



MIDDLE SCHOOL DESIGN UPDATE

September 8, 2026



- I. **Design Timeline**
- II. **ACT 34 Process**
- III. **Program, Floorplan, Metrics, & Budget**
- IV. **Design**
- V. **Next Steps**



Agenda

Programming & Conceptual Design

 School Board Approval to Proceed

Concept & Site location / development

Design & Documents

13 Months

Design Development (SD & DD)

Team Meetings

Zoning & Land Development Approvals

Construction Documents

Team Meetings

Quality Control Review(s)

Bidding & Permitting

3 Months

Permitting & Approvals

Bidding

School Board Approval of Bids

Construction

30 Months

Building Construction

Occupy New Building

Demolition & Site

2025

2026

2027

2028

2029

2030

Jan - Mar	Apr - Jun	Jul - Sep
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Apr - Jun	Jul - Sep
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Jan - Mar	Apr - Jun	Jul - Sep
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Jan - Mar	Apr - Jun	Jul - Sep
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Jan - Mar	Apr - Jun
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Chambersburg Area School District
435 Stanley Avenue
Chambersburg, PA 17201



DRAFT
(9-03-2026)

PUBLIC HEARING
IN COMPLIANCE WITH

ACT 34

For
New Chambersburg Area Middle School
Chambersburg Area School District
Chambersburg, Pennsylvania 17201

October 27, 2026

ACT 34 of 1973

- Part of School Code, *not PlanCON*
- Uses PlanCon forms
- All New Construction & Substantial Additions
- Public Hearing
- Prior to Bidding a Project
- Max. Building Construction Cost
- Exclusions (Site, Fees, Etc.)
- 1.08% increase in Construction Cost limit



ACT 34 Process

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Milestones

- **Project Team drafts ACT 34 Booklet**
(CASD, S&S, RLPS, PFM)
- **School Board Resolution / Adoption of**
“ACT 34 Maximum Building Construction Cost”
- *Minimum 20 Day Waiting Period*
- **Act 34 Public Hearing**
- *Minimum 30 Day comment / Waiting period*
- **Project may go out to Bid**



ACT 34 Process

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October 27, 2026

Timeline

- September 8 Board update & pre-view
 - September 22 Board Action – Resolution
 - September 23 CASD places Advertisement
 - September 28 Ad runs by this date
 - October 27 Hearing (Prior to Board Meeting)
 - November 26 30 Day waiting period over
-
- December 15 Board Action – Bidding
 - January 5th Out to Bid



ACT 34 Process



floor **01**

Floorplan:

- Program SF: **179,480 SF**
- Total SF: **268,545 SF**
- Grossing Factor **1.496**
(Range 1.45 – 1.60)

Program:

- Grades: 7-8 **7 teams / grade**
- Capacity: **1,445 – 1,720 Students**
- Total SF per Student **186 SF – 156 SF**
(Range 160-180 SF)

Budget:

- Construction Cost **\$101.7 - \$111.8M**
- Project Cost **\$117.9 - \$131.9M**

Floorplan, Program, Metrics, & Budget





Interior Design – Cafeteria & Union space



Performing Arts - Auditorium



THANK YOU