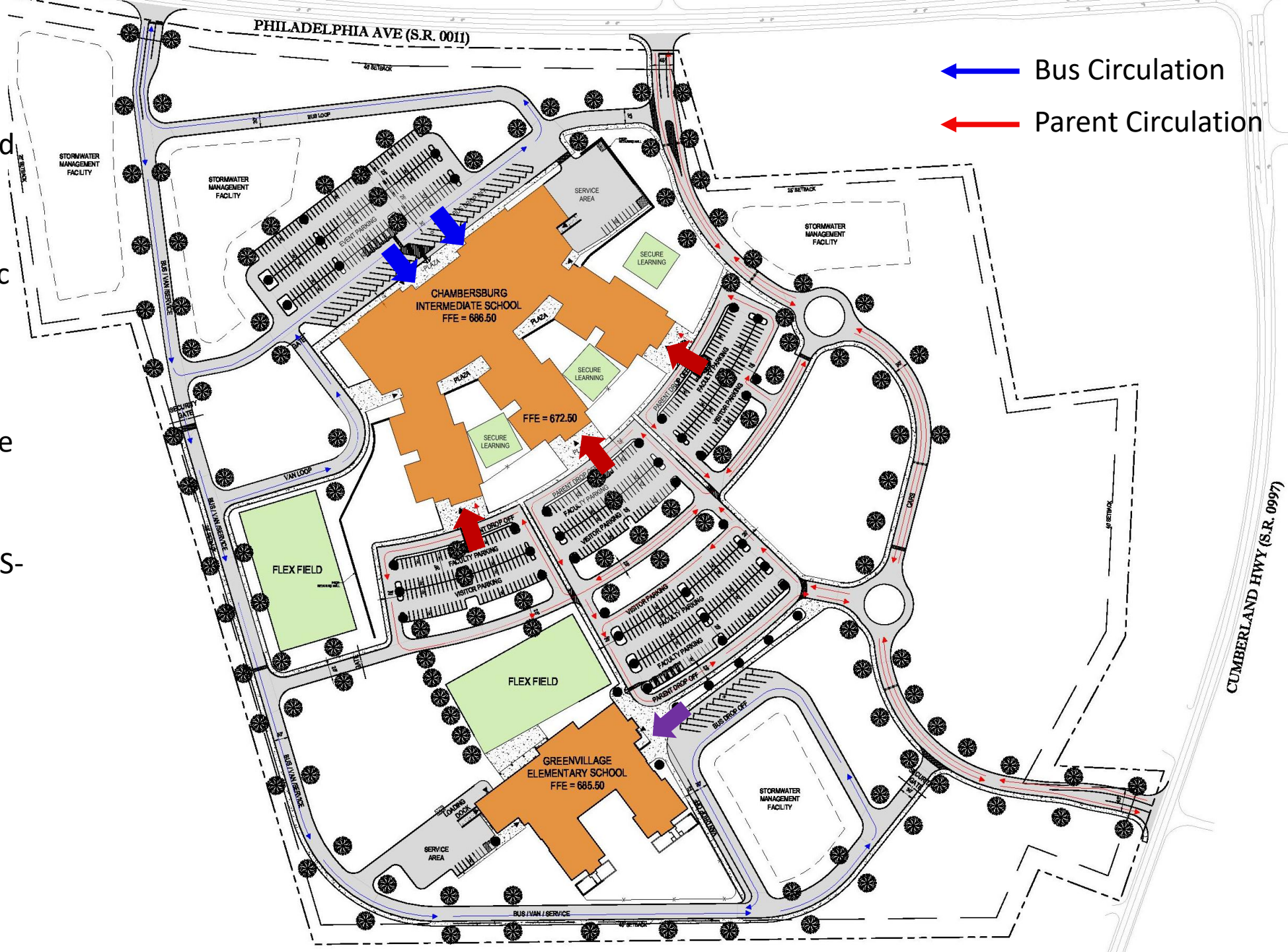


Campus Plan

Design Development

Site Plan

1. Separation of parent and bus traffic
2. Intermediate School
 1. Parents – Academic Wings (3) entrance
 2. Bus – Assembly Space entrance
3. Elementary School – one main entrance
4. PennDOT - Highway Occupancy Permit for US-11 and SR-997



Traffic Study

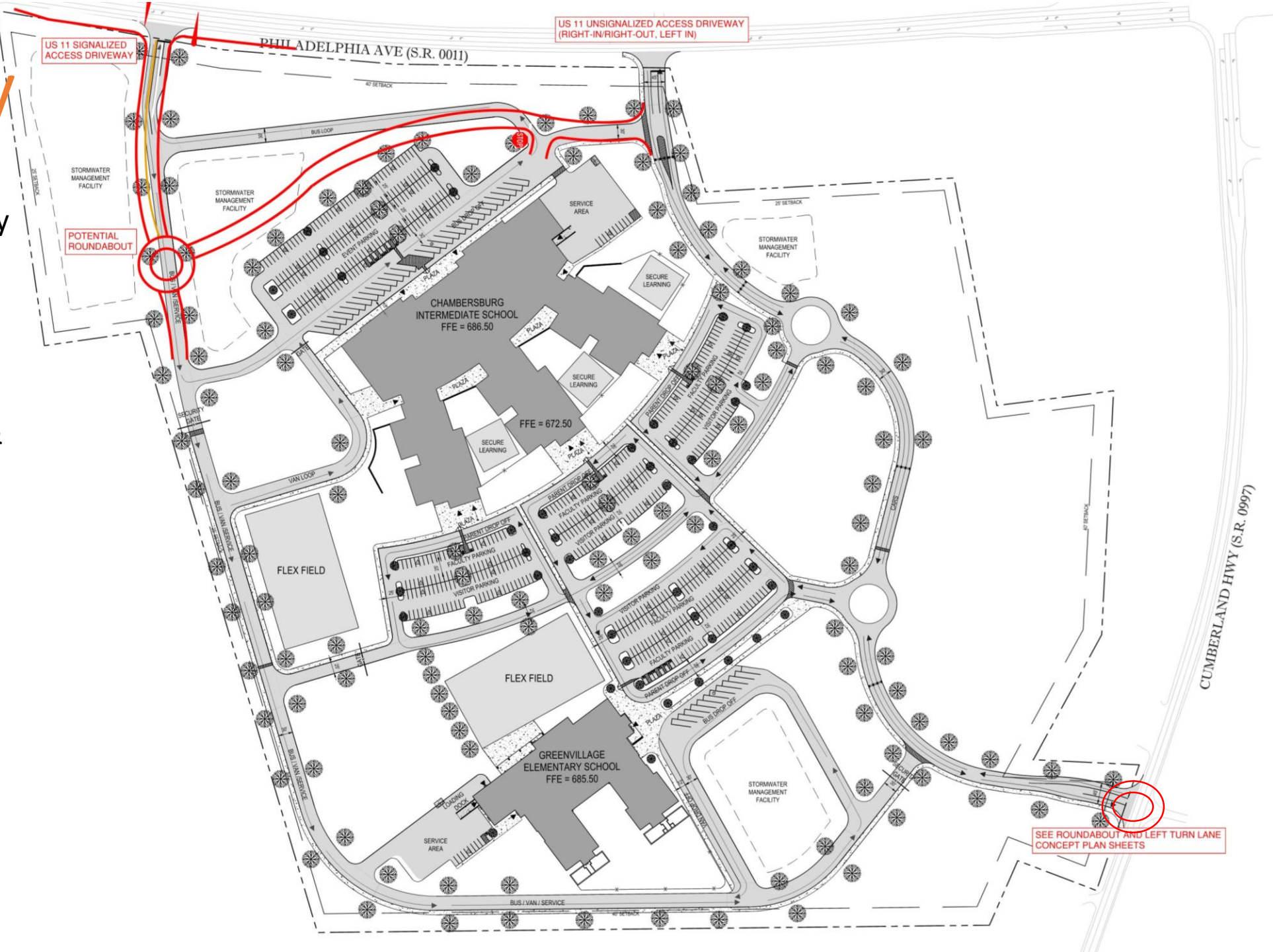
Traffic Study
recommendations for
PennDOT Highway Occupancy
Permit:

US 11 Access Driveways:

1. East – No Traffic Signal with Right-In/Right-Out & Left-In (no Left-Out)
2. West – Traffic Signal for both bus and parent

SR 997:

1. Roundabout Site Access





Intermediate School

Design Development

4-6 Floor Plan

Projected Enrollment:

5 Year: 2,101

Planned Capacity: 2,311

Building Capacity:

Educational Capacity-90 CR: 2,520

Functional Capacity @ 90%: 2,268

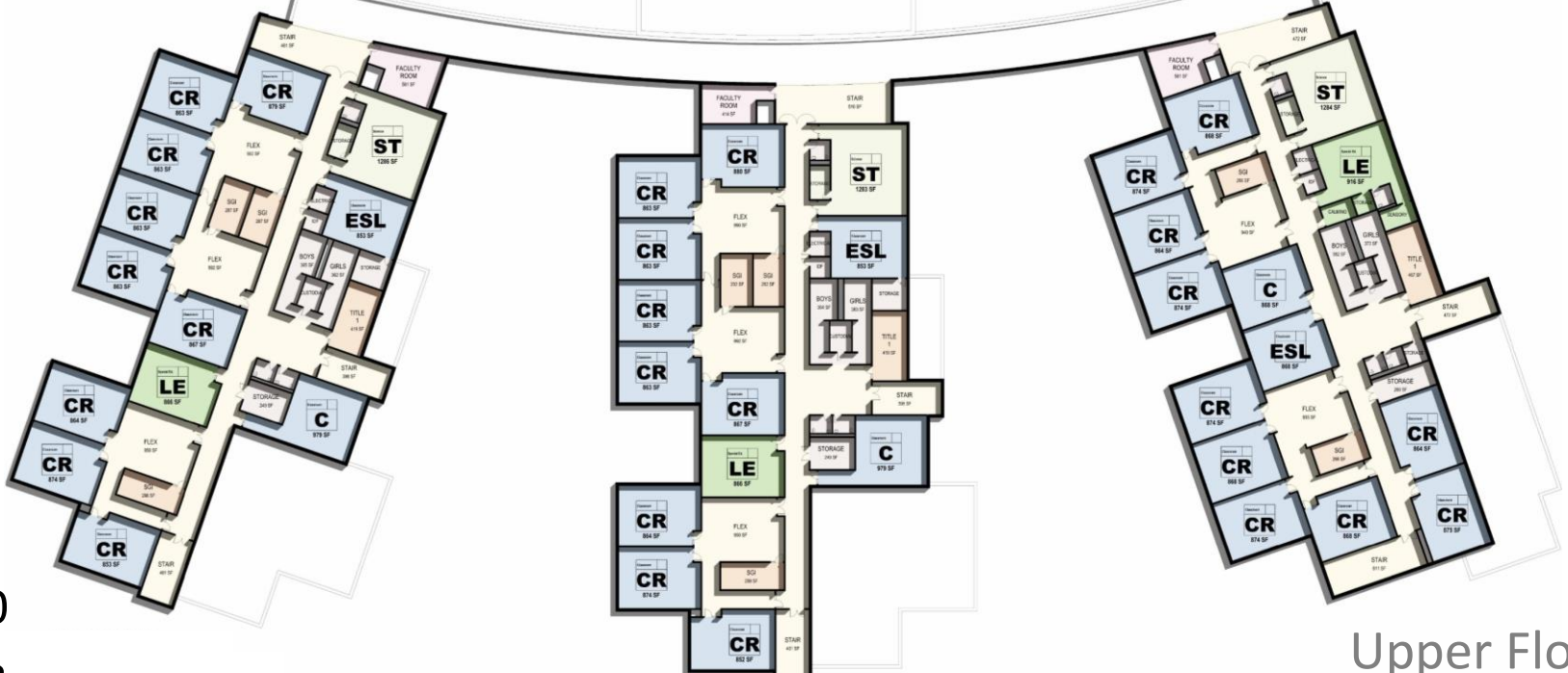
2 Classrooms Under Planned Capacity

Capacity w/ Add Alternate CRs (6)

Educational Capacity-96 CR: 2,844

Functional Capacity @ 90%: 2,560

8 Classrooms Above Planned Capacity



Upper Floor



Ground Floor



Greenvillage ES

Design Development

K-3 Floor Plan

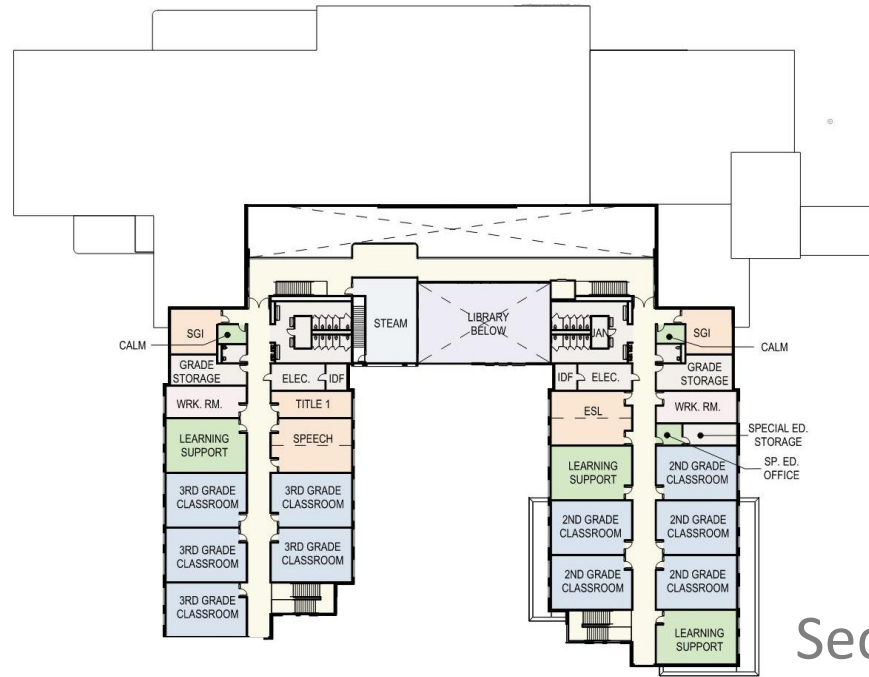
Building Area:

97,700 Square Feet

Educational Program:

Grades: K-3

Capacity: 500 Students










Second Floor



First Floor

ROOM USE KEY

	ADMINISTRATION
	ASSEMBLY
	CLASSROOM
	ART / TECH. ED
	MUSIC
	SPECIAL EDUCATION
	SMALL GROUP INSTRUCTION





Cost Estimate

Construction Costs and Total Project Cost

Outline of a Total Project Cost Estimate

1. CONSTRUCTION COST ESTIMATE

- General Construction
- HVAC Construction
- Plumbing Construction
- Electrical Construction
- Site Construction

**Portion To Be Publicly Bid*

CONSTRUCTION COST ESTIMATE SUBTOTAL

2. CONSTRUCTION SOFT COST ESTIMATE

- Construction Contingency
- Regulatory Agency Review
- Testing and Inspections
- Commissioning
- Construction Manager

TOTAL CONSTRUCTION COST ESTIMATE

3. SOFT COST ESTIMATE

- Design Professional Fees
- Land and Traffic Surveys
- Geotechnical Investigation
- Financing
- Furniture, Fixtures & Equipment

TOTAL PROJECT COST ESTIMATE

NOTE: Projects will be Individually Bid and Combined Bid to determine if Contractors will provide any costs savings for one contract.

Cost Estimate

4-6 Intermediate School & Campus Construction			Date: 2/5/2026
New Intermediate School	BASE BID	COST RANGE	ADD ALTERNATES
New Building Construction Costs	\$ 102,293,251	\$ 4,655,760	\$ 106,949,010
Site Construction Costs	\$ 12,000,000		\$ 12,000,000
Subtotal Construction Costs	\$ 114,293,251		\$ 118,949,010
Construction Soft Costs	\$ 7,143,328	\$ 290,985	\$ 7,434,313
Project Soft Costs	\$ 15,495,762		\$ 15,495,762
Subtotal Soft Costs	\$ 22,639,090		\$ 22,930,075
TOTAL PROJECT COSTS	\$ 136,932,340		\$ 141,879,085

Greenvillage Elementary School			Date: February 5, 2026
New Elementary School	BASE BID		
New Building Construction Costs	\$ 29,014,451		
Site Construction Costs	\$ 2,000,000		
Subtotal Construction Costs	\$ 31,014,451		
Construction Soft Costs	\$ 1,938,403		
Project Soft Costs	\$ 4,163,192		
Subtotal Soft Costs	\$ 6,101,596		
TOTAL PROJECT COSTS	\$ 37,116,047		

COMBINED TOTAL PROJECT COST: \$174,048,387 - \$178,995,132

Note: 4-6 Intermediate Cost from Study: \$123-\$128M



Next Steps

Continue Design Development

Next Steps

- 4- 6 Intermediate School
 - Interior Design Faculty Meetings -Start
 - M/E/P Design Coordination
 - Exterior / Interior Design Development
- Greenvillage Elementary
 - Interior Design Faculty Meetings – Cont.
 - M/E/P Design Coordination
 - Exterior / Interior Design Development
 - Food Service Consultant
- Civil Engineering:
 - Geotechnical Study
 - PennDOT HOP
 - Greene Township – LDP
 - Franklin County – NPDES Permit

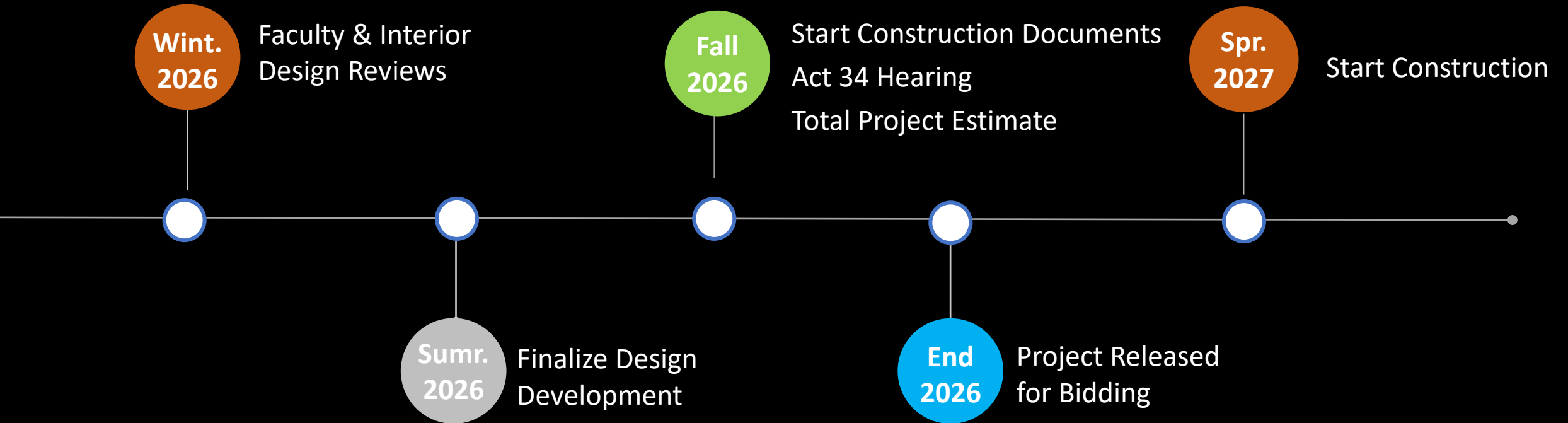




Project Schedule

Board Approvals

Project Schedule



Note: Schedule is pending Municipal and Regulatory Agency Approvals

Preliminary Board Updates and Approvals

May 2026

Board Update: Design Update

Fall 2026

Board Approval: Act 34 Maximum Building Construction Cost and Total Project Cost

Fall 2026

Act 34 Public Hearing

Late 2026

Board Approval: Approval to Release Project for Bid

Late 2026/Early 2027

Board Update: Review of Bids

Early 2027

Board Approval: Approval of Intent to Award

Questions?



Crabtree, Rohrbaugh & Associates
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