



MONTGOMERY AREA SCHOOL DISTRICT

DISTRICT-WIDE FACILITY STUDY
STEERING COMMITTEE MEETING
MAY 10, 2022



Crabtree, Rohrbaugh & Associates
Architecture, Planning, Interior Design

1. Existing Building Tour

2. Updated Options

Option 2 - Additions & Renovations to Existing Building

Option 3 - New 7-12 Addition at MAACC & K-6 Renovations

UPGRADES COST REDUCTIONS

1. Eliminated work recently completed
2. Eliminated Low Priority Upgrades
 - LED Lighting & Controls
 - Finishes in some areas
 - Telecom/Data Closets
 - Sound, Clock & Intercom Systems
3. Maintenance Upgrades (completed separate from Option project)
 - Paving
 - Roofing
 - Casework/Furniture

Reduced renovation costs by \$12.5 million

PROGRAM REDUCTIONS

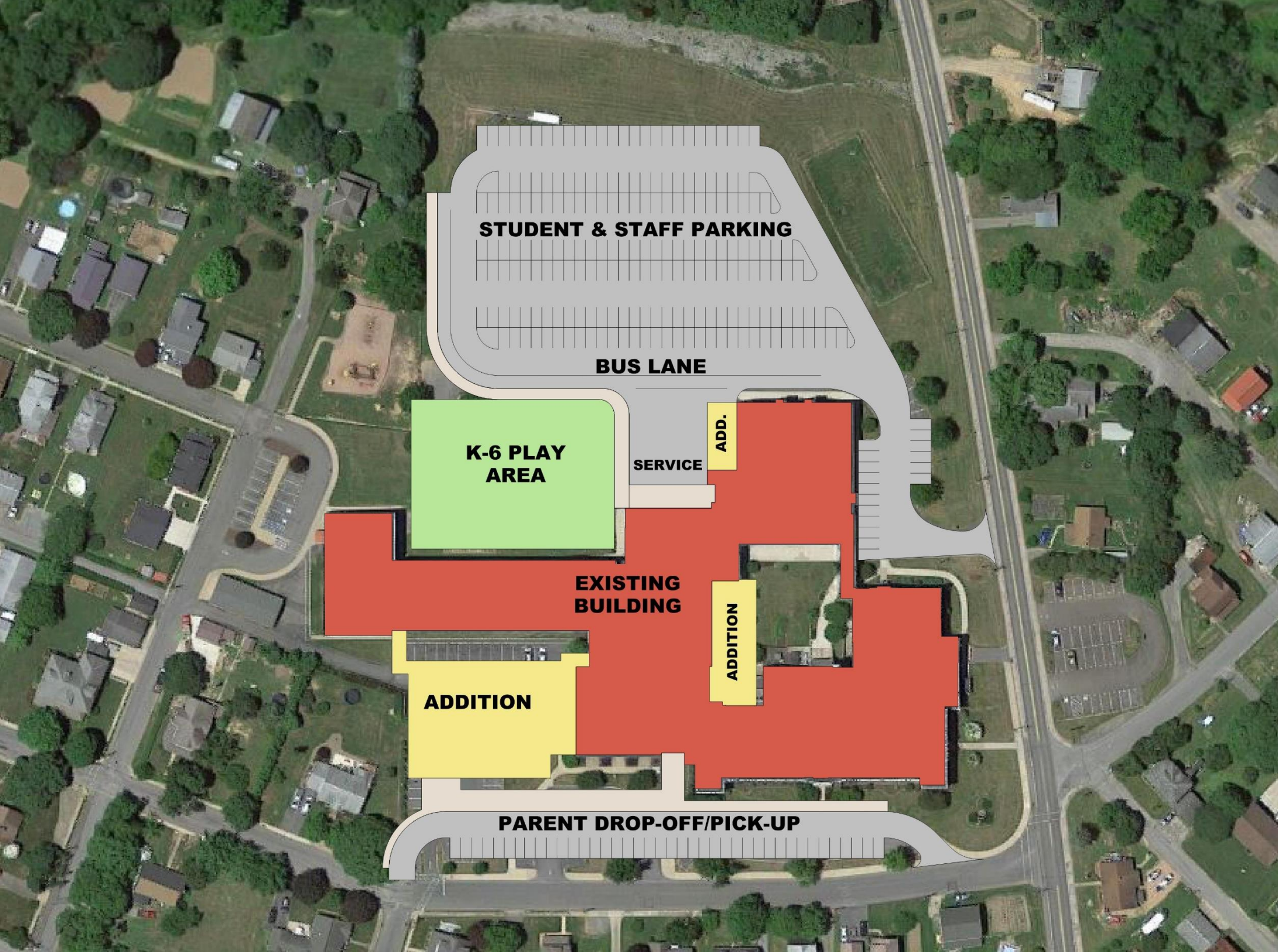
1. Classroom Size reduced
2. Tech Ed and Special Education spaces needs refined
3. Library, Auditorium, and Cafeteria sizes reduced
4. Collaboration space size & quantity reduced
5. Developed efficient floor plan (grossing factor)

OPTION 2

ADDITIONS & RENOVATIONS TO EXISTING BUILDING

OPTION 2

K-12 SITE PLAN



OPTION 2

ESTIMATED PROJECT COSTS

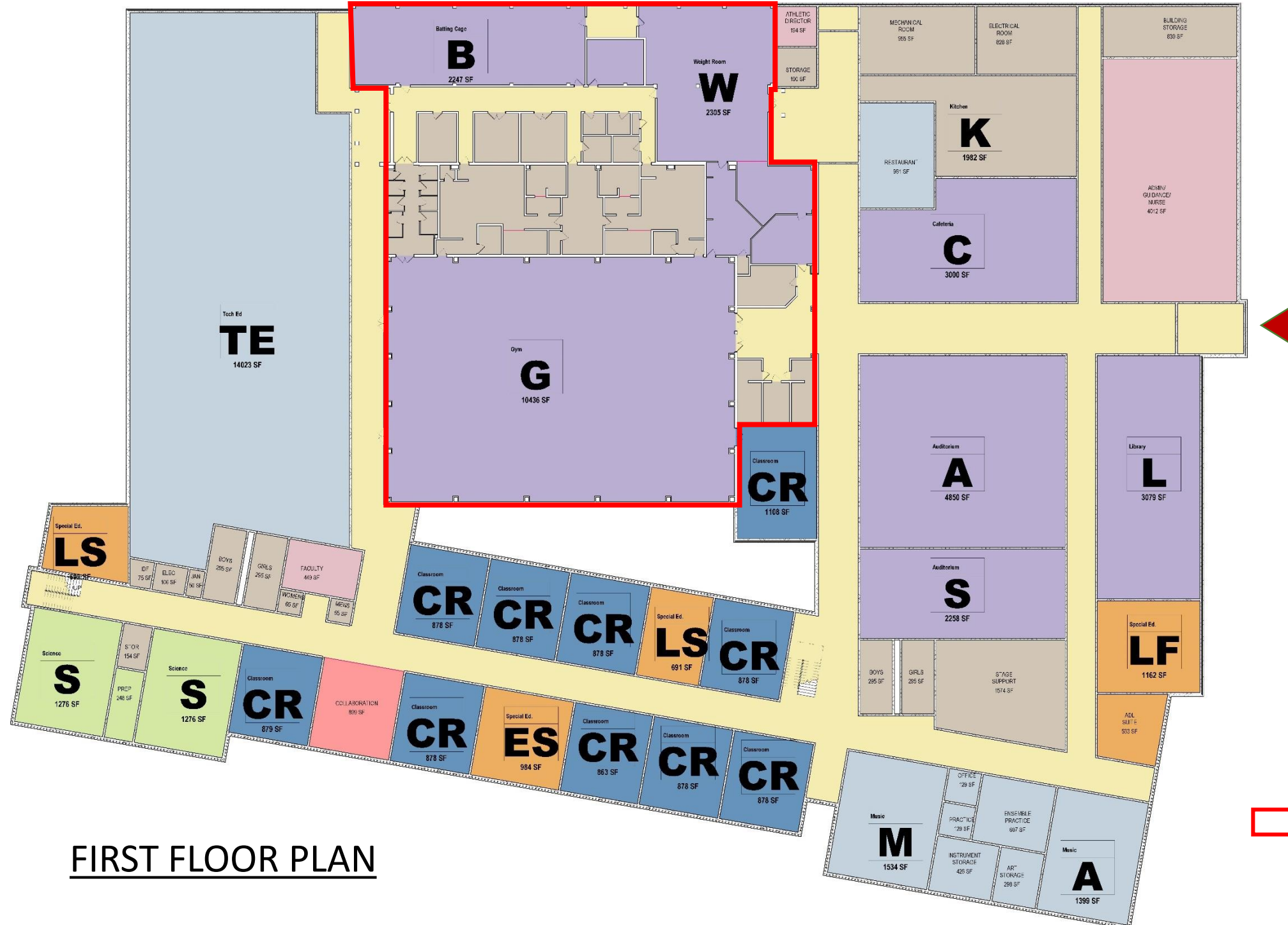
Montgomery Elementary & Jr/Sr HS				
Additions & Renovations		COST RANGE		
Renovation Construction Costs	183,051 SF	\$ 12,817,000		\$ 14,165,200
Additions Construction Costs	38,500 SF	\$ 10,516,275		\$ 11,567,903
Site Construction Costs		\$ 2,300,000		\$ 2,530,000
New Softball Field		\$ 450,000		\$ 495,000
Escalation & Contingency	10%	\$ 2,673,536		\$ 2,660,124
Subtotal Construction Costs		\$ 28,756,811		\$ 31,418,227
Construction Soft Costs	10.0%	\$ 2,875,681		\$ 3,141,823
Total Construction Costs		\$ 31,632,492		\$ 34,560,050
Project Soft Costs	16.0%	\$ 5,061,199		\$ 5,529,608
TOTAL PROJECT COSTS		\$ 36,693,690		\$ 40,089,658

OPTION 3

7-12 ADDITION @ MAACC
K-6 RENOVATIONS

OPTION 3

7-12 FLOOR PLAN



FIRST FLOOR PLAN

 EXISTING MAACC

OPTION 3

7-12 SITE PLAN



OPTION 3

7-12 ESTIMATED PROJECT COSTS

New Jr/Sr HS @ MAACC				
Additions		COST RANGE		
New Building Construction Costs	105,500 SF	\$ 22,682,500		\$ 24,950,750
Site Construction Costs		\$ 2,000,000		\$ 2,200,000
Escalation & Contingency	9%	\$ 2,283,131		\$ 2,511,444
Subtotal Construction Costs		\$ 26,965,631		\$ 29,662,194
Construction Soft Costs	10.0%	\$ 2,696,563		\$ 2,966,219
Total Construction Costs		\$ 29,662,194		\$ 32,628,414
Project Soft Costs	16.0%	\$ 4,745,951		\$ 5,220,546
TOTAL PROJECT COSTS		\$ 34,408,145		\$ 37,848,960

OPTION 3a
K-6 SITE PLAN

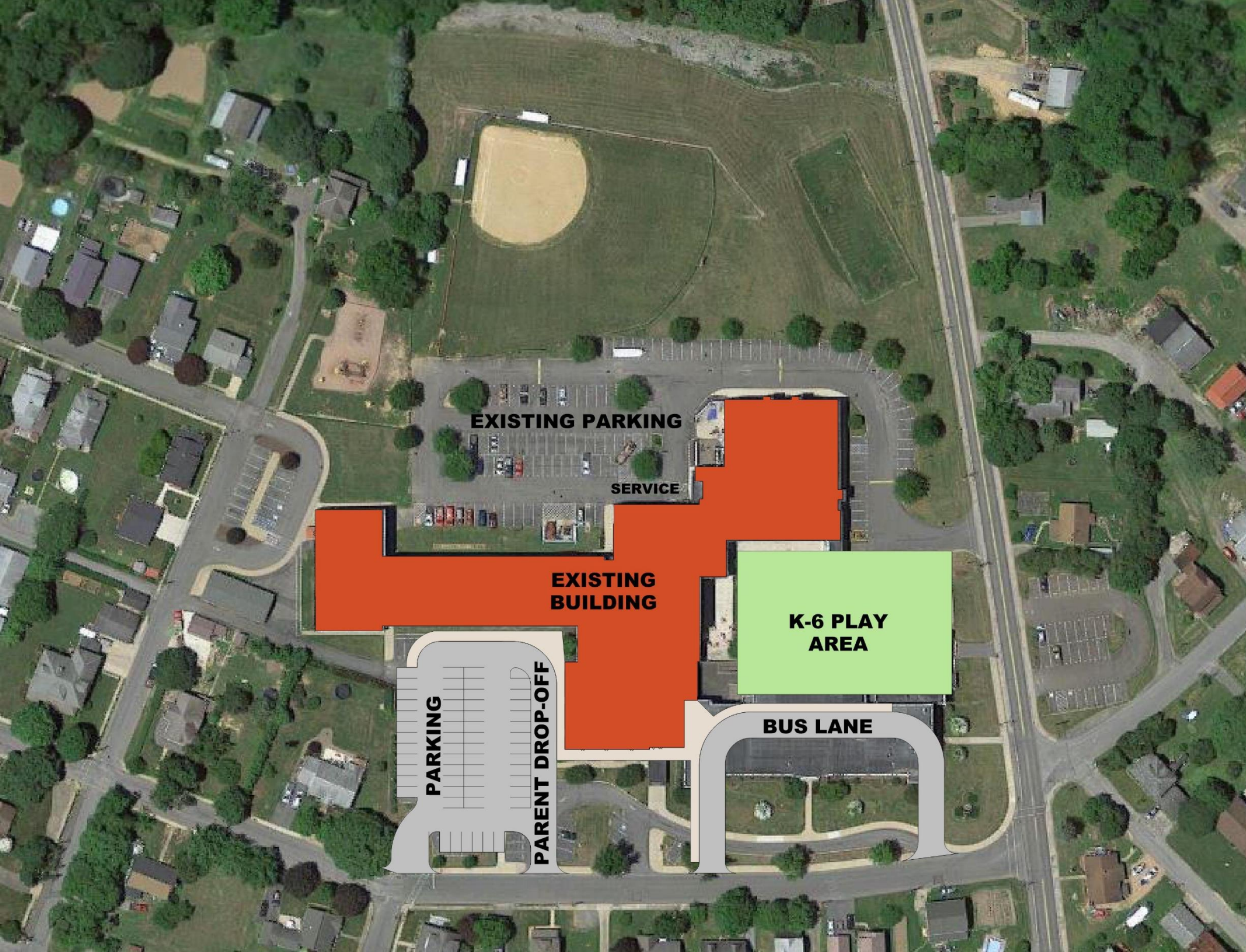


Montgomery Elementary				
Comprehensive Renovations		COST RANGE		
Renovation Construction Costs	183,051 SF	\$ 5,985,000		\$ 6,650,000
Additions Construction Costs		\$ -		\$ -
Site Construction Costs		\$ 1,000,000		\$ 1,100,000
Escalation & Contingency	10%	\$ 715,963		\$ 716,875
Subtotal Construction Costs		\$ 7,700,963		\$ 8,466,875
Construction Soft Costs	10.0%	\$ 770,096		\$ 846,688
Total Construction Costs		\$ 8,471,059		\$ 9,313,563
Project Soft Costs	14.0%	\$ 1,185,948		\$ 1,303,899
TOTAL PROJECT COSTS		\$ 9,657,007		\$ 10,617,461

COMBINED OPTION 3a PROJECT COSTS	\$ 44,065,152		\$ 48,466,421
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OPTION 3b

K-6 SITE PLAN



OPTION 3b

K-6 ESTIMATED PROJECT COSTS

Montgomery Elementary				
Comprehensive Renovations		COST RANGE		
Renovation Construction Costs	119,604 SF	\$ 8,361,400		\$ 9,250,540
Additions Construction Costs		\$ -		\$ -
Site Construction Costs		\$ 750,000		\$ 825,000
Escalation & Contingency	10%	\$ 1,031,468		\$ 1,028,823
Subtotal Construction Costs		\$ 11,094,573		\$ 12,151,239
Construction Soft Costs	10.0%	\$ 1,109,457		\$ 1,215,124
Total Construction Costs		\$ 12,204,031		\$ 13,366,363
Project Soft Costs	14.0%	\$ 1,708,564		\$ 1,871,291
TOTAL PROJECT COSTS		\$ 13,912,595		\$ 15,237,654

COMBINED OPTION 3b PROJECT COSTS	\$ 48,320,740		\$ 53,086,614
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SUMMARY OF OPTIONS

SUMMARY OF OPTIONS

ESTIMATED PROJECT COSTS

OPTION 1 \$25 - \$27 Million

K-12 UPGRADES ONLY

OPTION 2 \$36 - \$40 Million

K-12 ADDITIONS & RENOVATIONS

OPTION 3 \$34 - \$37 Million

PHASE I NEW 7-12

OPTION 3a \$9 - \$10 Million

PHASE II K-6 UPGRADES

OPTION 3b \$13 - \$15 Million

PHASE II K-6 RENOVATIONS



Crabtree, Rohrbaugh & Associates
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