



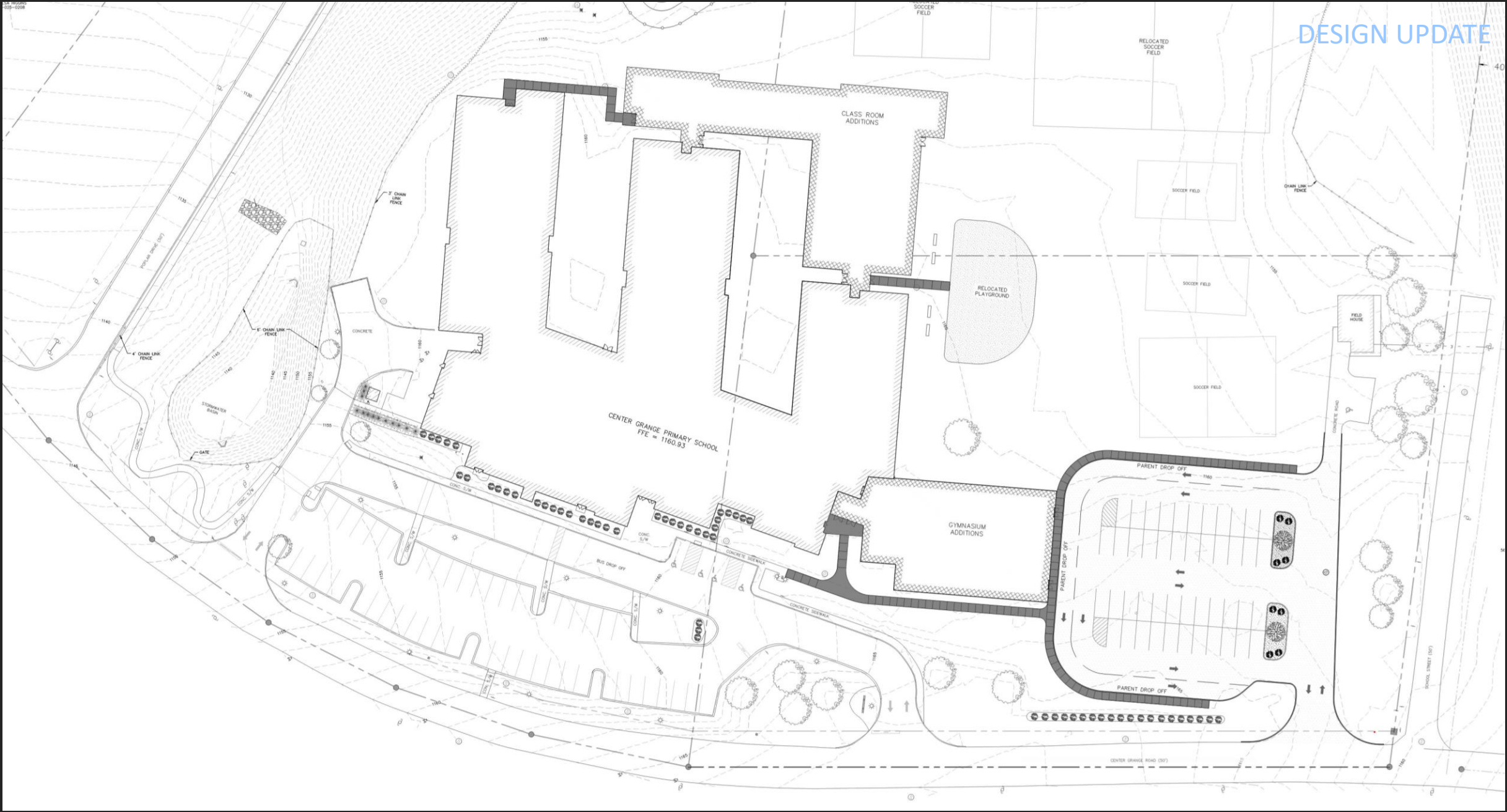
Crabtree, Rohrbaugh & Associates

**CENTRAL VALLEY
SCHOOL DISTRICT**

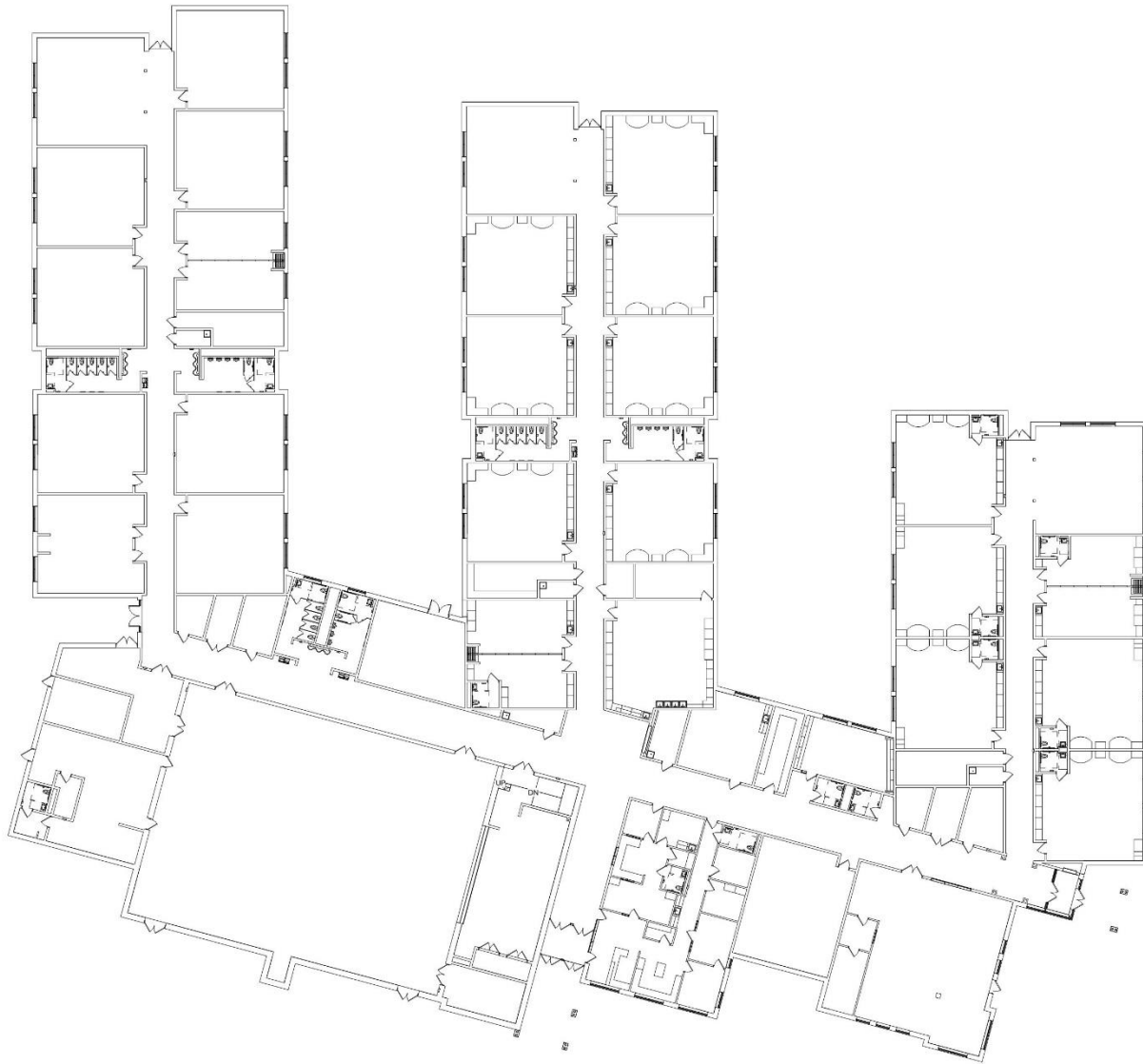
CENTER GRANGE PRIMARY

**SCHOOL BOARD MEETING
NOVEMBER 18, 2021**

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



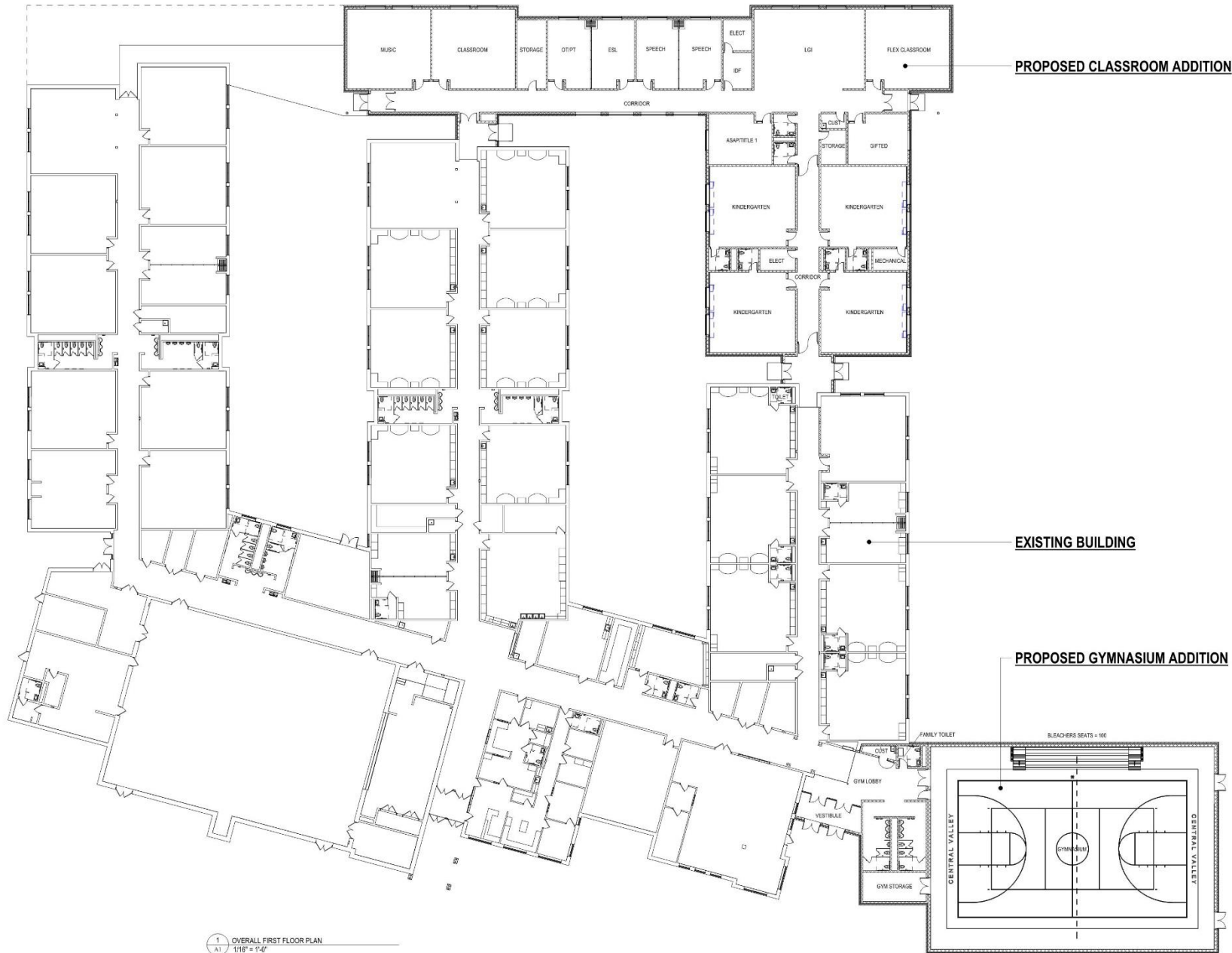
Existing Floor Plan



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

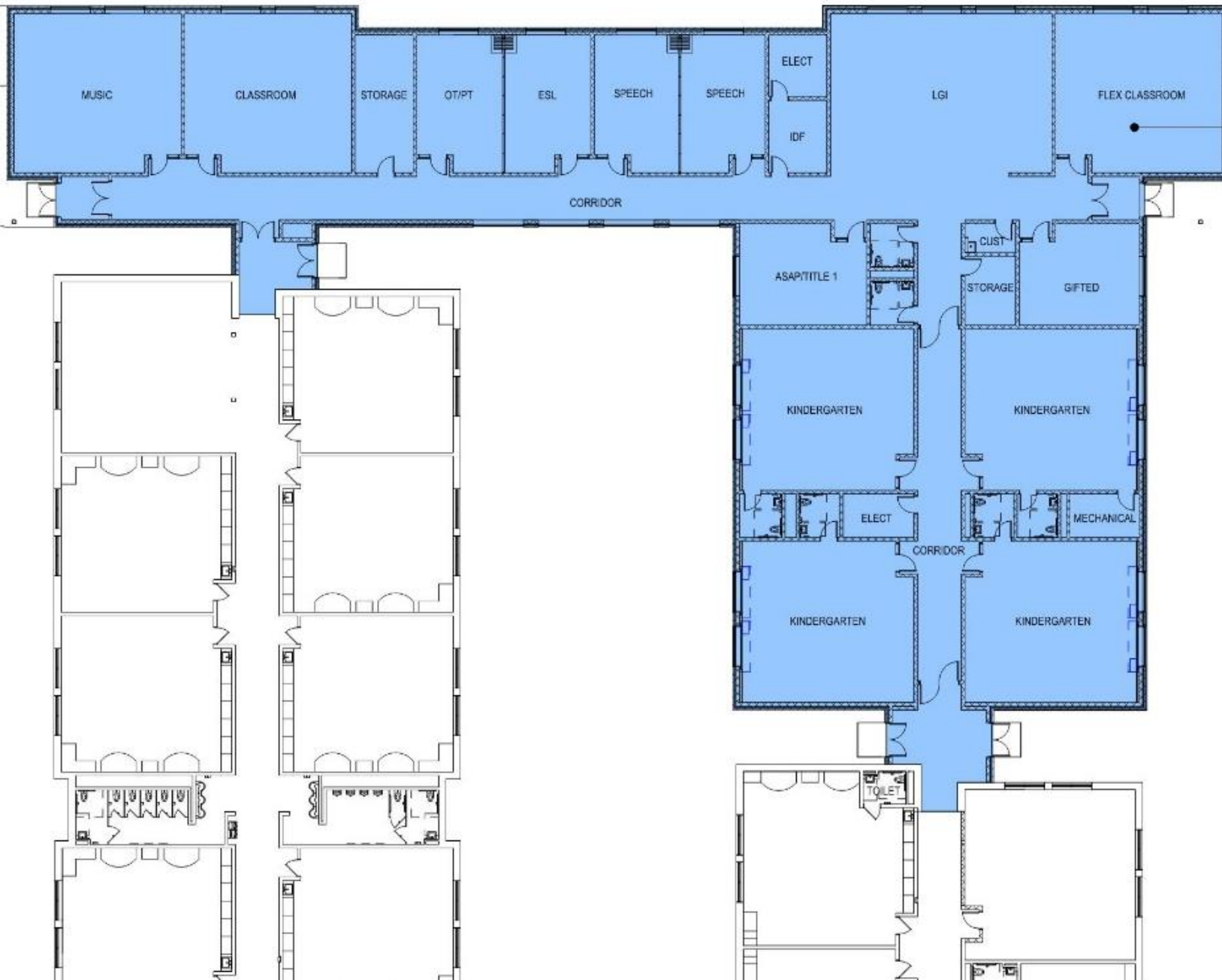
Proposed Additions

- Classroom Addition
- Storm Shelter
- Exterior Connector
- Gymnasium Addition



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

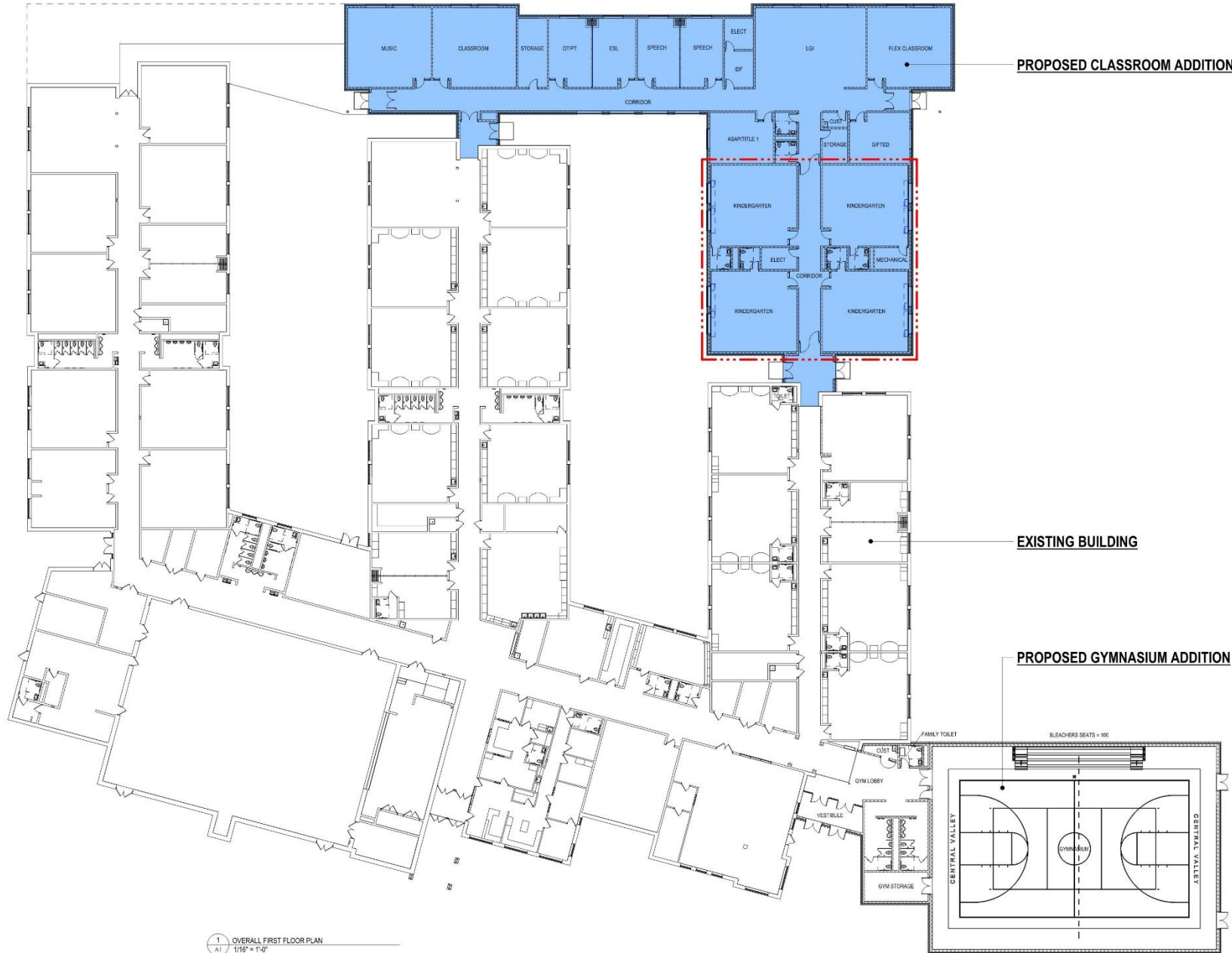
Proposed Addition



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

Proposed Additions

- Storm Shelter
 - Code required
 - Based off geographic location of the project



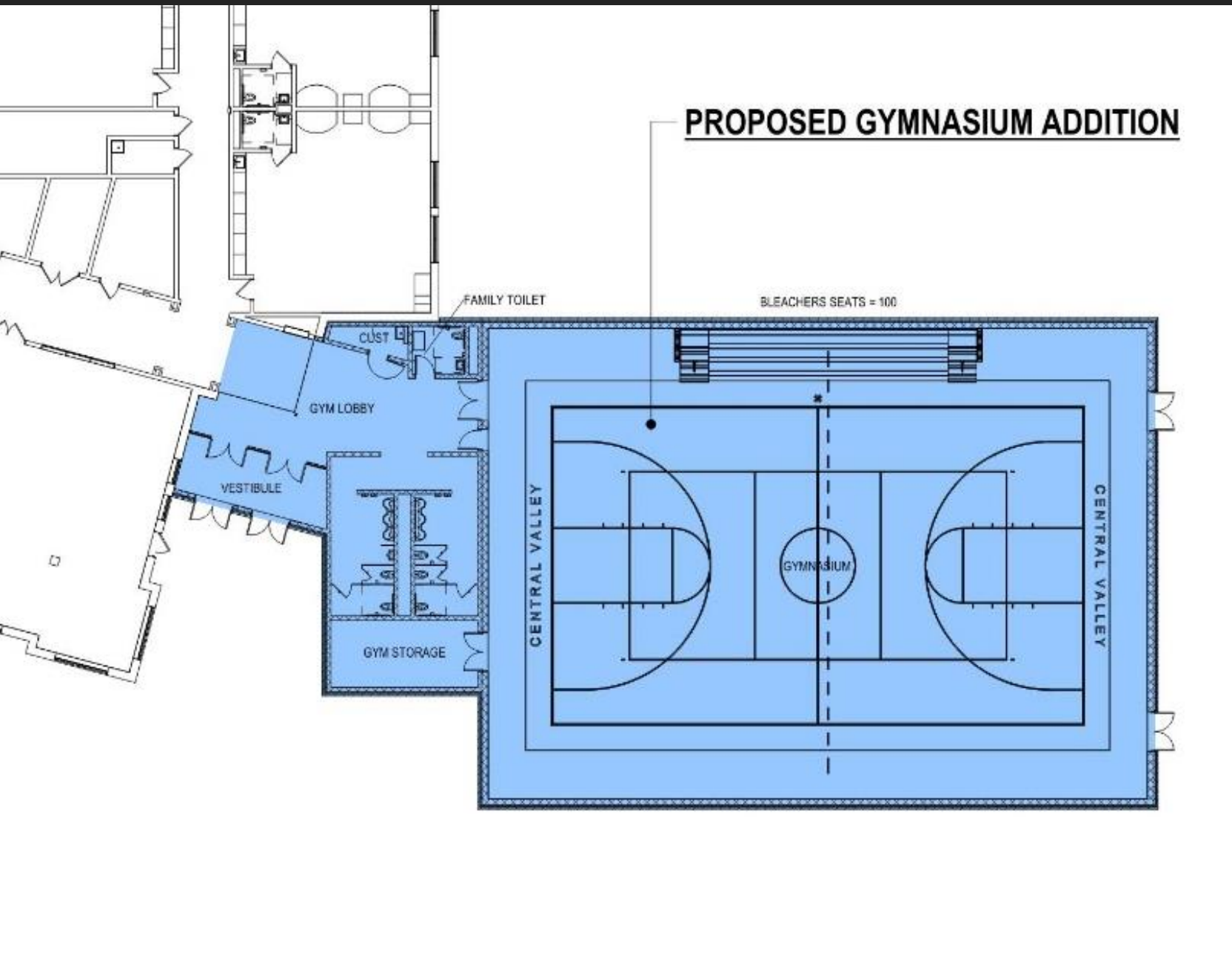
1 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

Proposed Additions

- Exterior Connector
 - Paved area to connect second grade wing and new addition



1 OVERALL FIRST FLOOR PLAN
A1 1/16" = 1'-0"



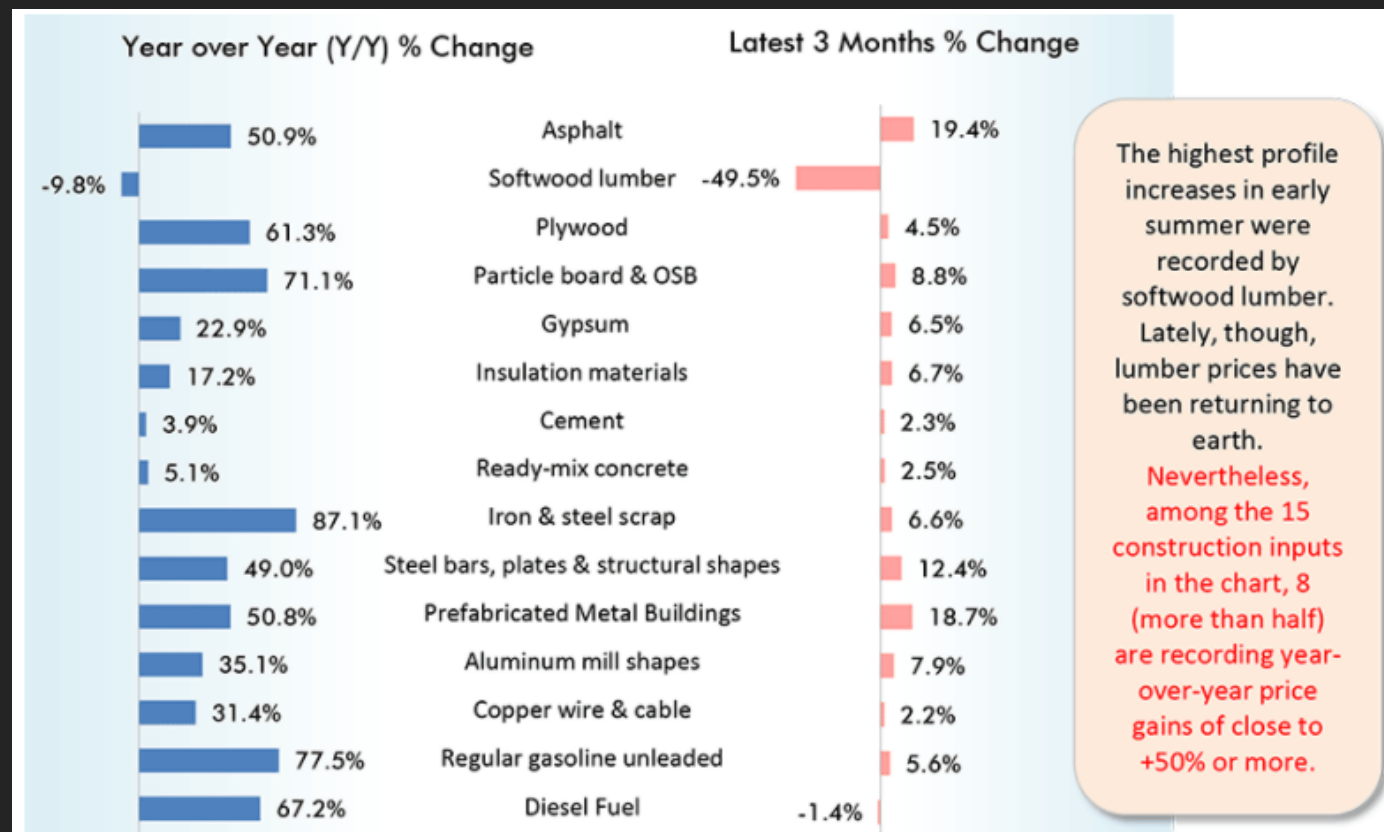
Proposed Additions

- Gymnasium Addition –
[Add Alternate]
 - 100 seat capacity
 - Designated entry/vestibule
 - Support Spaces

CURRENT MARKET CONDITIONS: KEY BUILDING MATERIALS

1. 15% MARKET ADJUSTMENT – DATA BASED ON:

- PA BIDDING MARKET
 - Bidding Past 6-8 months
 - Contractors
- National Cost Estimators
 - TCT Cost Consultants (Mid-Atlantic Region)
 - Forella Group Estimators (Eastern United States region)



Material Costs Change – Bureau of Labor Statistics – August 2021

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**



PROJECT BUDGET

Program Finalized
 IBC Shelter Requirement
 Site Survey Complete
 Classroom w/ Gym Alternate

Escalation Includes: \$15/SF

- Estimate to Midpoint
- Project Phasing
- Estimating Contingency

Continue to monitor

| | | | |
|--|----|----|---------------------|
| NEW CONSTRUCTION COST - CLASSROOMS | | \$ | 4,111,000 |
| NEW CONSTRUCTION COST - GYM | | \$ | 2,190,000 |
| SITE WORK & DEMO | | \$ | 845,000 |
| ALTERNATES | | | |
| AV DATA TECH EXISTING CLASSROOMS | LS | \$ | 850,000 |
| DOOR ACCESS CONTROLS | LS | \$ | 87,500 |
| CR HEAT PUMPS | LS | \$ | 275,000 |
| FIRE ALARM SYSTEM | LS | \$ | 135,000 |
| GYM AV SYSTEM | LS | \$ | 85,000 |
| WINDOW TREATMENTS | | \$ | 15,000 |
| ESCALATION FACTORS | | | |
| | | \$ | 415,353 |
| CONSTRUCTION RELATED SOFT COSTS | | | |
| | | \$ | 1,019,474 |
| ADDITIONAL SOFT COSTS WITH ALTERNATES | | | |
| | | \$ | 760,215 |
| FINANCING | | | |
| | | \$ | 325,921 |
| MOVEABLE FIXTURES / EQUIPMENT | | | |
| | | \$ | 155,000 |
| ESTIMATED TOTAL PROJECT COST | | | \$11,269,462 |

QUESTIONS?



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