



Crabtree, Rohrbaugh & Associates

York Suburban SCHOOL DISTRICT

Construction Projects Update
JANUARY 27, 2025

- **Progress To Date**
- **Program Update**
- **Plan Options**
- **Probable Cost Update**
- **Schedule Update**

Last Four Weeks

- Revisit Building Program
 - Informs scope of work
 - Affects area of work including renovation vs new construction
 - Ultimately affects budget
- Request For Proposals (RFP) Civil Services
 - Deadline February 7th, 2025
 - 7 Firms invited to participate.
 - 4 declined to participate for various reasons
 - 2 confirmed participating
 - 1 TBD

Next Four Weeks

- Continue to develop program and plans
- Provide recommendation for Civil Services (supplemental service)
- Receive direction on Pool (new vs renovation)

SEPTEMBER 2023

TOTAL NET FLOOR AREA –	174,290 SF
GROSSING FACTOR -	1.55
TOTAL GROSS FLOOR AREA -	270,150 SF
DELTA EXIST. / PROPOSED -	64,150 SF
TOTAL NEW CONST. -	91,650 SF

JANUARY 2025

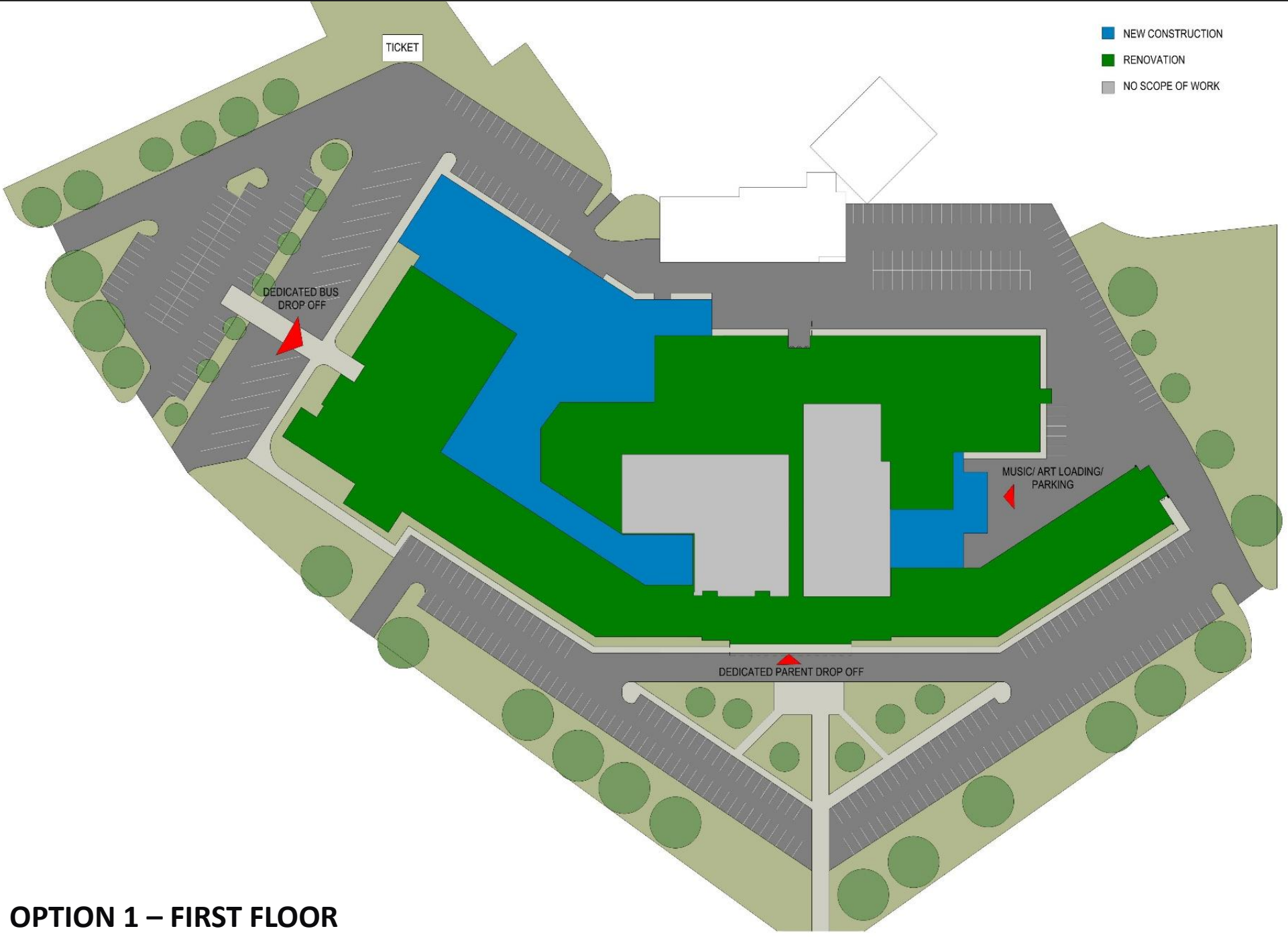
TOTAL NET FLOOR AREA –	152,160 SF
GROSSING FACTOR -	1.55
TOTAL GROSS FLOOR AREA -	<u>235,848 SF</u>
DELTA EXIST. / PROPOSED -	29,848 SF
TOTAL NEW CONST. -	57,348 SF

Building program spreadsheets help by developing a metric to design towards. If the resulting design is significantly over or under the program metric, then the design should be reevaluated and adjusted if required.

Many factors affect design solutions as compared to these metrics.

Example: Renovations typically yield a less efficient footprint than new construction due to applying new programs to existing conditions.

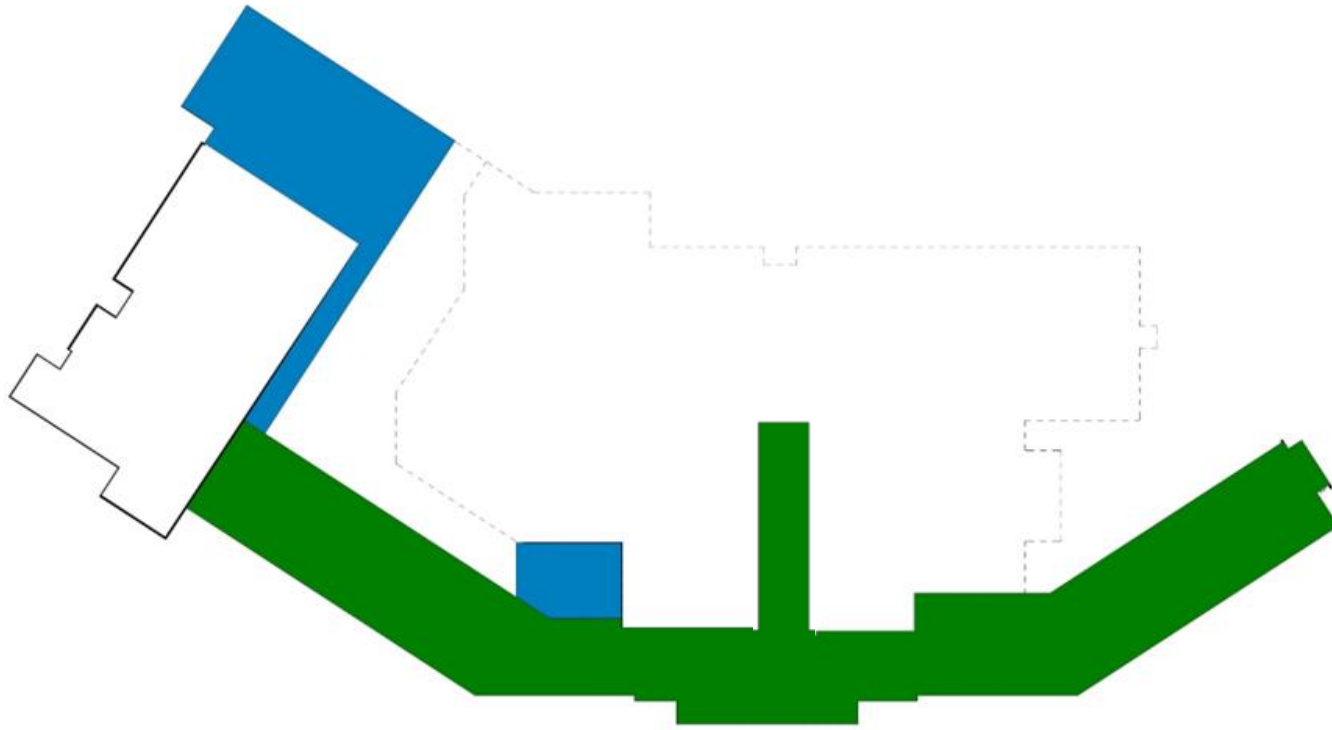
- NEW CONSTRUCTION
- RENOVATION
- NO SCOPE OF WORK



OPTION 1 – FIRST FLOOR

BUILDING PLAN OPTION 1
RENOVATE POOL

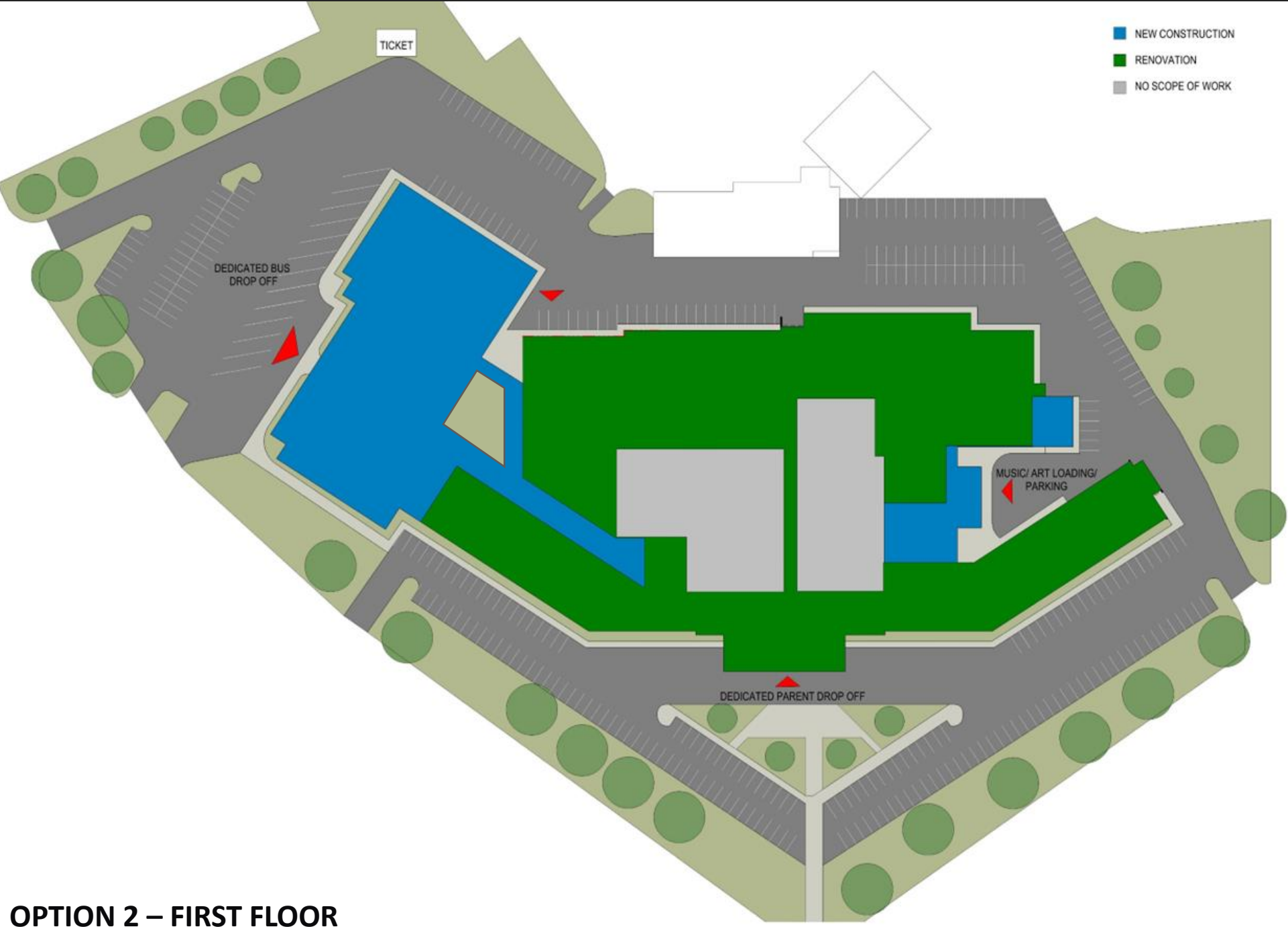
- NEW CONSTRUCTION
- RENOVATION
- NO SCOPE OF WORK



BUILDING PLAN OPTION 1
RENOVATE POOL

OPTION 1 – SECOND FLOOR

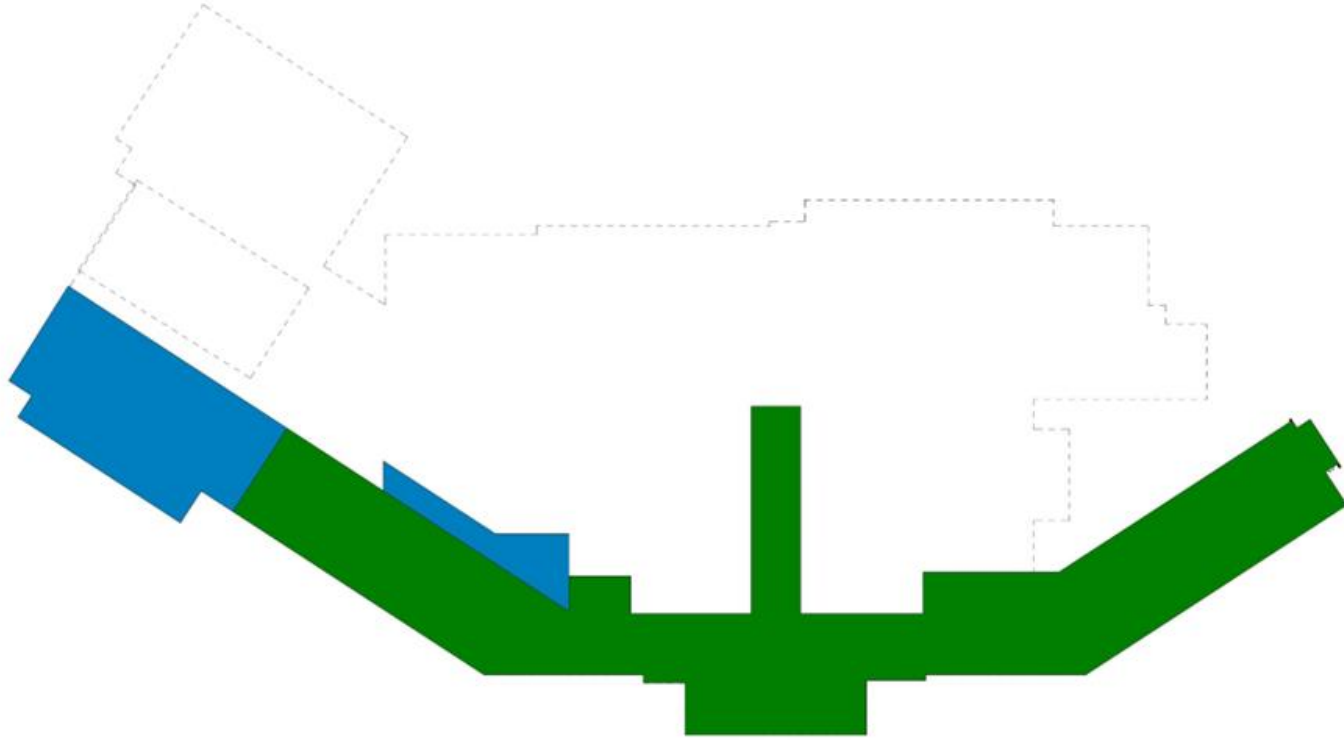
- NEW CONSTRUCTION
- RENOVATION
- NO SCOPE OF WORK



OPTION 2 – FIRST FLOOR

BUILDING PLAN OPTION 2
NEW POOL

- NEW CONSTRUCTION
- RENOVATION
- NO SCOPE OF WORK



BUILDING PLAN OPTION 2
NEW POOL

OPTION 2 – SECOND FLOOR

Facility	Grade Levels	Existing Area	Proposed Scope	Demo. Area	SF New Construction	Total SF	Area Of No Work	Estimate
High School MEP / Associated Renovations (No Program)	9-12	195,000	MEP Upgrades / Minor Reno	0	0	195,000	0	\$30.2M Minimum
High School (Study Package)	9-12	195,000	Add/Reno	-31,262	82,357	246,095	n/a	\$63.3M
2023 PROGRAM	9-12	195,000	Add/Reno	-26,500	82,200	250,700	13,300	n/a
2025 Option 1 POOL RENO.	9-12	195,000	Add/Reno	-10,800	47,400	231,600	31,500	\$63.4M
2025 Option 2 NEW POOL	9-12	195,000	Add/Reno	-25,800	54,148 + 14,500	237,848	31,170	\$71.3M

PROBABLE COST FACTORS UPDATE

- Scope updates since Study Package
 - Auditorium house lights, stage rigging, and stage lights (\$1.5M budget).
 - Improved circulation and security, connecting parking to secondary use spaces and securing educational wings during public use.
 - MEP only scope is a baseline and requires reconfirmation since study package
- Building areas will be updated as plans are developed and may increase or decrease new construction areas, renovation areas, and total square footages.

York Suburban High School

PRELIMINARY TIMELINE

1/27/2025

TASK	DURATION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
		2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2026
SKETCH PLAN	2 MONTHS														
LAND DEVELOPMENT	6 MONTHS														
EROSION AND SEDIMENT CONTROL (ESC) PLANS / NPDES GENERAL PERMIT	8 MONTHS														
RECORDING OF PLANS / SIGNATURES	1 MONTH														
BUILDING DESIGN / PERMITTING / BIDDING															
SCHEMATIC DESIGN	3 MONTHS														
DESIGN DEVELOPMENT	4 MONTHS														
CONSTRUCITON DOCUMENTS	3 MONTHS														
BIDDING	2 MONTHS														
CONTRACT EXECUTION	1 MONTH														
CONSTRUCTION	30 MONTHS (SUMMER 2028 COMPLETION)														

YSHS - ADDITION / RENOVAITON

PROJECT SCHEDULES

- Schedule is dependent on clear and lasting direction on project scope
- Zoning Relief would require an additional 2 – 4 months of approvals and would occur between Sketch Plan and Land Development
- Bids are valid for 60 days following bid opening – some exceptions apply
- Estimates include inflation associated with the schedule as presented



QUESTIONS / FEEDBACK