



Crabtree, Rohrbaugh & Associates

**CENTRAL VALLEY
SCHOOL DISTRICT**

CENTER GRANGE PRIMARY

**SCHOOL BOARD MEETING
January 20, 2022**

- **DESIGN UPDATE**
- **PROJECT BUDGET REVIEW**
- **PROEJECT SCHEDULE**

Work completed to date:

- Geotech/Structural/Civil Engineer have recommended soil stabilization and costs
- Conducted prelim building code review and IBC Shelter requirements
- Municipal water flow tests received, and Tower has determined a Fire Pump will NOT be required
- Finalized Design Development budget and can proceed with Act 34 Booklet prep and Hearing
- Schedule Faculty / Staff Interior layout and prelim finishes meeting 2-3 weeks
- Design Development submission for all disciplines due to the District 1/21/22

Site Plan

New Parking Area

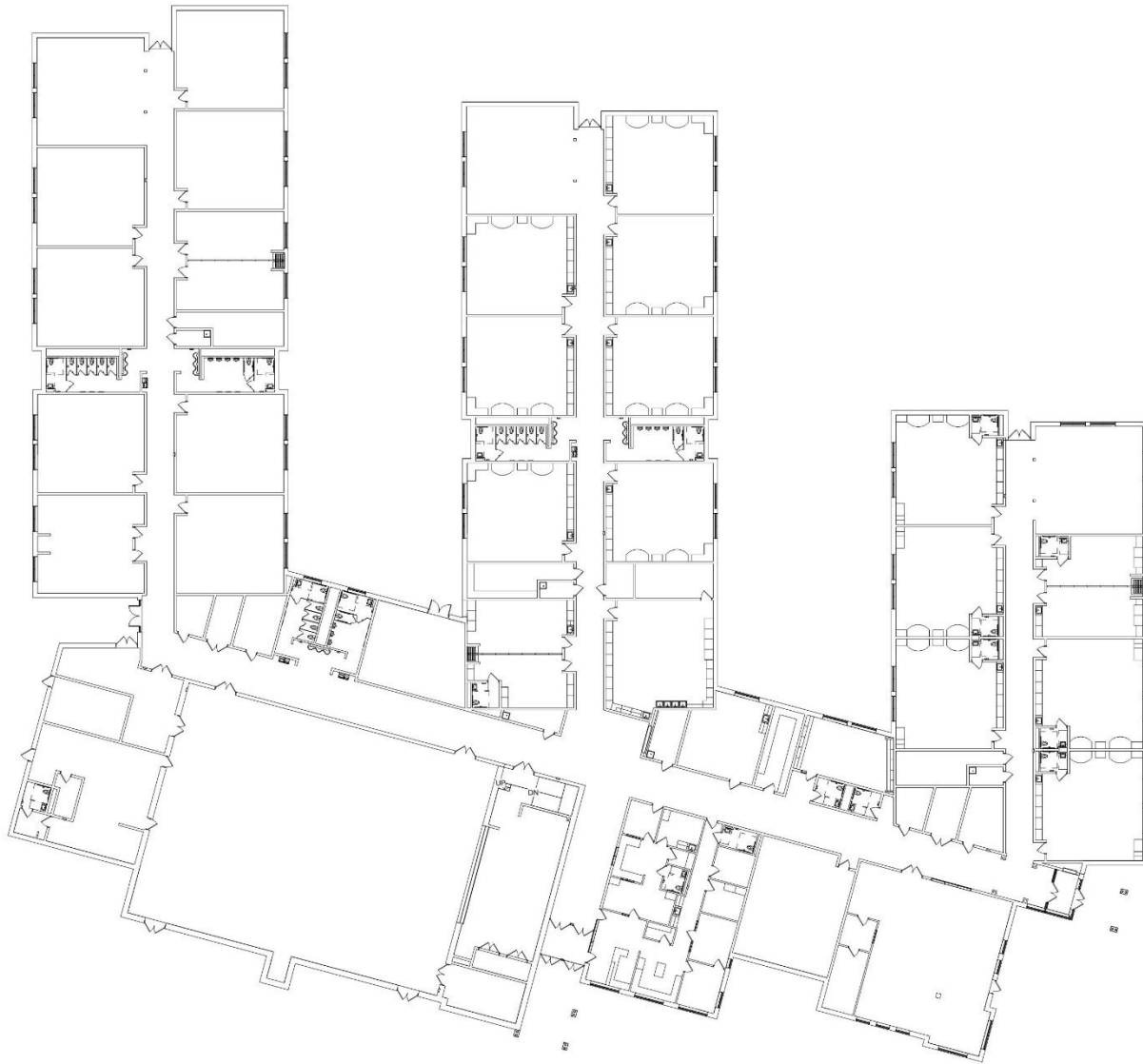
- (36) Existing spaces, and queuing for 36 vehicles – 210' lane length
- (46) Proposed spaces and queuing for 35 vehicles – 400' lane length

Soccer Fields (Feb. Mtg)

- (8) Existing, (7) Proposed
- (1) Relocated and Resized
- (1) Relocated, (1) Removed
- Portions of existing irrigation system will need to be removed or altered



Existing Floor Plan



1 OVERALL EXISTING FIRST FLOOR PLAN
X1.1 1/16" = 1'-0"



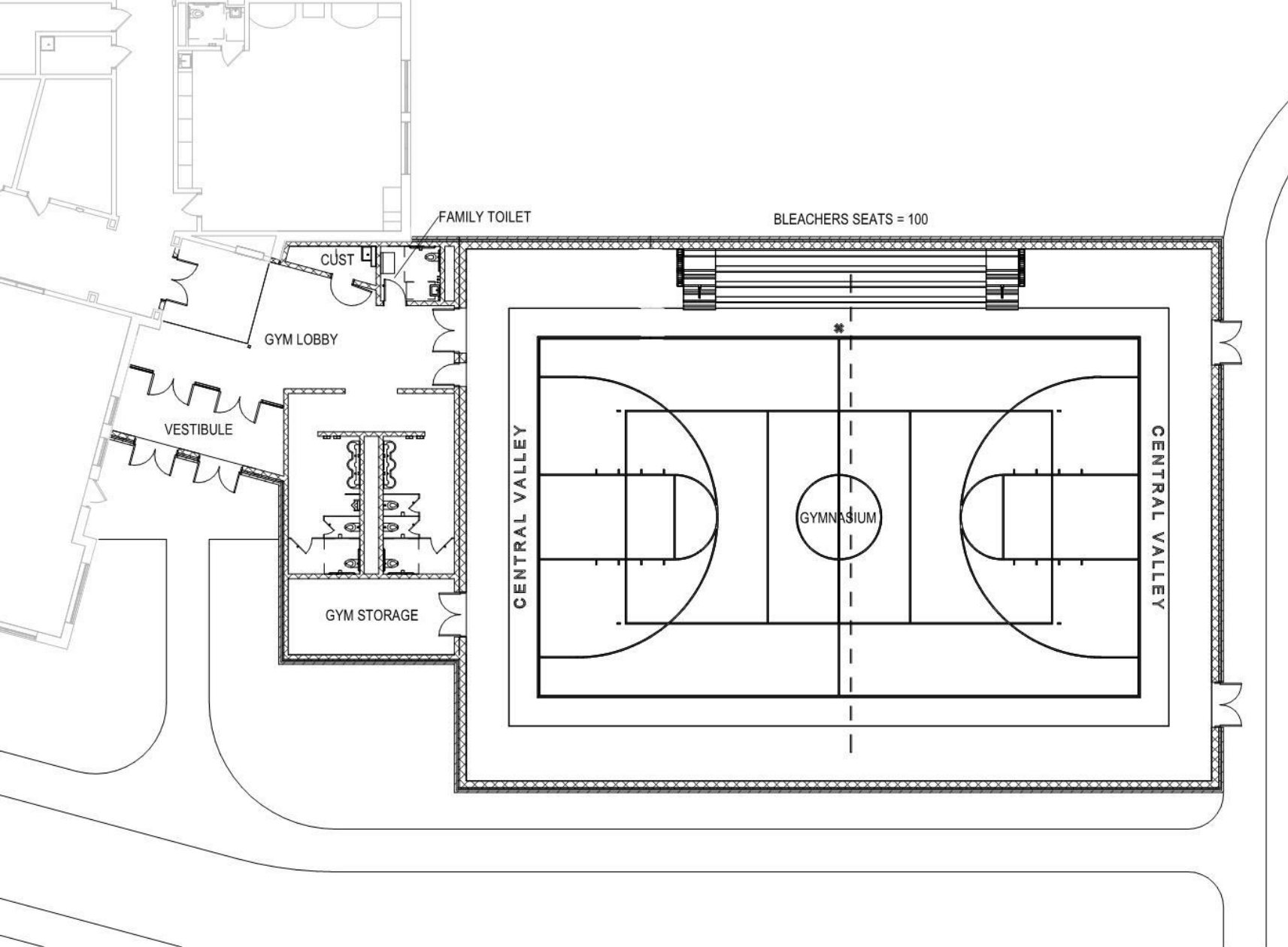
Design Development

- Finalize IBC Shelter
- All interior spaces defined

Proposed CR Addition

- Full Day Kindergarten
- Music Classroom
- Flex Classrooms
- Additional Special Ed. Classrooms
- Large Group Instruction
- Support Spaces





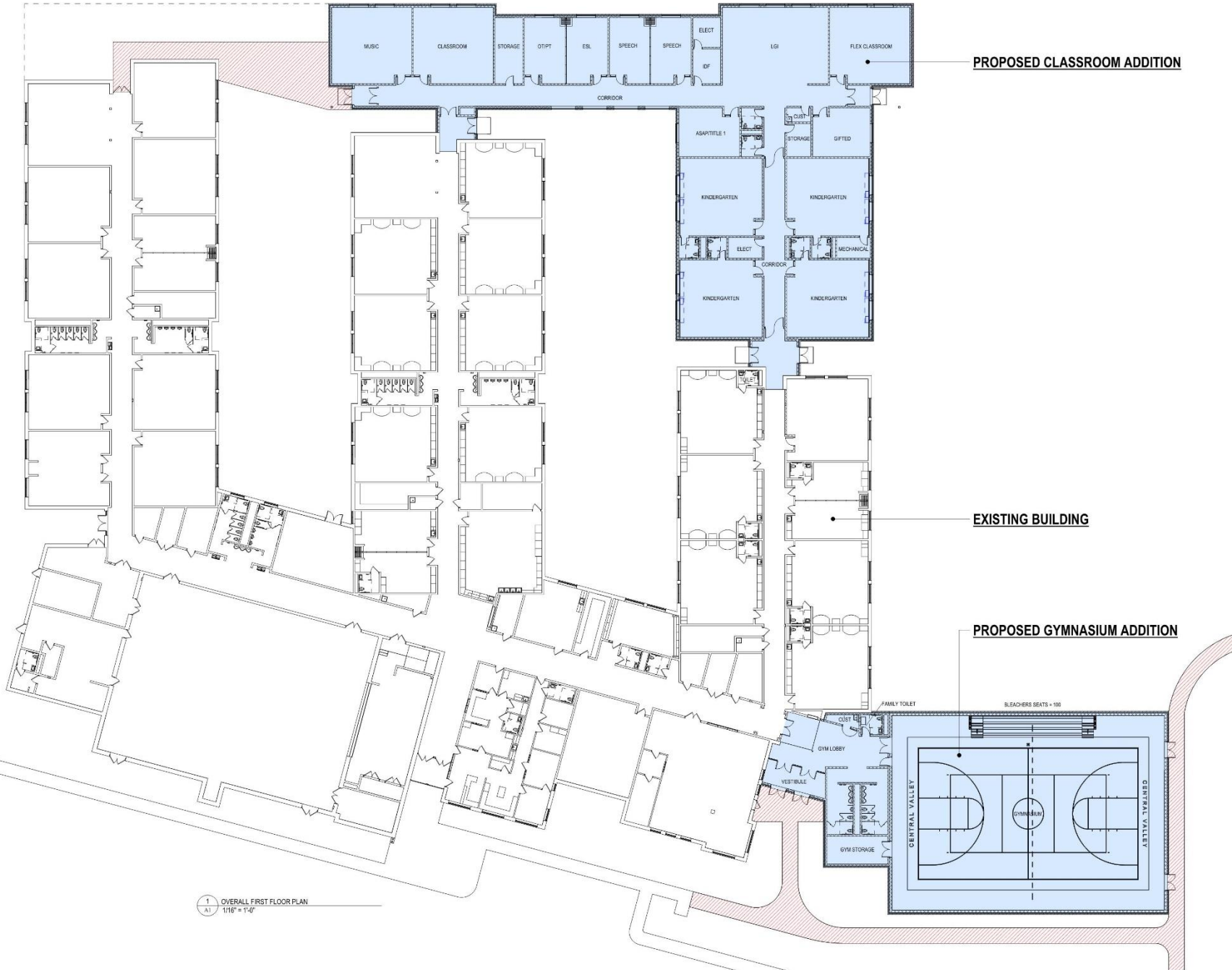
Proposed Addition

- Gymnasium Addition and Parking lot (Add Alternate)
 - 100 seat capacity
 - Designated entry/vestibule
 - Support Spaces
- PIAA Court & Structure Height

DESIGN UPDATE

Exterior Connectors

- Paved area to connect second grade wing and new addition – Enclosed by fence
- Paved area to connect new gym entry and parking
- Courtyard Alternate for hard surface









CURRENT MARKET CONDITIONS: KEY BUILDING MATERIALS

1. **Inflation rate 3.75% / year (2017-2020)**
2. **Factors impacting cost escalation**
 - **Cost of raw materials**
 - **Continued labor shortage**
 - **Continued supply chain disruption**
 - **Cost of shipping (fuel)**
3. **Subcontractor/distributor pricing**
 - **Holding prices for 15-30 days**
 - **Prices not guaranteed until material shipped**



TOTAL PROJECT COST ESTIMATE		Sept 2021	Jan 2022
NEW CONSTRUCTION COST - CLASSROOMS		\$ 4,111,000	\$ 4,177,424
SOIL STABILIZATION - PIERS @ CR ADD.		Not. Incl.	\$ 275,000
NEW CONSTRUCTION COST - GYM		\$ 2,190,000	\$ 2,201,183
SITE WORK & DEMO		\$ 845,000	\$ 907,000
ALTERNATES			
CR HEAT PUMPS	LS	\$ 850,000	\$ 837,000
DOOR ACCESS CONTROLS	LS	\$ 87,500	\$ 87,500
AV DATA TECH EXISTING CLASSROOMS	LS	\$ 275,000	\$ 260,000
FIRE ALARM SYSTEM (BASE BID ITEM)	LS	\$ 135,000	\$ 27,000
GYM AV SYSTEM	LS	\$ 85,000	\$ 105,000
WINDOW TREATMENTS	LS	\$ 15,000	\$ 15,000
ESCALATION FACTORS		\$ 415,353	\$ 415,353
CONSTRUCTION RELATED SOFT COSTS		\$ 1,019,474	\$ 1,019,474
ADDITIONAL SOFT COSTS WITH ALTERNATES		\$ 760,215	\$ 760,215
FINANCING		\$ 325,921	\$ 350,000
MOVEABLE FIXTURES / EQUIPMENT		\$ 155,000	\$ 155,000
ESTIMATED TOTAL PROJECT COST		\$ 11,269,462	\$ 11,592,149
EXIST. CAFÉ/MULTIPURPOSE AV SYSTEM	LS	Not. Incl.	\$ 97,500
PAVING IMPROVEMENTS / BUS	LS	Not. Incl.	\$ 80,000
ESTIMATED TOTAL PROJECT COST with ALL Alternates			\$ 11,769,649

Design Development Estimate

- Prelim. Code Assessment
- Req. 3rd party peer review
- Geotech Budget Adjustment
- Additional Alternates
 - Exist. Café AV
 - Site work Paving Improvements
 - Steel Beam vs Steel Joists

Escalation Includes: \$15/SF

- Estimate to Midpoint
- Estimating Contingency & Escalation

ACT 34 PUBLIC HEARING – Center Grange Primary

- DD Budget established, move forward with setting hearing date – Feb/Mar
- Board adopts maximum project cost for NEW ADDITIONS ONLY

Process:

- CRA/Financial Advisor prepare Act 34 booklet for Public Use
- Board adopts Maximum Project Cost
- District places advertisement minimum 20 days prior to Hearing
- District/Solicitor/CRA/ Financial Advisor conduct Hearing
- 30 day waiting period for public written comments

QUESTIONS?



Crabtree, Rohrbaugh & Associates
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