



# MONTGOMERY AREA SCHOOL DISTRICT

**DISTRICT-WIDE FACILITY STUDY**  
**STEERING COMMITTEE MEETING**  
**APRIL 12, 2022**



**Crabtree, Rohrbaugh & Associates**  
Architecture, Planning, Interior Design

## 1. Preliminary Options

1. Upgrades to Existing Building
2. Additions & Renovations to Existing Building
3. New 9-12 Addition at MAACC & K-8 Renovations
4. New 7-12 Addition at MAACC & K-6 Renovations

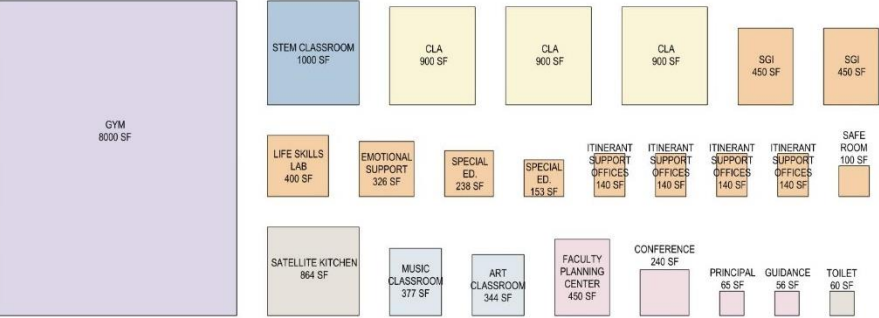
## 2. Next Steps

**SPACE DEFICIENCIES**

# TOTAL SPACE DEFICIENCIES – 39,084 SF

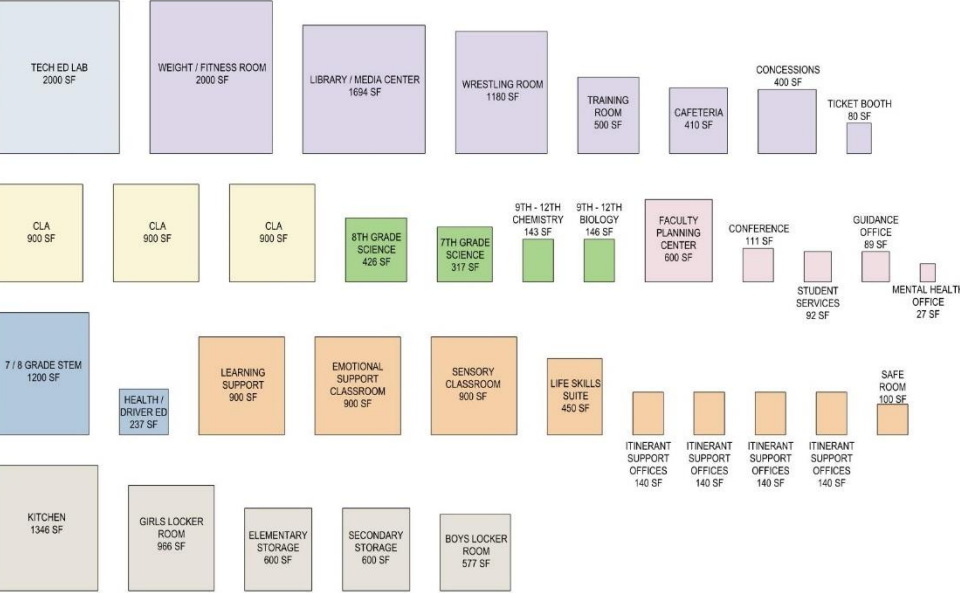
## Elementary Deficiencies

ELEMENTARY DEFICIENCIES



## Secondary Deficiencies

MIDDLE / HIGH SCHOOL DEFICIENCIES



# OPTION 1

UPGRADES TO EXISTING BUILDING



- Baseline option for comparison
- Upgrade of existing building infrastructure only
- No additions or reconfiguration to meet educational deficiencies

# OPTION 1

## ESTIMATED PROJECT COSTS

Montgomery Elementary & Jr/Sr HS				April 12, 2022
Comprehensive Renovations		COST RANGE		
Renovation Construction Costs	183,051 SF	\$ 17,023,743		\$ 18,726,117
Additions Construction Costs	SF	\$ -		\$ -
Site Construction Costs		\$ 750,000		\$ 825,000
Escalation & Contingency	10%	\$ 1,821,809		\$ 1,808,478
<b>Subtotal Construction Costs</b>		<b>\$ 19,595,552</b>		<b>\$ 21,359,596</b>
Construction Soft Costs	10.0%	\$ 1,959,555		\$ 2,135,960
<b>Total Construction Costs</b>		<b>\$ 21,555,107</b>		<b>\$ 23,495,555</b>
Project Soft Costs	16.0%	\$ 3,448,817		\$ 3,759,289
<b>TOTAL PROJECT COSTS</b>		<b>\$ 25,003,924</b>		<b>\$ 27,254,844</b>

# OPTION 2

ADDITIONS & RENOVATIONS TO EXISTING BUILDING

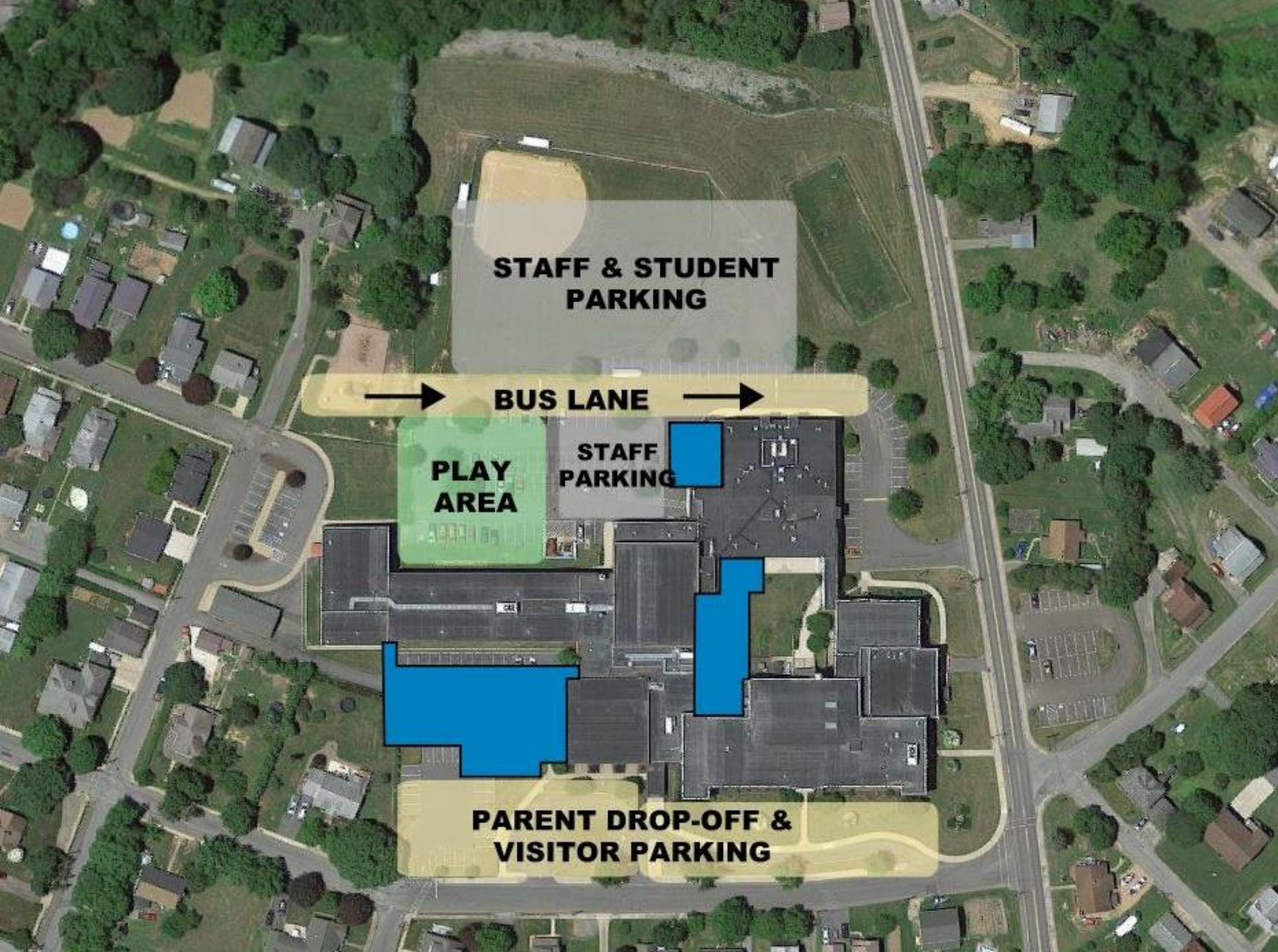


- Renovations & Additions to existing K-12 School



# OPTION 2

## K-12 SITE PLAN





# OPTION 2

## ESTIMATED PROJECT COSTS

Montgomery Elementary & Jr/Sr HS				April 12, 2022
Additions & Renovations		COST RANGE		
Renovation Construction Costs	183,051 SF	\$ 20,703,743		\$ 22,774,117
Additions Construction Costs	43,700 SF	\$ 11,936,655		\$ 13,130,321
Site Construction Costs		\$ 2,000,000		\$ 2,200,000
Escalation & Contingency	10%	\$ 3,550,641		\$ 3,524,660
<b>Subtotal Construction Costs</b>		<b>\$ 38,191,039</b>		<b>\$ 41,629,098</b>
Construction Soft Costs	10.0%	\$ 3,819,104		\$ 4,162,910
<b>Total Construction Costs</b>		<b>\$ 42,010,143</b>		<b>\$ 45,792,008</b>
Project Soft Costs	16.0%	\$ 6,721,623		\$ 7,326,721
<b>TOTAL PROJECT COSTS</b>		<b>\$ 48,731,766</b>		<b>\$ 53,118,729</b>

\*DOES NOT INCLUDE COST OF NEW SOFTBALL FIELD

# OPTION 3

9-12 ADDITION @ MAACC  
K-8 RENOVATIONS

- Construct Additions to MAACC for 9-12 High School
- Upgrades and Renovations of Existing School for K-8

# OPTION 3

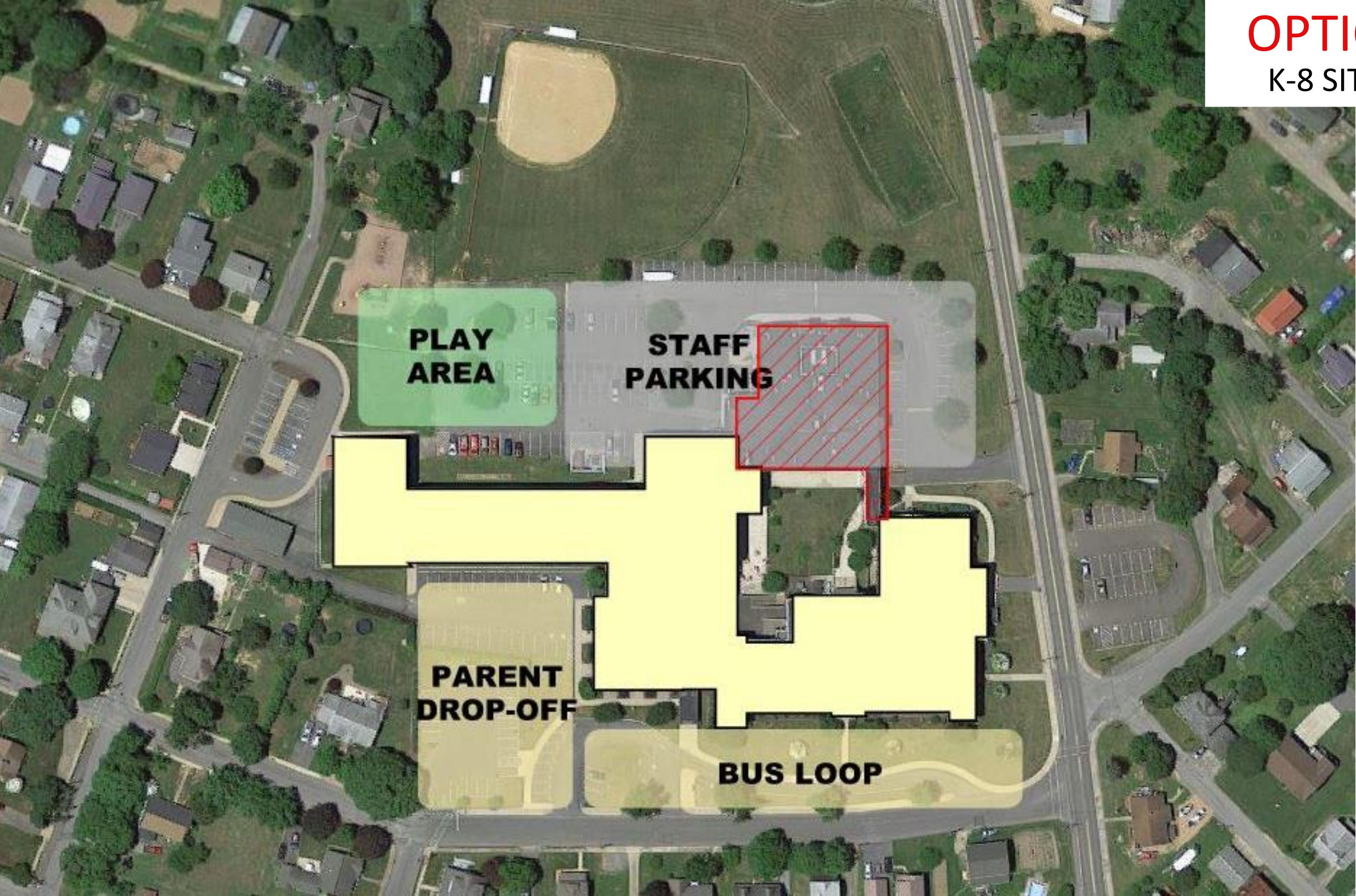
## 9-12 SITE PLAN





# OPTION 3

## K-8 SITE PLAN





# OPTION 3

## ESTIMATED PROJECT COSTS

Montgomery Elementary & Jr HS				April 12, 2022
Comprehensive Renovations		COST RANGE		
Renovation Construction Costs	153,337 SF	\$ 14,260,341		\$ 15,686,375
Additions Construction Costs	SF	\$ -		\$ -
Site Construction Costs		\$ 898,570		\$ 988,427
Escalation & Contingency	10%	\$ 1,553,788		\$ 1,542,419
<b>Subtotal Construction Costs</b>		<b>\$ 16,712,699</b>		<b>\$ 18,217,221</b>
Construction Soft Costs	10.0%	\$ 1,671,270		\$ 1,821,722
<b>Total Construction Costs</b>		<b>\$ 18,383,969</b>		<b>\$ 20,038,943</b>
Project Soft Costs	16.0%	\$ 2,941,435		\$ 3,206,231
<b>TOTAL PROJECT COSTS</b>		<b>\$ 21,325,404</b>		<b>\$ 23,245,174</b>

New 9-12 HS @ MAACC				April 12, 2022
Additions		COST RANGE		
New Building Construction Costs	100,000 SF	\$ 21,500,000		\$ 23,650,000
Site Construction Costs		\$ 1,500,000		\$ 1,650,000
Escalation & Contingency	9%	\$ 2,127,500		\$ 2,340,250
<b>Subtotal Construction Costs</b>		<b>\$ 25,127,500</b>		<b>\$ 27,640,250</b>
Construction Soft Costs	10.0%	\$ 2,512,750		\$ 2,764,025
<b>Total Construction Costs</b>		<b>\$ 27,640,250</b>		<b>\$ 30,404,275</b>
Project Soft Costs	16.0%	\$ 4,422,440		\$ 4,864,684
<b>TOTAL PROJECT COSTS</b>		<b>\$ 32,062,690</b>		<b>\$ 35,268,959</b>
<b>TOTAL OPTION 3 PROJECT COSTS</b>		<b>\$ 53,388,094</b>		<b>\$ 58,514,133</b>

\*OPTION 3A WITH LIMITED RENO AT EXISTING SCHOOL?

# OPTION 4

7-12 ADDITION @ MAACC  
K-6 RENOVATIONS

- Construct Additions to MAACC for 7-12 High School
- Upgrades and Renovations of Existing School for K-6

# OPTION 4

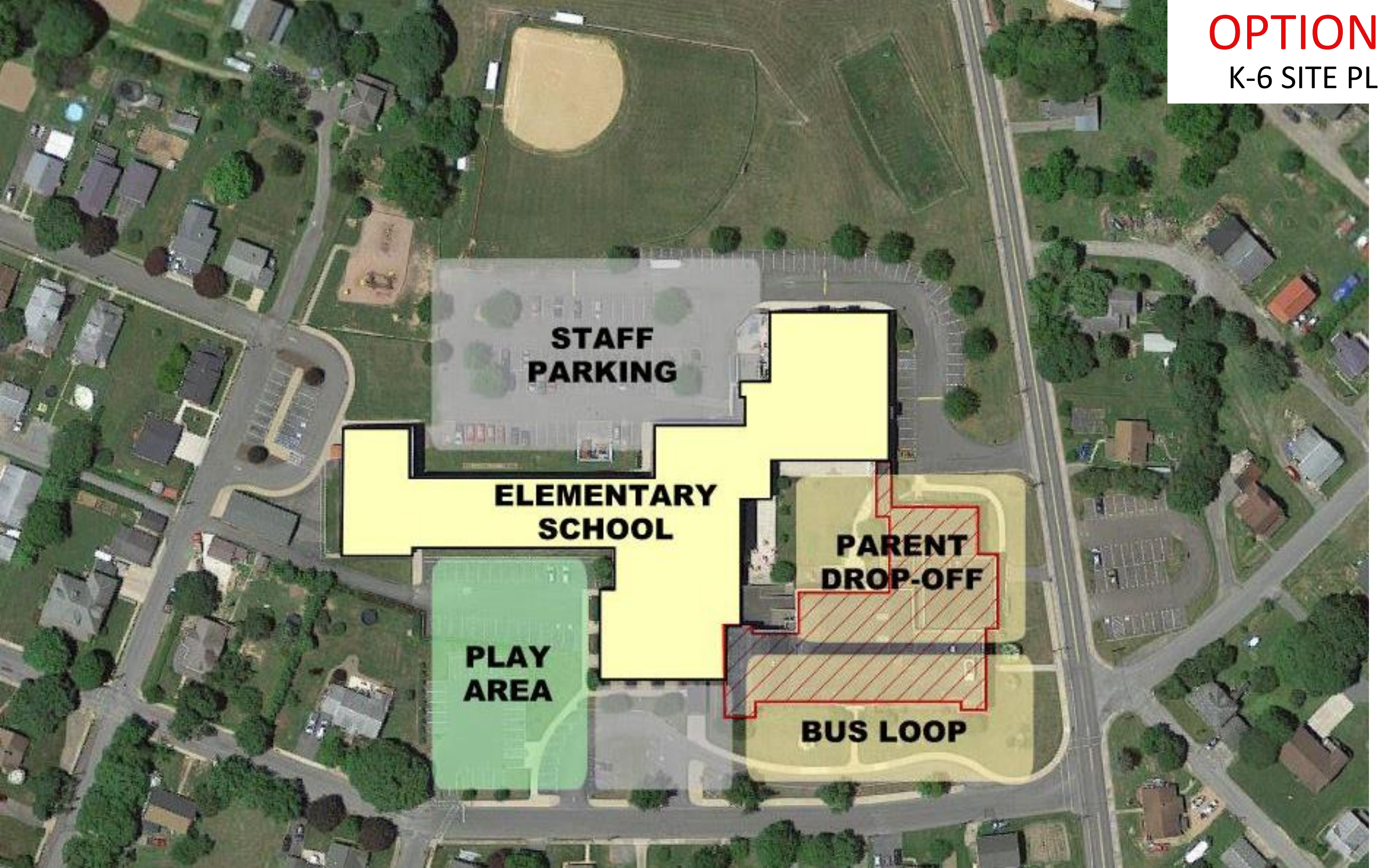
## 7-12 SITE PLAN





# OPTION 4

## K-6 SITE PLAN





# OPTION 4

## ESTIMATED PROJECT COSTS

Montgomery Elementary					April 12, 2022
Comprehensive Renovations		COST RANGE			
Renovation Construction Costs	124,147 SF	\$	11,545,671	\$	12,700,238
Additions Construction Costs	SF	\$	-	\$	-
Site Construction Costs		\$	867,808	\$	954,589
Escalation & Contingency	10%	\$	1,272,382	\$	1,263,071
<b>Subtotal Construction Costs</b>		<b>\$</b>	<b>13,685,861</b>	<b>\$</b>	<b>14,917,898</b>
Construction Soft Costs	10.0%	\$	1,368,586	\$	1,491,790
<b>Total Construction Costs</b>		<b>\$</b>	<b>15,054,447</b>	<b>\$</b>	<b>16,409,688</b>
Project Soft Costs	16.0%	\$	2,408,711	\$	2,625,550
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>17,463,158</b>	<b>\$</b>	<b>19,035,238</b>

New Jr/Sr HS @ MAACC					April 12, 2022
Additions		COST RANGE			
New Building Construction Costs	125,000 SF	\$	26,875,000	\$	29,562,500
Site Construction Costs		\$	1,500,000	\$	1,650,000
Escalation & Contingency	9%	\$	2,624,688	\$	2,887,156
<b>Subtotal Construction Costs</b>		<b>\$</b>	<b>30,999,688</b>	<b>\$</b>	<b>34,099,656</b>
Construction Soft Costs	10.0%	\$	3,099,969	\$	3,409,966
<b>Total Construction Costs</b>		<b>\$</b>	<b>34,099,656</b>	<b>\$</b>	<b>37,509,622</b>
Project Soft Costs	16.0%	\$	5,455,945	\$	6,001,540
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>39,555,601</b>	<b>\$</b>	<b>43,511,161</b>
<b>TOTAL OPTION 3 PROJECT COSTS</b>					<b>\$ 57,018,759</b>
					<b>\$ 62,546,400</b>

\*OPTION 4A WITH LIMITED RENO AT EXISTING SCHOOL?

# SUMMARY OF OPTIONS



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## ESTIMATED PROJECT COSTS

OPTION 1 – \$25 - \$27 Million

OPTION 2 – \$48 - \$53 Million

OPTION 3 – \$53 - \$58 Million

OPTION 4 – \$57 - \$62 Million

NOTE: OPTIONS 3 & 4 WOULD BE CONSTRUCTED IN PHASES

**NEXT STEPS**

1. Prioritization of Needs
2. Development/Refinement of Options to reduce costs
3. Develop financing Options



Crabtree, Rohrbaugh & Associates  
[www.cra-architects.com](http://www.cra-architects.com)