



CENTRAL VALLEY
SCHOOL DISTRICT

Project Update

Building / District Renovations

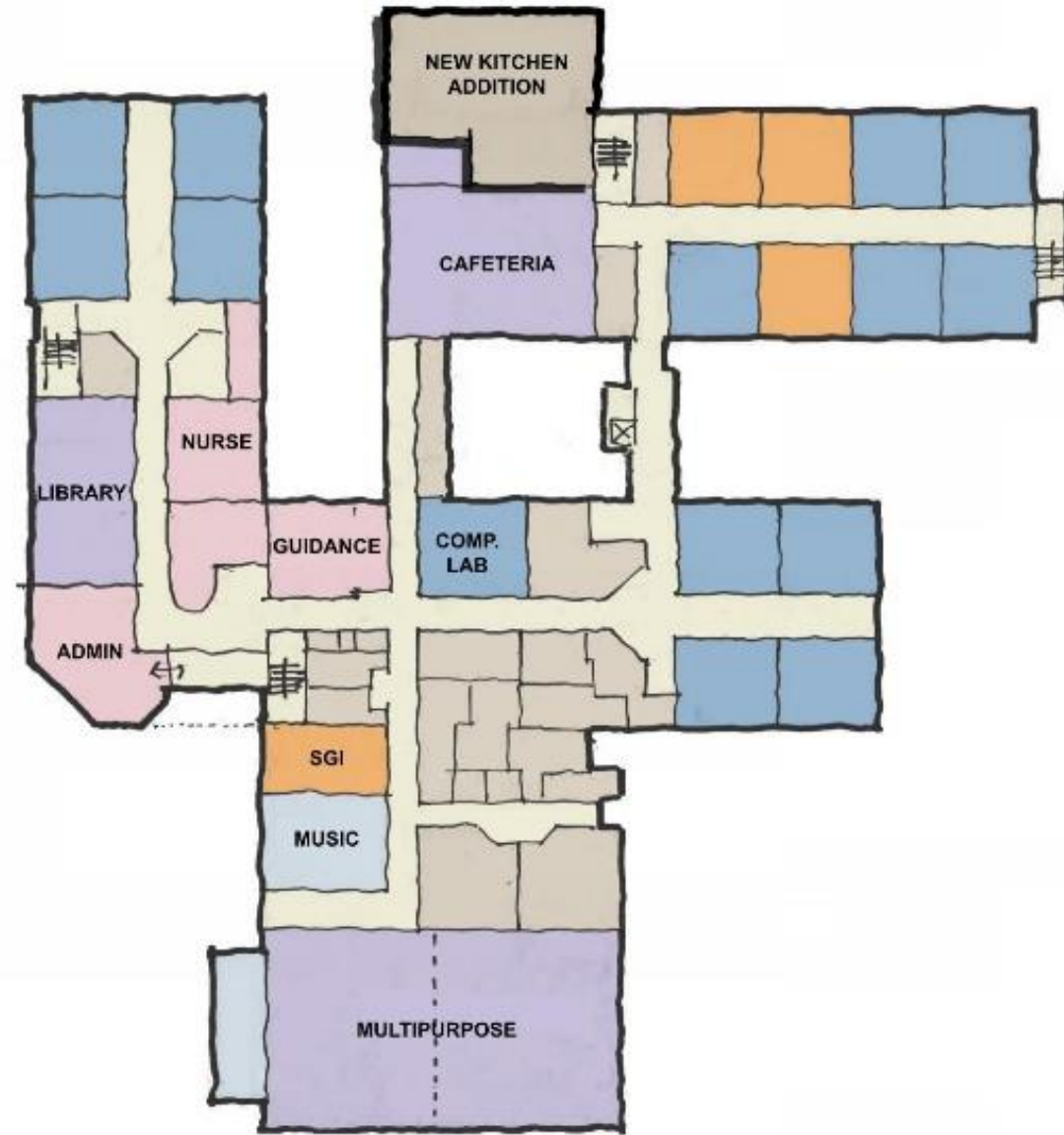
November 9, 2016



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Providing a Client Oriented Approach to Architecture

Crabtree, Rohrbaugh & Associates, Architects



Facility Study Concept

Agenda

Todd Lane Elementary School: Add/Renov

- Proposed Site Plan
- Educational Program Review
- Proposed First and Second Floor Plans
- Project Budget

District Athletic Facilities

- Phase One & Phase Two
- Preliminary Budget(s)

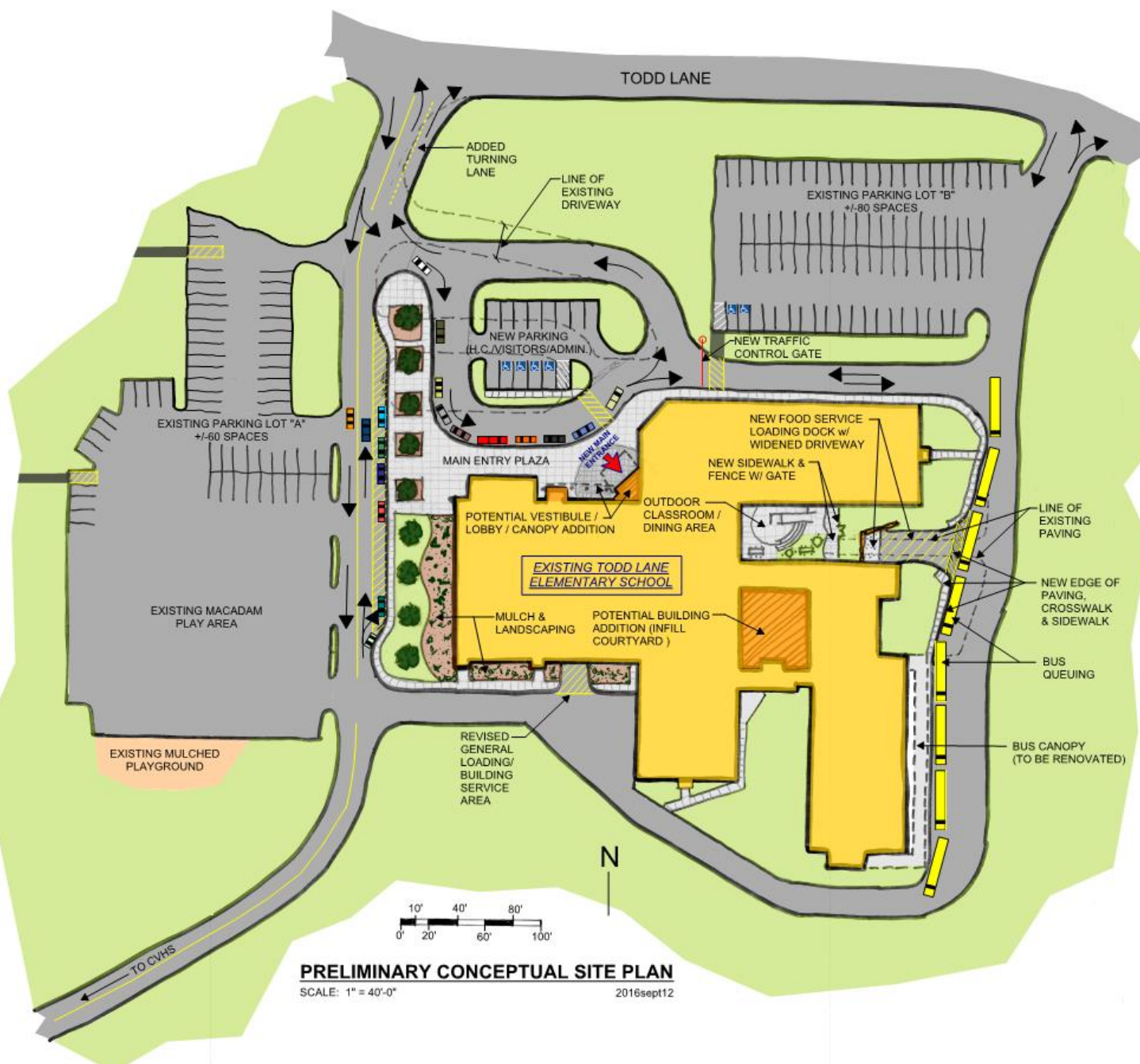
Project Schedule

Conceptual Site Plan

Site Improvements to address:

Budget \$850,000

- Safety
 - redesign to improve traffic flow
 - Pedestrian access, bus, student parent cueing
 - Deliveries and service
- Define Main Entry and accessible parking
- Address LDP requirements for Storm water management
- Further Input; traffic assessment etc.

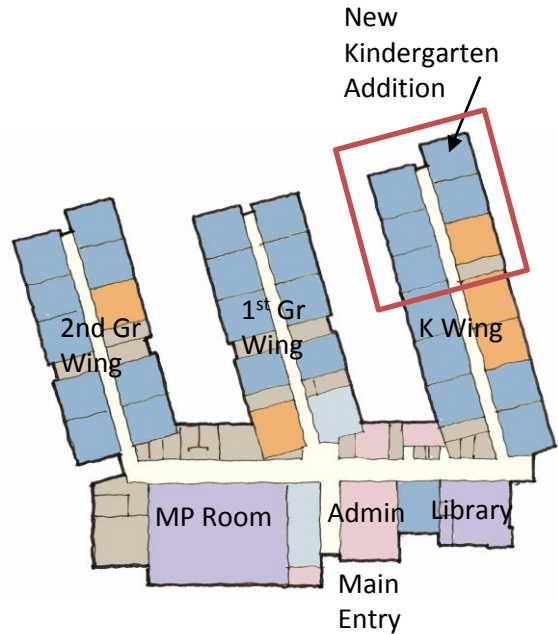




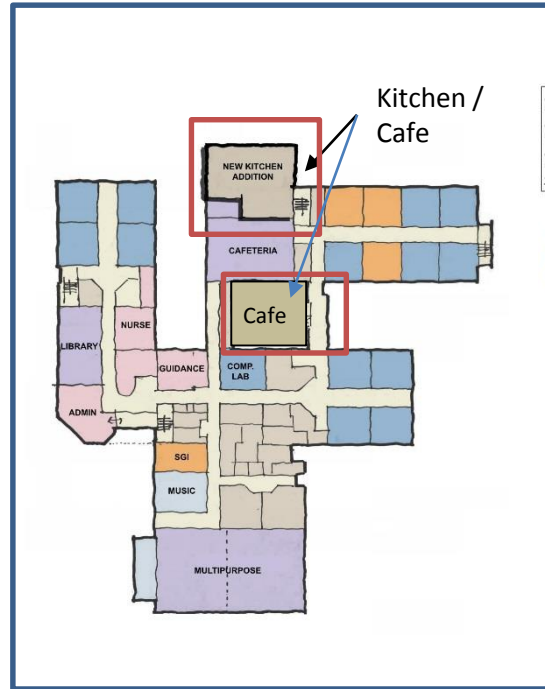
Conceptual Site Plan

Option 1 – Comprehensive Scope Summary

Facility Study



K-2 Centre Grange PS



3-5 Todd Lane ES

5,000 SF Addition - REVISED

Comprehensive Architectural / MEP Reno

Estimated TPC = \$16.8 M PART A BUDGET

TOTAL PROJECT COST



6-8 CV Middle School



9-12 CV High School

Phase One Stadium Improvements – (Turf, Scoreboard, Field Lighting, Pedestrian Access, Storm water) = Est. \$1.3 M TPC

Educational Program

- Verification of spaces required and rationale for relocation or revision
- Provide guidance with and special needs
- Will be revisited at Design Development and is ongoing

BUILDING PROGRAM ANALYSIS

TODD LANE ELEMENTARY SCHOOL - ADDITIONS & RENOVATIONS

 9/20/16; **REV 10/12/2016**
NOTE: Although they will be provided, restrooms, circulation spaces (corridors, stairs, etc.) and various utilitarian spaces (storage, custodial closets, mechanical, electrical, etc.) are excluded from this analysis.

Current Enrollment (2016 Day 3) =	569	→	24	Classrooms Used (average = 25 Students/Classroom)
PDE Highest Projected Enrollment =	662	→	27	Classrooms Required per PDE (25 Students/Classroom)
Existing PDE Building Capacity =	850			

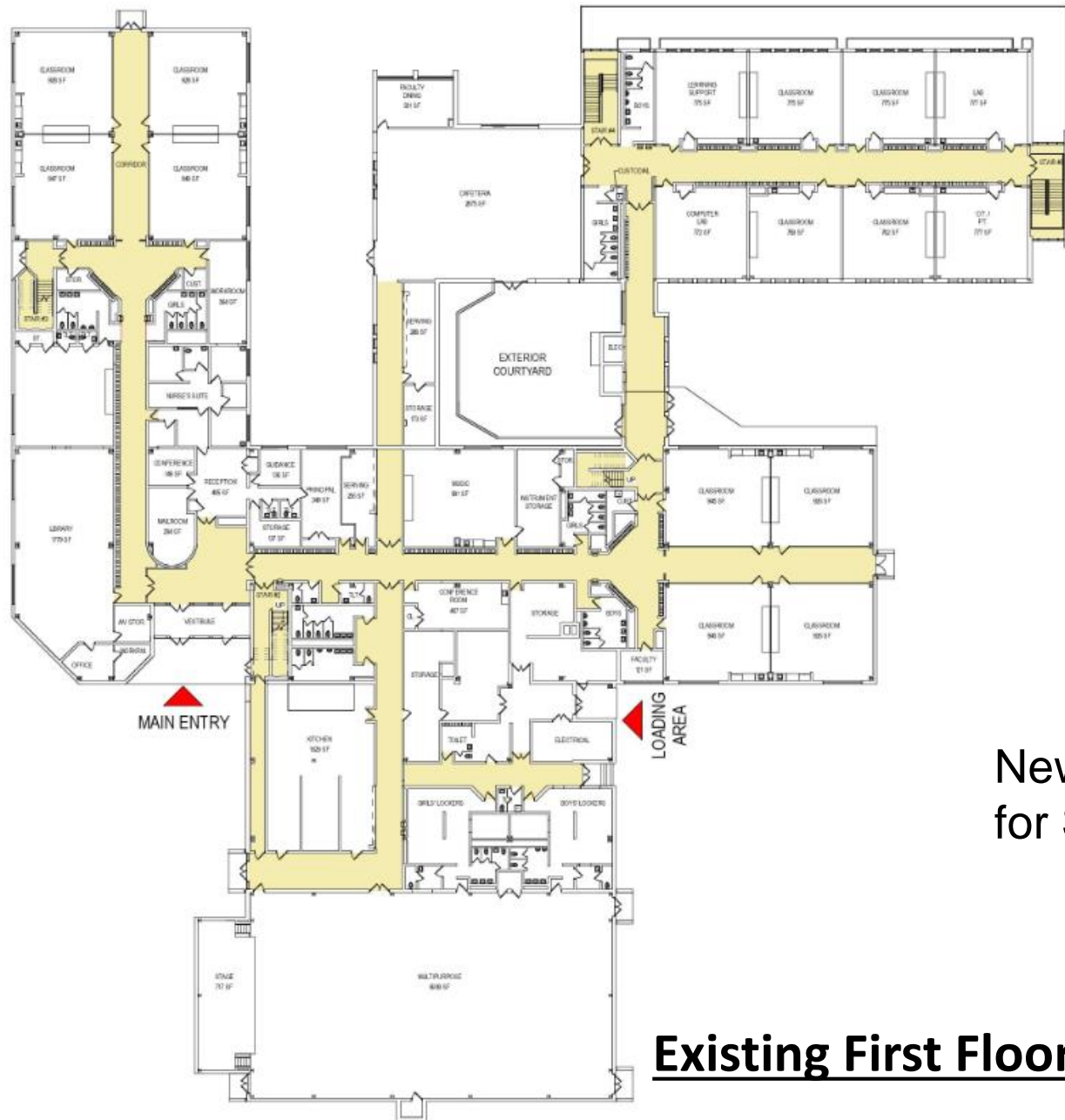
PROGRAM SPACE	EXISTING	PROPOSED	Comments/Rationale
EDUCATIONAL SPACES			
1 Regular Classrooms			Total of 35 existing "full-size" Classrooms, with sizes ranging from 760 SF to 950 SF; average room sizes are indicated. Several Classrooms are currently unused, while various small group-sized functions are located in full-size Classrooms
2 3rd Grade	8 788 SF	8 783 SF	Avg. room size indicated; see "Flex Classrooms" below
3 4th Grade	8 900 SF	8 900 SF	Avg. room size indicated; see "Flex Classrooms" below
4 5th Grade	8 900 SF	8 900 SF	Avg. room size indicated; see "Flex Classrooms" below
5 Learning Support Classrooms	4 843 SF	5 798 SF	At least one L.S. room to be near restrooms; one should be near Sensory Room
6 Special Education Classrooms	1 775 SF	1 775 SF	Occupational Therapy/Physical Therapy to be centrally located if possible
7 PreK Classroom	1 775 SF	1 775 SF	Leased space
8 Head Start Classroom	1 775 SF	1 775 SF	Leased space
9 Small Group Instruction			
10 Speech	1 885 SF	1 425 SF	
11 Gifted	1 920 SF	1 425 SF	
12 ASAP/Title 1	2 590 SF	3 397 SF	
13 Sensory Room	- - SF	1 350 SF	Either near L.S. Classroom of "neediest" students or centrally located
14 Flex Classrooms	- - SF	6 435 SF	Full-size "Bubble" Classrooms, subdivisible into SGIs; one per grade
15 General SGIs	2 410 SF	4 382 SF	Quantity reduced from 6 in order to accommodate Sensory Room & Tech Support Office
16 Computer Labs	1 775 SF	2 843 SF	One Computer Lab to be adjacent to Tech Ed Lab
17 Science/Kit Lab	1 905 SF	1 905 SF	
18 Tech Ed Lab	1 775 SF	1 775 SF	
19 Music Classroom	1 990 SF	1 910 SF	Relocated; address acoustics
20 Music Storage	1 430 SF	1 265 SF	
21 Art Classroom	1 1,060 SF	1 1,060 SF	Existing to remain
22 Kiln Room	- - SF	1 85 SF	Convert one Storage Room to Kiln Room
23 Art Storage	2 85 SF	1 85 SF	
24 TOTAL	34,710 SF	37,460 SF	

Conceptual Floor Plans

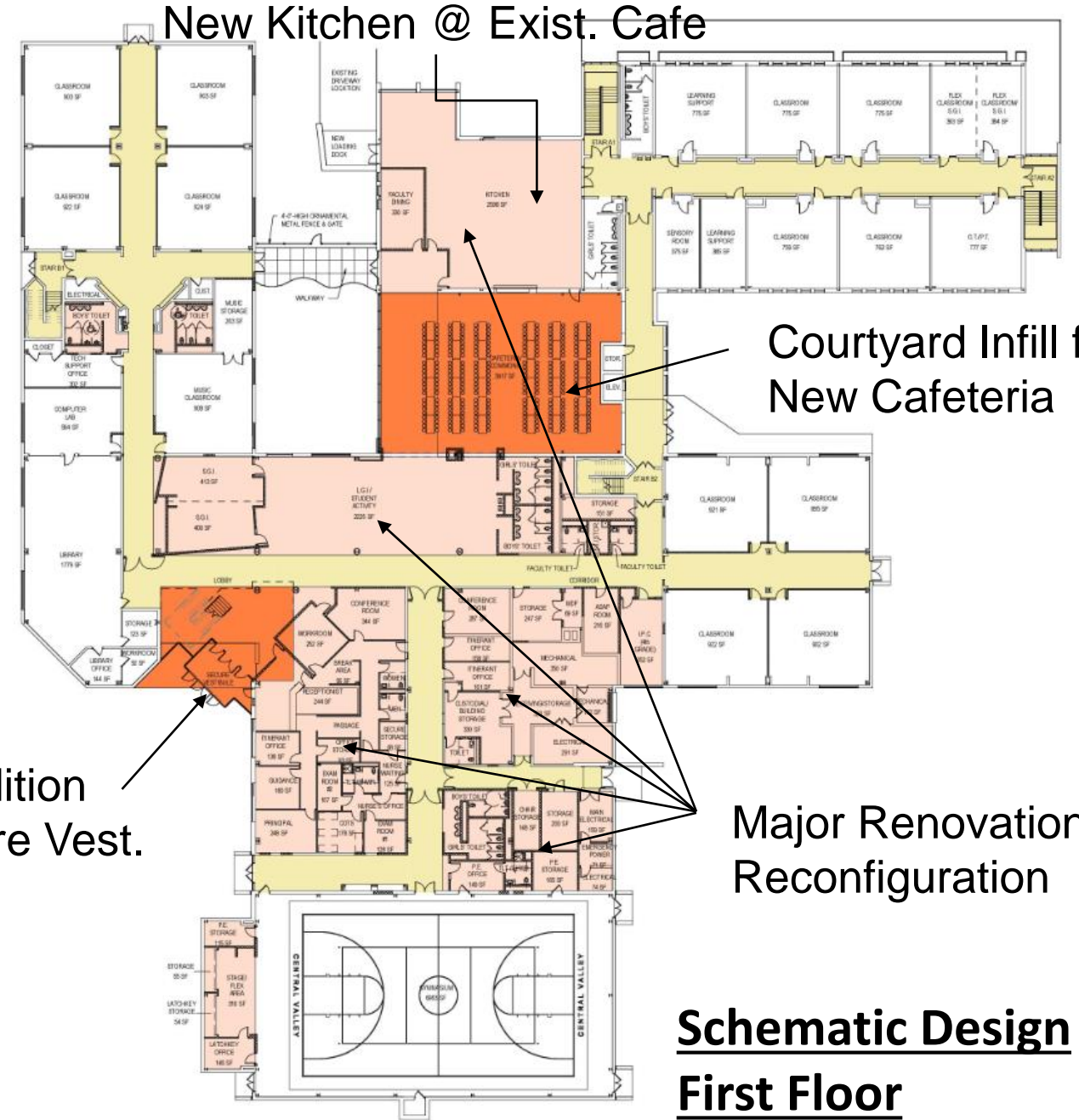


Pre-Design Concept

- Address Entry / Security
- Utilize Courtyard Space
- Repurpose Locker rooms
- Relocate Administration for supervision and access
- Existing Café repurpose w exterior access for kitchen delivers/service
- Develop commons space for students



Existing First Floor



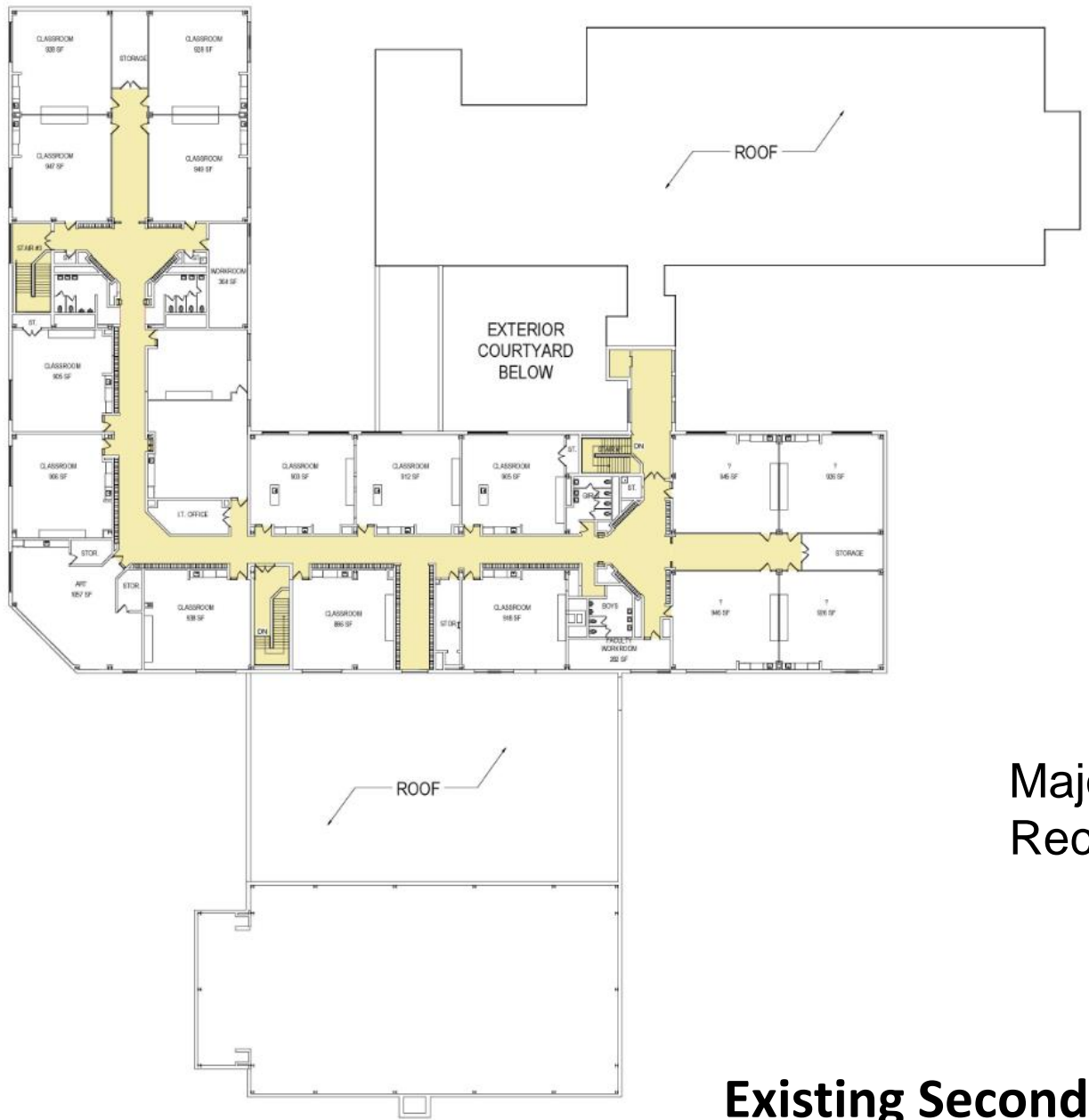
Schematic Design First Floor

New Addition for Secure Vest.

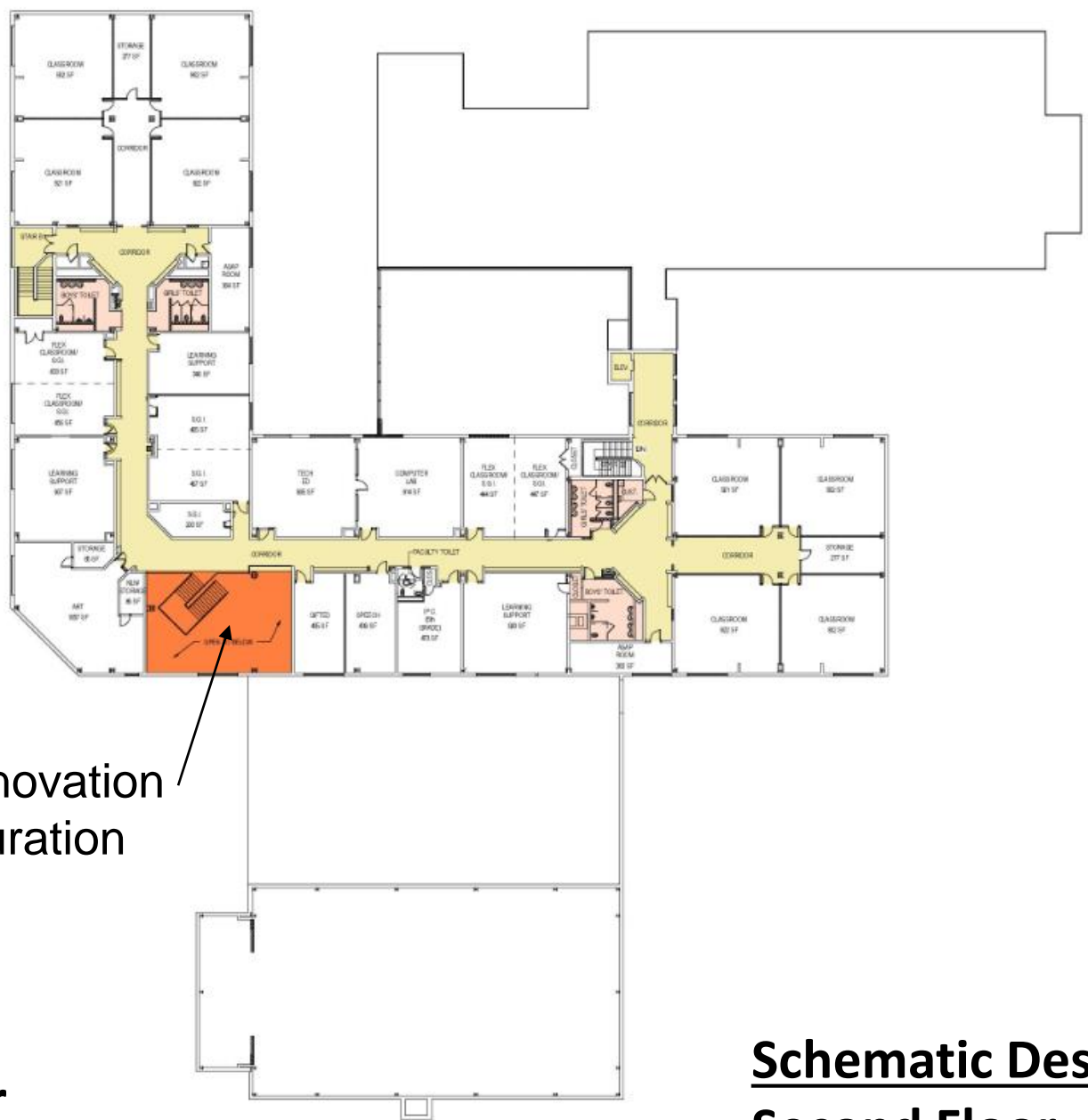
Courtyard Infill for New Cafeteria

Major Renovation Reconfiguration

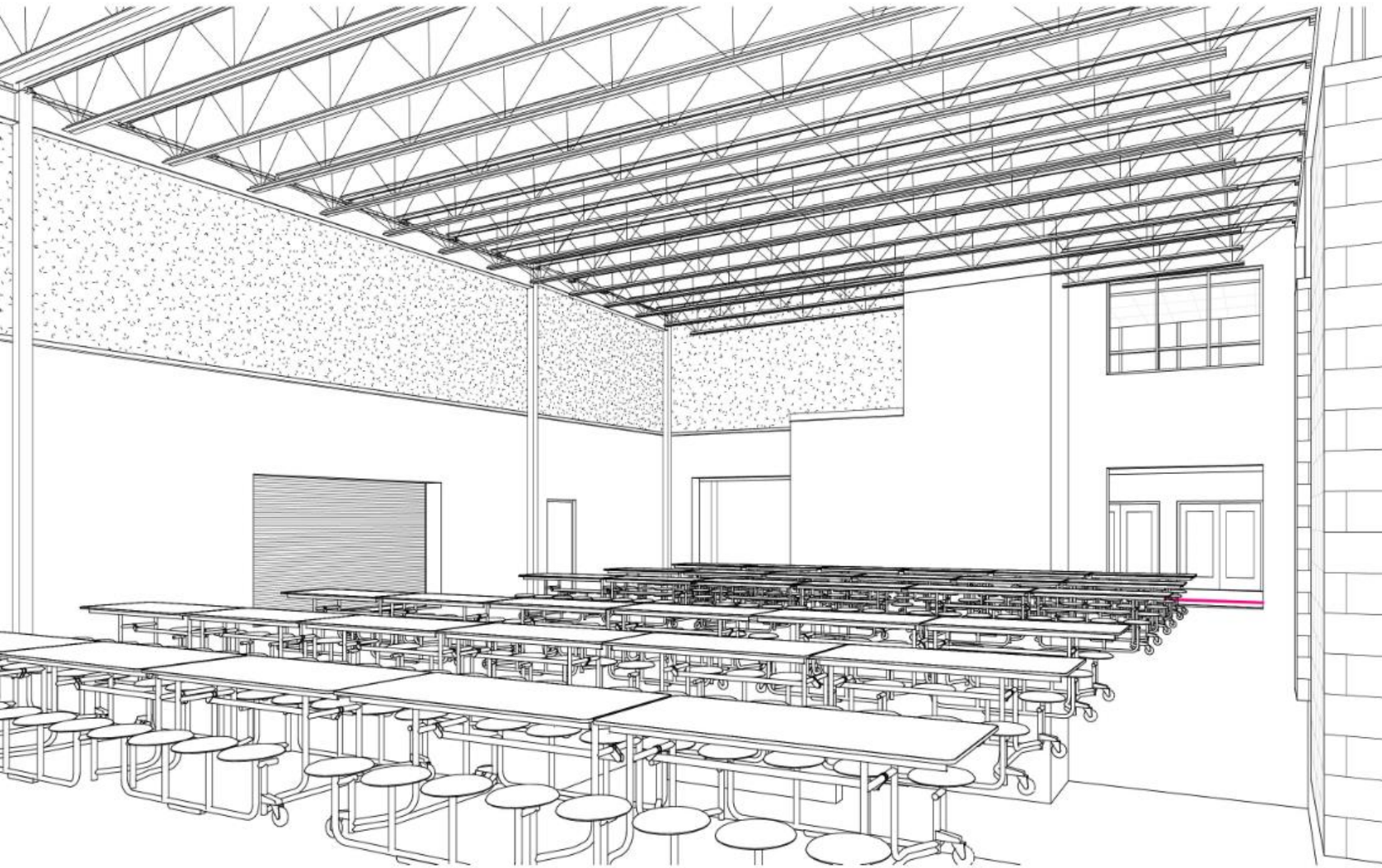
New Kitchen @ Exist. Cafe



Existing Second Floor

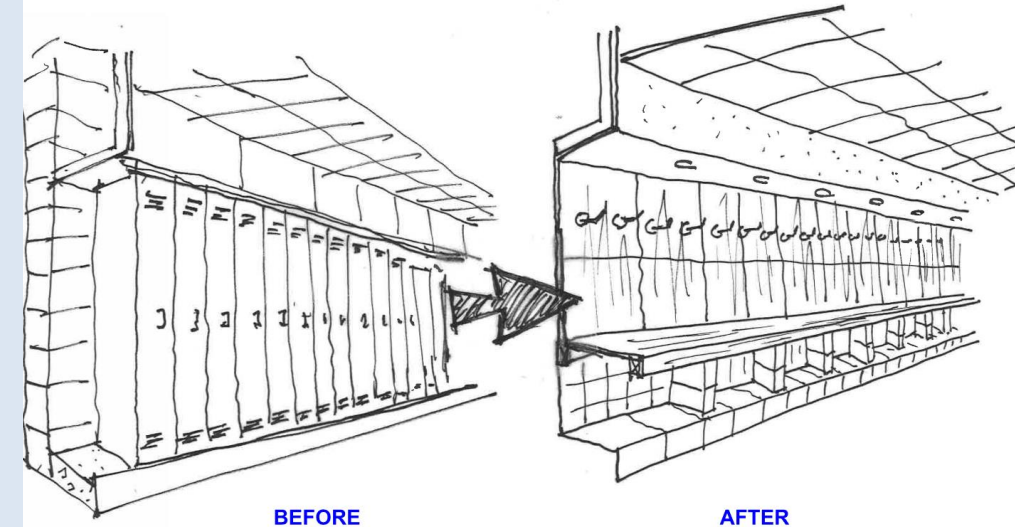


**Schematic Design
Second Floor**



Cafeteria / Corridor

Interior Concepts



BEFORE

AFTER

Schematic Design Cost Estimate					
Todd Lane Elementary School - Additions & Renovations				Grades 3 - 5	3-Oct-2016
Area Summary					
Existing Building Area		98,030			
Demolition Area		-			
Additions - Building Area		3,950			
Additions - Canopies (1/2 total area)		650			
New Additions		4,600			
Total Building Area		102,630			
		Unit	Quantity	\$/Unit	Costs
Construction Costs					
New Construction					
General Construction		SF	4,600	\$163.00	\$749,800
HVAC Construction		SF	3,950	\$ 29.00	\$114,550
Plumbing		SF	3,950	\$ 8.00	\$31,600
Fire Protection Construction		SF	3,950	\$ 3.50	\$13,825
Data / Technology Construction		SF	3,950	\$ 9.00	\$35,550
Electrical Construction		SF	4,600	\$ 7.50	\$34,500
	Subtotal			\$220.00	\$979,825

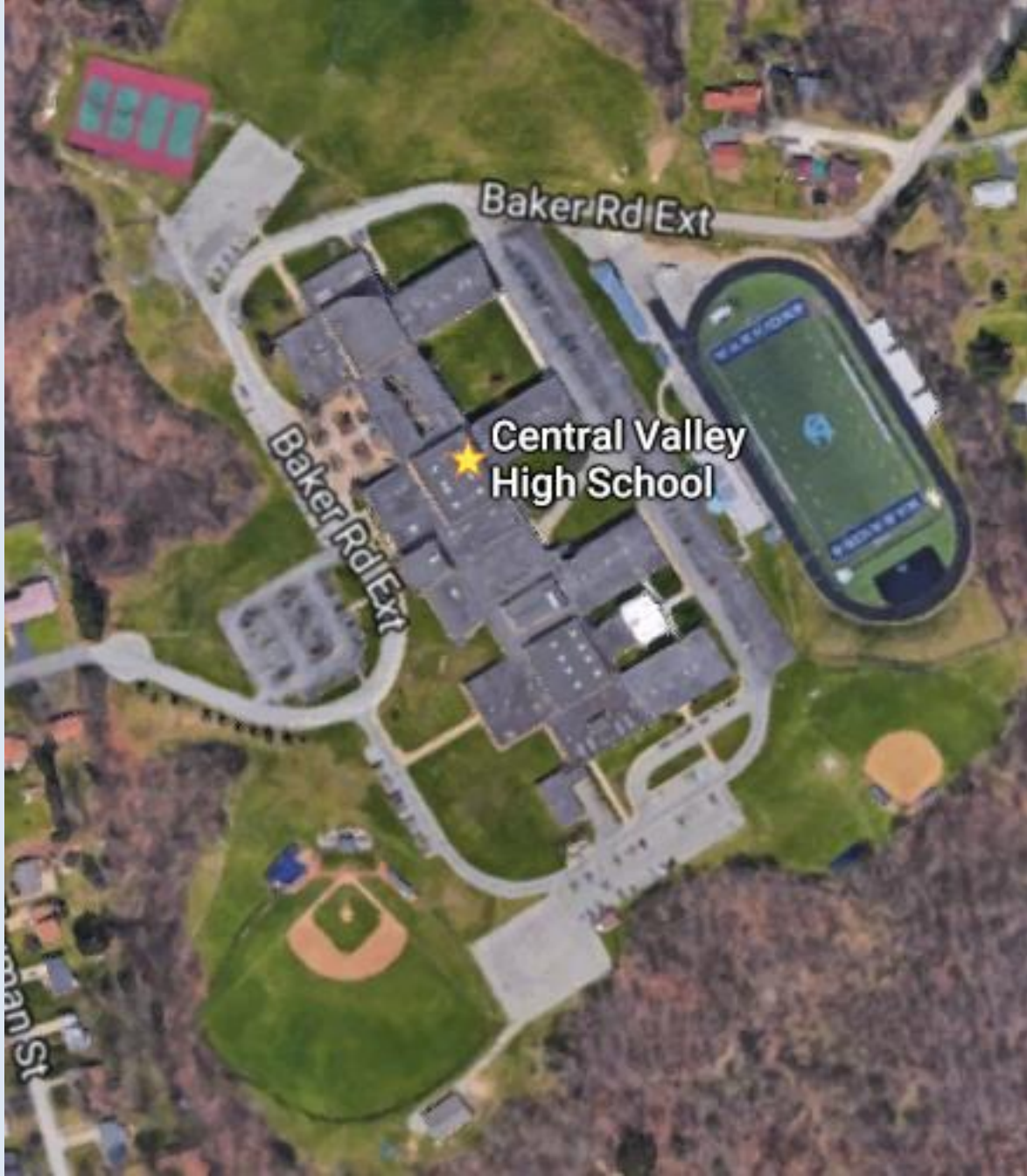
Budget Review

- Building Summary remains unchanged
- \$/SF increase for courtyard infill vs Kitchen addition
- Optimize building organization

Budget Review

Renovations					
General Construction	SF	98,030	\$ 49.00	\$4,803,470	
Exterior Fenestration Remediation	Lump Sum	1	Allowance	\$245,000	
Food Service Equipment	Lump Sum	1	Allowance	\$290,000	
Asbestos Abatement	SF	28,000	\$ 3.00	\$84,000	
HVAC Construction	SF	98,030	\$ 29.00	\$2,842,870	
Plumbing	SF	98,030	\$ 8.00	\$784,240	
Fire Protection Construction	SF	98,030	\$ 3.50	\$343,105	
Data / Technology Construction	SF	98,030	\$ 9.00	\$882,270	
Electrical Construction	SF	98,030	\$ 17.50	\$1,715,525	
Subtotal			\$119.00	\$11,990,480	
Site Work					
Site Work Construction Costs	Lump Sum	1	Allowance	\$855,000	
Subtotal - Construction Costs				\$13,825,305	
Additional Construction-Related Costs					
Estimating/Design Contingency			1.00%	\$138,253	
Subtotal				\$13,963,558	
Construction Contingency			3.00%	\$418,907	
Construction Testing & Inspection			2.00%	\$279,271	
Regulatory Agency Fees			0.50%	\$69,818	
Asbestos Monitoring			0.09%	\$12,567	
Subtotal			5.59%	\$780,563	
Total Estimated Cost of the Work				\$14,605,868	
Soft Costs				\$1,878,034	
Total Estimated Project Costs				\$16,483,902	

- Renovation costs and scope adjusted to reflect surveys / district input
- Site remains unchanged
- Project contingencies included; estimating and construction
- ALL Soft Costs, fees, furniture, equipment, financing, permits, surveys, testing, monitoring
- PLANCON Part A budget \$16.8
- Schematic Design budget \$16.5M



District Athletic Facilities

PHASE ONE: Proposed Projects

- ✓ Track Resurfacing
- ✓ Tennis Court resurfacing (4)
- ✓ Stadium Lighting
- ✓ Pedestrian Access, Ramps & Stairs
- ✓ Turf Replacement
- ✓ Score Board

Preliminary Budget \$1.7 – 1.9M



District Athletic Facilities

PHASE TWO: Proposed Projects

- ✓ New Stadium Entrance/Ticket Booths
- ✓ Additional Bleacher Seating
- ✓ Paving/Stormwater (N Endzone)
- ✓ Retaining Wall/Fence (N Endzone)
- ✓ Relocate Storage Building
- ✓ PA System/Security Cameras/WIFI
- ✓ Baseball Infield/Regrading
- ✓ Softball Rt Fld Net/Regrading

Preliminary Budget \$1.2 -1.4 M

Schedule Overview



Todd Lane Elementary

Part A/B Review with PA. Department OF Education

Ongoing Building Survey & Program Verification

Staff Meeting to share progress and input

Begin Staff Discussions / Interior Layouts

Phasing discussion underway

PLANCON

Parts D- E –January

Part F Construction Docs –March

Bidding April

Construction – Summer 2017, 15 + months

Project Timeline

		2016						2017						2018																		
		J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Todd Lane ES	Design			1	2	3	4	5	6	7	8																					
	Biding																															
	Construction													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
District Athletic Facilities								1	2	3	4	5		1	2	3																

Project is within Board Approved Part A Budget

Project is on Schedule



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Questions?



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