



Crabtree, Rohrbaugh & Associates

Chambersburg Area SCHOOL DISTRICT

Greenvillage Campus

ARCHITECTURE /
ENGINEERING SERVICES

May 12, 2026

Agenda

① Project Update

② Campus Plan

③ Intermediate School

④ Greenvillage ES

⑤ Next Steps

⑥ 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. PennDOT HOP - US-11 and SR-997

US 11 Access Driveways:

East – No Traffic Signal with
Right-In/Right-Out & Left-In (no
Left-Out)

West – Traffic Signal for both
bus and parent

SR 997:

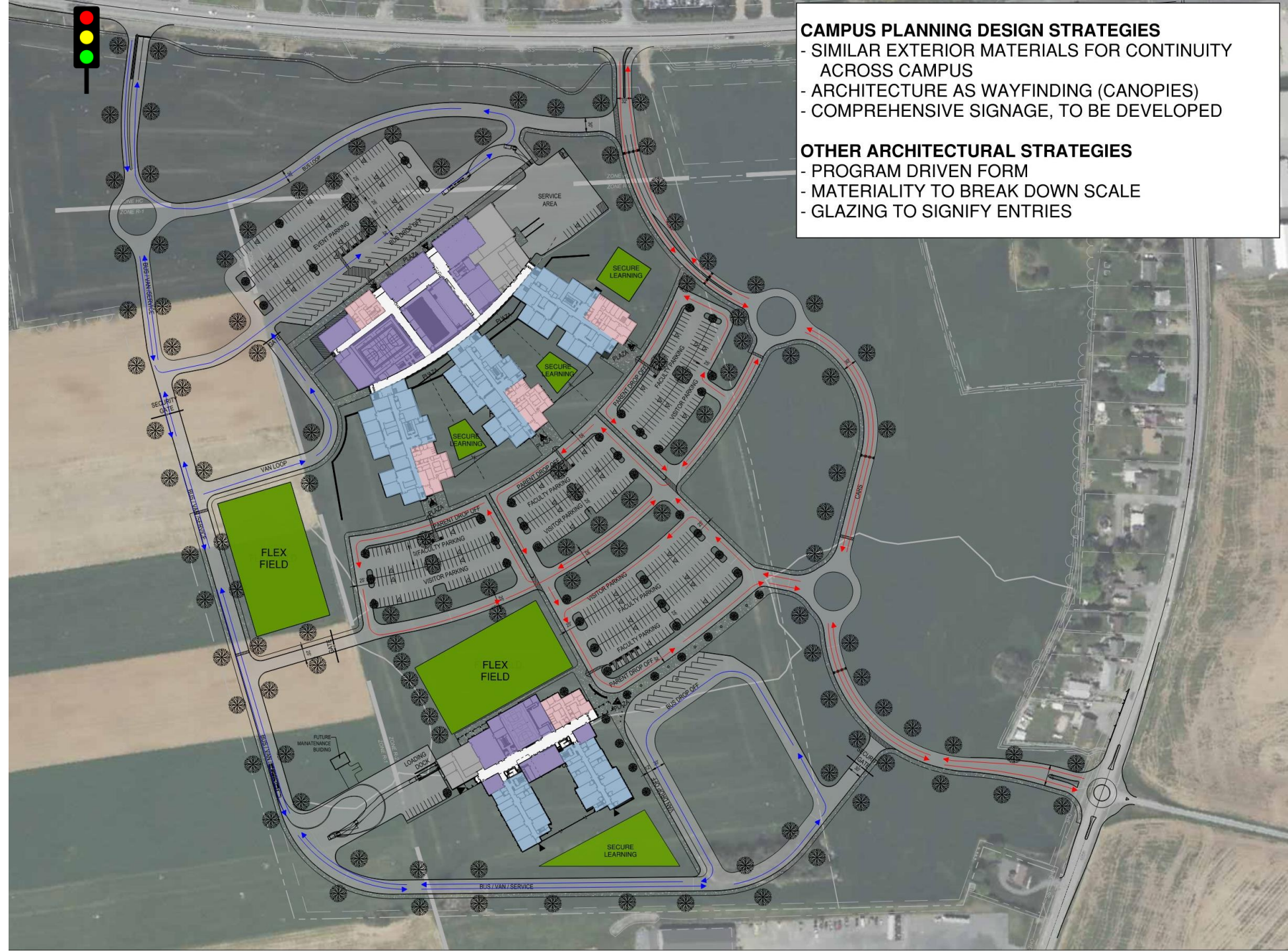
Roundabout Site Access

2. PennDOT Submission: 5/8/26

3. Greene Twp LDP Submission: 4/16/26

5/11/26 Planning Commission

4. Franklin Co. NPDS Submission: 7/13/2026



CAMPUS PLANNING DESIGN STRATEGIES

- SIMILAR EXTERIOR MATERIALS FOR CONTINUITY ACROSS CAMPUS
- ARCHITECTURE AS WAYFINDING (CANOPIES)
- COMPREHENSIVE SIGNAGE, TO BE DEVELOPED

OTHER ARCHITECTURAL STRATEGIES

- PROGRAM DRIVEN FORM
- MATERIALITY TO BREAK DOWN SCALE
- GLAZING TO SIGNIFY ENTRIES

Site Plan

Traffic Study Update

Other off-site improvements:

1. Scotland Main St. / Rt. 997 – to be signaled
2. Coffey Ave. / Rt. 997 – already signaled, may require turning lanes (TBD)
3. Salem Rd. / Rt. 11 – may be required to add signal (TBD)
4. Sycamore Grove Rd. / Rt. 11 – No improvement required

Geotechnical Report

Shallow Bedrock Depth

Base Bid: Classified Excavation

Add Alternate: Unclassified Excavation

Cost Impact details TBD

Original estimate included a \$2M Site contingency



A top-down view of a group of people's hands and forearms stacked in a circle, symbolizing teamwork and collaboration. The hands are of various skin tones, and the clothing includes an orange shirt, a blue sweater, and a black jacket. A semi-transparent dark grey banner is overlaid across the center of the image.

Intermediate School

Design Development

4-6 Floor Plan

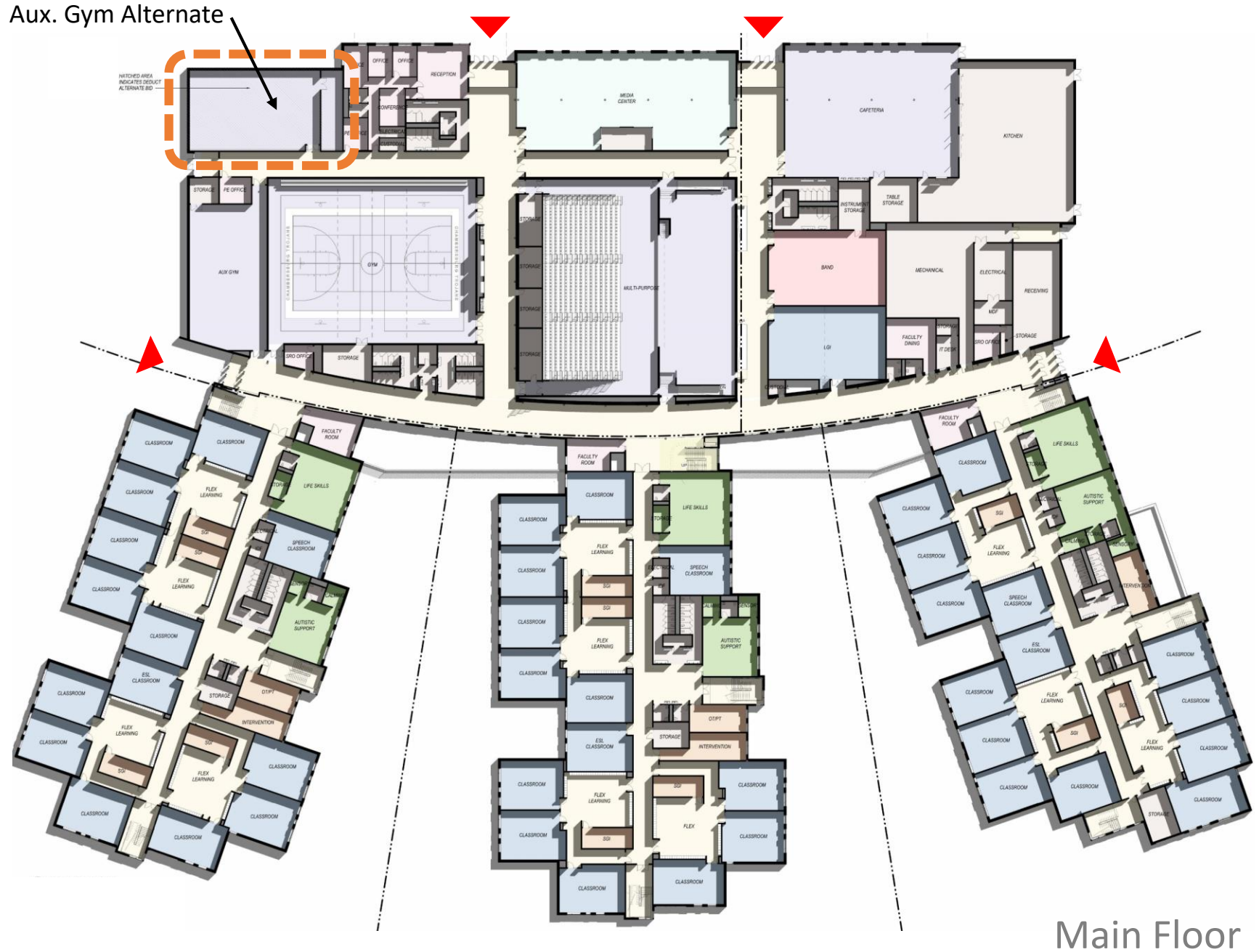
Building Area Evolution:

District-Wide Study: 330,000 SF
(prior to Educational Program
verification)

Current Base Bid: 347,935
(Reduced 3,765 SF from Feb.
Board Update)

Add Alternates:

Auxiliary Gym: 3,200 SF
(Eliminated Alternates for 6 CRs
and Health Clinic)

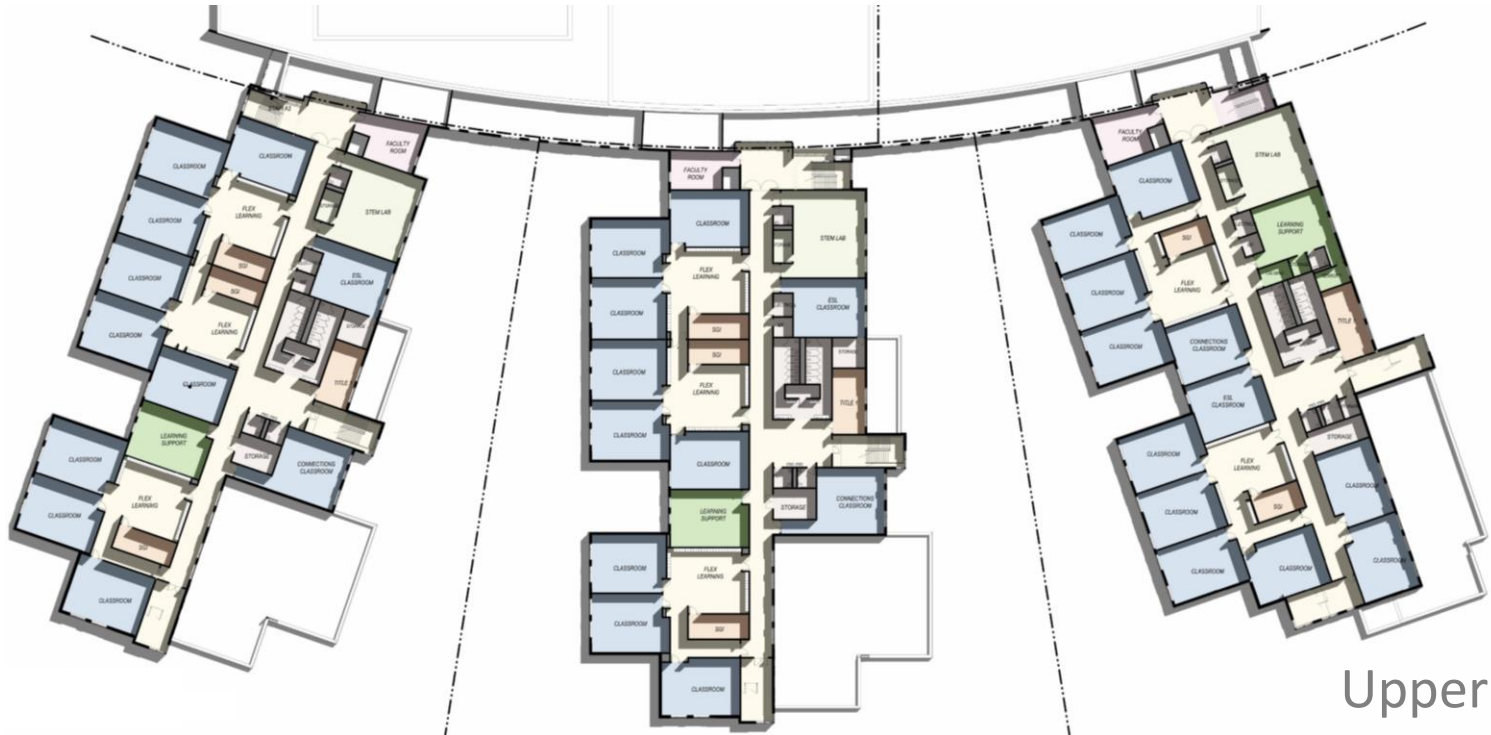


Main Floor

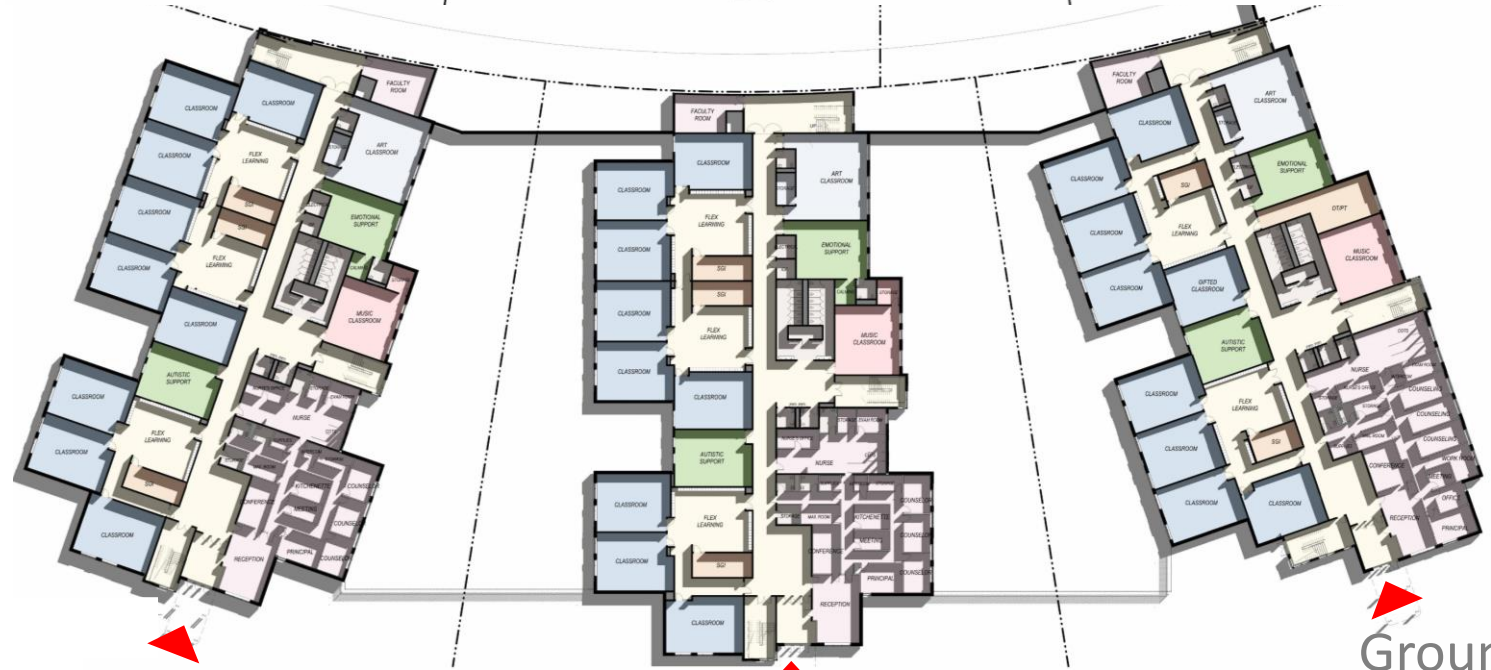
4-6 Floor Plan

ROOM USE KEY

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



Upper Floor



Ground Floor











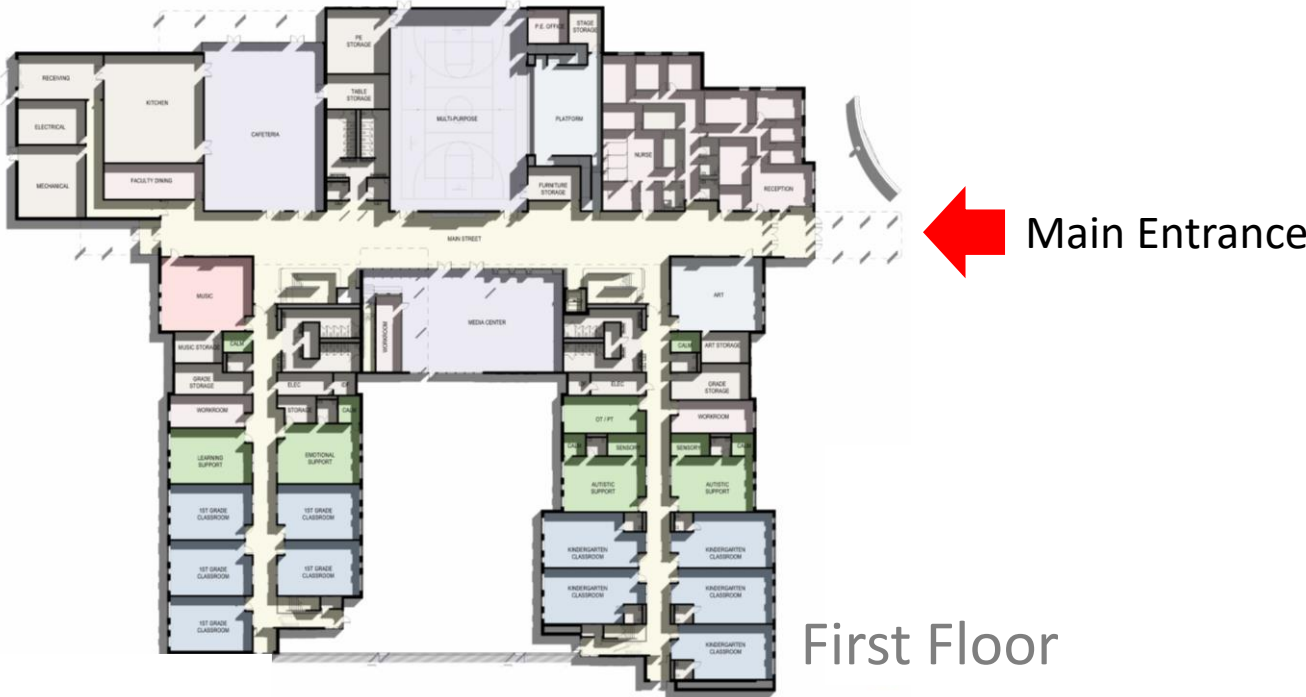
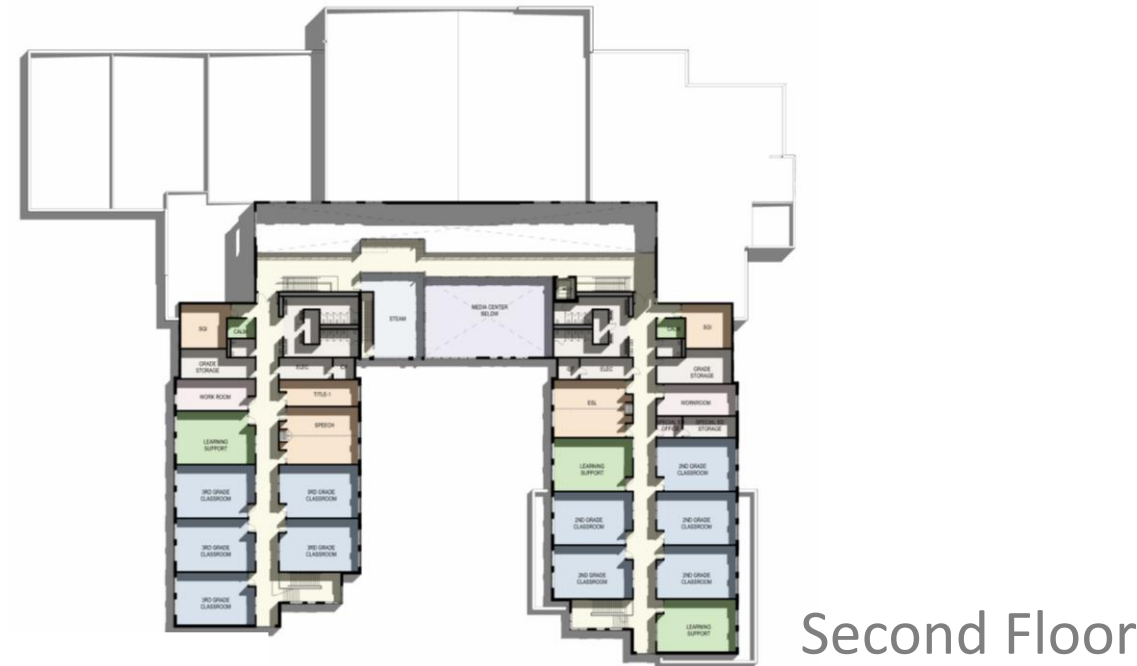
A top-down view of a group of people's hands and forearms stacked in a circle, symbolizing teamwork and collaboration. The individuals are wearing various casual clothing, including an orange button-down shirt, a blue sweater, and a grey hoodie. The background is a blurred indoor setting.

Greenvillage ES

Design Development

K-3 Floor Plan

Building Area:
96,395 Square Feet



ROOM USE KEY

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











Next Steps

Continue Design Development

Next Steps

- Interior Design Faculty Meetings
 - K-3rd Grade – Finalize
 - 4th – 6th Grade – June
- M/E/P Design Coordination
 - HVAC System
 - IT / Data
 - Safety & Security
 - Flow Test – Fire Protection
- Food Service
- Civil Engineering:
 - PennDOT HOP
 - Greene Township – LDP
 - Franklin County – NPDES Permit





Project Schedule

Board Approvals

Bid Schedule

Site Approvals

Project Schedule is pending Municipal and Regulatory Agency Approvals

1. Land Development – Fall 2026 (HOP will not be a condition of LDP)
2. Highway Occupancy Permit – Winter 2027

Two Phase Bidding

Campus Bid – Fall 2026

1. General Construction (Campus Site Construction included)
2. Mechanical Construction
3. Plumbing Construction & Fire Protection
4. Electrical Construction

Off-Site Improvements – Bid Winter 2027

5. Site Construction

Preliminary Board Updates and Approvals

May 2026	Board Update: Design Update
Sept. 2026	Board Approval: Act 34 Maximum Building Construction Cost and Total Project Cost
Oct. 2026	Act 34 Public Hearing
Nov. 2026	Board Approval: Approval to Release Project for Bid
Dec. 2026	Board Update: Review of Bids
Jan. 2027	Board Approval: Approval of Intent to Award

Questions?



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