



MONTGOMERY AREA SCHOOL DISTRICT

DISTRICT-WIDE FACILITY STUDY

**PUBLIC PRESENTATION
AUGUST 30, 2022**



Crabtree, Rohrbaugh & Associates
Architecture, Planning, Interior Design

- 2015: BUILDING CONDITION SURVEY (MINOR UPGRADES 2017)
- 10/2021: MASD ISSUES RFP FOR DISTRICT WIDE FACILITY STUDY
- 11/2021- MASD INTERVIEWS FIRMS FOR FACILITY STUDY
- 12/2021: MASD HIRES CRABTREE, ROHRBAUGH & ASSOC.
- 12/2021 STEERING COMMITTEE FORMED (STAFF, BOARD MEMBERS, PUBLIC)
- 12/2021 - 5/2022: 6 STEERING COMMITTEE MEETINGS HELD
 - DEFINE PROCESS, ESTABLISH NEEDS AND DEVELOP OPTIONS
- 5/17, 7/19 & 8/16 2022 : FACILITY STUDY PRESENTATIONS TO SCHOOL BOARD
AT PUBLIC SCHOOL BOARD MEETINGS

38
YEARS



70+
EMPLOYEES

HOT
FIRM
ZWEIG GROUP
#6



4 OFFICE
LOCATIONS



TOP 100
ARCHITECTURAL
RECORD

CRABTREE, ROHRBAUGH & ASSOCIATES

ARCHITECTURE | MASTER PLANNING | INTERIOR DESIGN



200+

studies in the
past 10 years

\$23.2M

of grant dollars
for K12 clients

3M_{SF}

of sustainable & LEED
certified educational
buildings

Improved
educational spaces
for over

100,000

students

21M

SF of educational
design expertise in
the last 15 years

1997-2016

PA Department of Education
Report 30 Publication
Most Cost Effective Design

34

High School
projects in the last
10 years

21

Middle School
projects in the last
10 years

52

Elementary School
projects in the last
10 years



Albert Gallatin School District	Everett Area School District	Minersville Area School District	Southern Huntingdon County SD
Amelia County Public Schools	Fannett-Metal School District	Montgomery Area School District	South Middleton School District
Annville Cleona School District	Fairfax County Public Schools	Montoursville Area School District	South Western School District
Armstrong School District	Fayette Co. Area Vocational Tech. School	Monroe Career & Technical School	South Eastern York School District
Bald Eagle Area School District	Fluvanna County Public Schools	Moshannon Valley School District	Southern Columbia School District
Bellefonte Area School District	Franklin County Career & Tech. Center	Mount Carmel School District	Southern York County School District
Bethlehem Center School District	Garrett County Public Schools	Northeastern York School District	Spring-Ford School District
Big Spring School District	Gettysburg Area School District	Northern Tioga County School District	Spring Grove Area School District
Brandywine Heights School District	Gettysburg Montessori Charter School	Northern Lebanon School District	Susquehanna Township School District
Brookville Area School District	Greencastle-Antrim School District	Northern Potter School District	Susquenita School District
Camp Hill School District	Halifax Area School District	North Pocono School District	Talbot County Public Schools
Capital Area Intermediate Unit	Hanover Public School District	North Schuylkill School District	Troy Area School District
Carlisle Area School District	Harrisburg School District	Northern Tier Career Center	Trinity High School
Catasauqua School District	Hazleton Area School District	Northern York County School District	Tulpehocken Area School District
Centennial School District	Hempfield School District	Northumberland Vo-Tech	Tussey Mountain School District
Central PA Inst. of Science & Tech	Iroquois School District	Otto-Eldred School District	Tuscarora School District
Central Dauphin School District	Jersey City Public Schools	Penn Cambria School District	Twin Valley School District
Central Valley School District	Jersey Shore School District	Penn Manor School District	Uniontown Area School District
Chambersburg Area School District	Juniata County School District	Penn’s Valley Area School District	Warrior Run School District
Clarion Area School District	Juniata Mennonite School	Pequea Valley School District	Wallingford-Swarthmore School District
Clarke County Public Schools	Juniata Valley School District	Phoenixville Area School District	Warren County School District
Clearfield Area School District	Karns City School District	Philipsburg-Osceola School District	Washington County Public Schools
Clearfield Co. Career Technology Center	King George Public Schools	Pocono Mountain School District	Waynesboro School District
Coatesville Area School District	Lampeter-Strasburg School District	Polytechnic School District	West Shore Christian Academy
Connellsville Area School District	Lancaster Country Day School	Preston County Schools	West Shore School District
Coudersport Area School District	Lewisburg Area School District	Pottstown School District	Westmoreland County Public Schools
Culpeper County Public Schools	Line Mountain School District	Port Allegany School District	Wicomico County Public Schools
Cumberland Perry Vo-Tech	Lower Merion School District	Prince George’s County Public Schools	Williams Valley School District
Dallas School District	Manheim Central School District	Queen Anne’s County Public Schools	Williamsport Area School District
Dallastown Area School District	Manheim Township School District	Richmond City Public Schools	Wilson School District
Danville Area School District	Matawan-Aberdeen Regional SD	Red Lion Area School District	Wyomissing Area School District
Donegal School District	Mechanicsburg Area School District	Seneca Highlands AVTS & IU	Wyalusing Area School District
Dover Area School District	Mecklenburg County Public Schools	Seneca Valley School District	York Catholic School
Eastern Lancaster Co. School District	Madison County Public Schools	School District of Philadelphia	York County School of Technology
Eastern Lebanon Co. School District	Middletown Area School District	Schuylkill Valley School District	Vida Charter School
Eastern York School District	Midd-West School District	Shamokin Area School District	Vista School
Elizabethtown Area School District	Millersburg Area School District	Shippensburg School District	

1. STUDY PROCESS

2. NEEDS ASSESSMENT

- EXISTING STUDENT CAPACITY
- PROJECTED STUDENT ENROLLMENT
- EDUCATIONAL AND FUNCTIONAL DEFICIENCIES
- EXISTING FACILITY CONDITIONS

3. CONSTRUCTION OPTIONS

4. INTERACTIVE QUESTIONNAIRE

5. PUBLIC COMMENTS

1



Define Goals

2



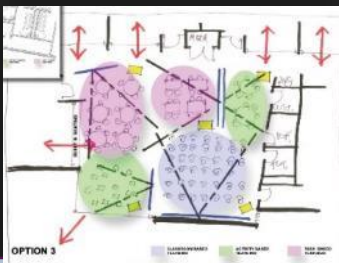
Information
Gathering

3



Analyze Data

4



Determine Needs

5



Develop Options

6



Recommendations



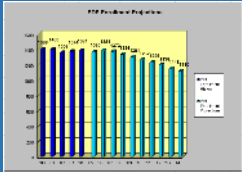
Facility Needs

Infrastructure / Systems / Codes / Deferred Maintenance



Educational Needs

Educational Program / Student Centered/ Equity - Parity



Space Needs

Enrollment / Demographics / Capacity



Options

Cost Estimates / Schedule / Final Report

GUIDING PRINCIPLES

- 1 The design and location of educational facilities will be the result of a comprehensive planning process, with expenditures aligned with our financial resources.

- 2 The educational facilities will provide a comfortable, **stimulating learning environment** that is conducive to collaboration, meets the diverse learning styles of individual students, and **supports an equal educational opportunity for all.**

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- 3 The educational facilities will respond to current, and future information, communication and technology needs that will empower staff to deliver a high quality rigorous instructional program blended for the needs of all students.

- 4 The educational facilities will support community use and educational partnerships with local business and industry.

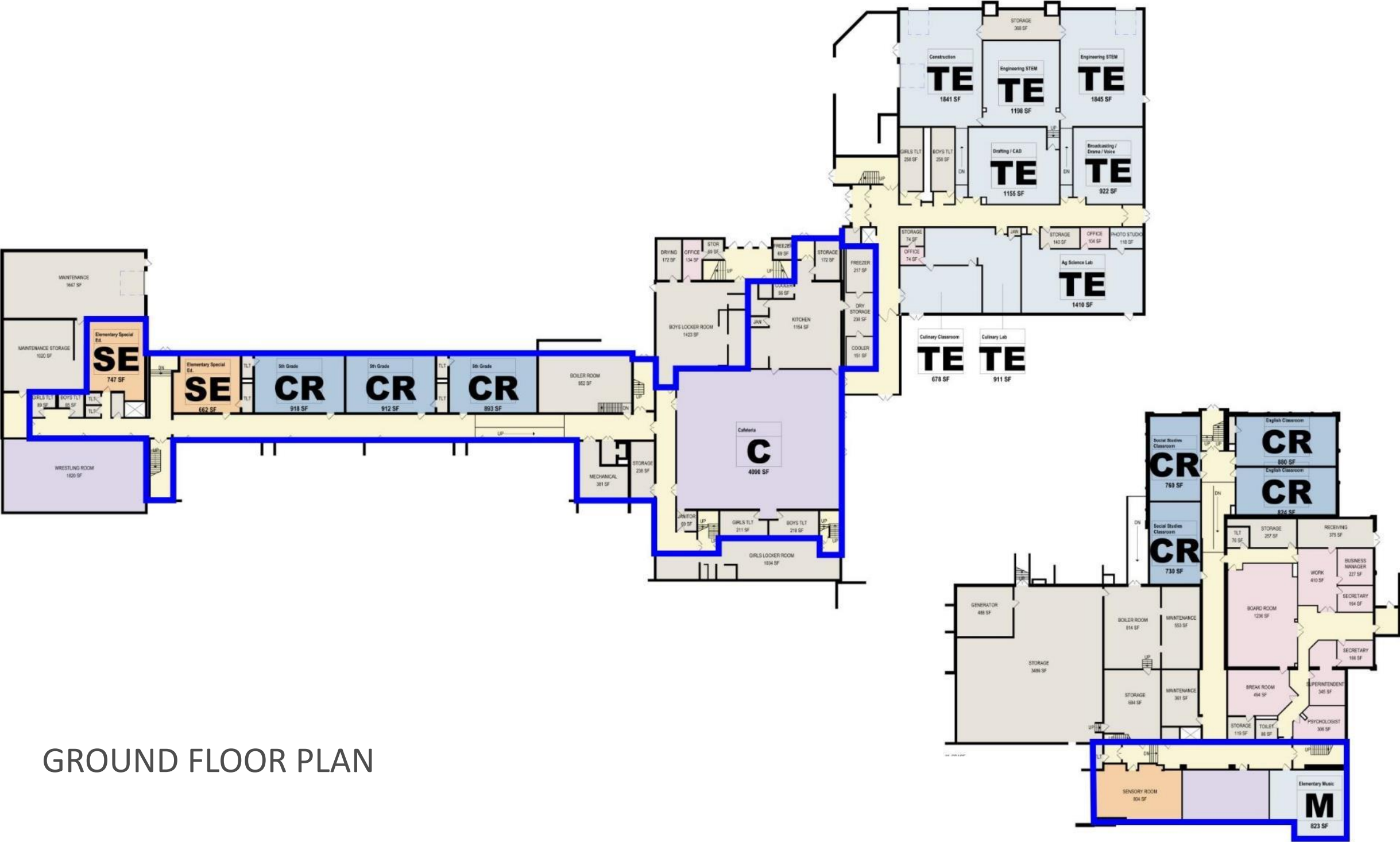
- 5 The educational facilities will be inspirational in design features that cultivate the critical thinking, communication, collaboration and creativity of our students.

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- 6 The educational facilities will allow space to encourage academic, athletic and social/emotional growth of our students

- 7 4. The District facilities will be adaptable to future demographic, educational, and community needs.

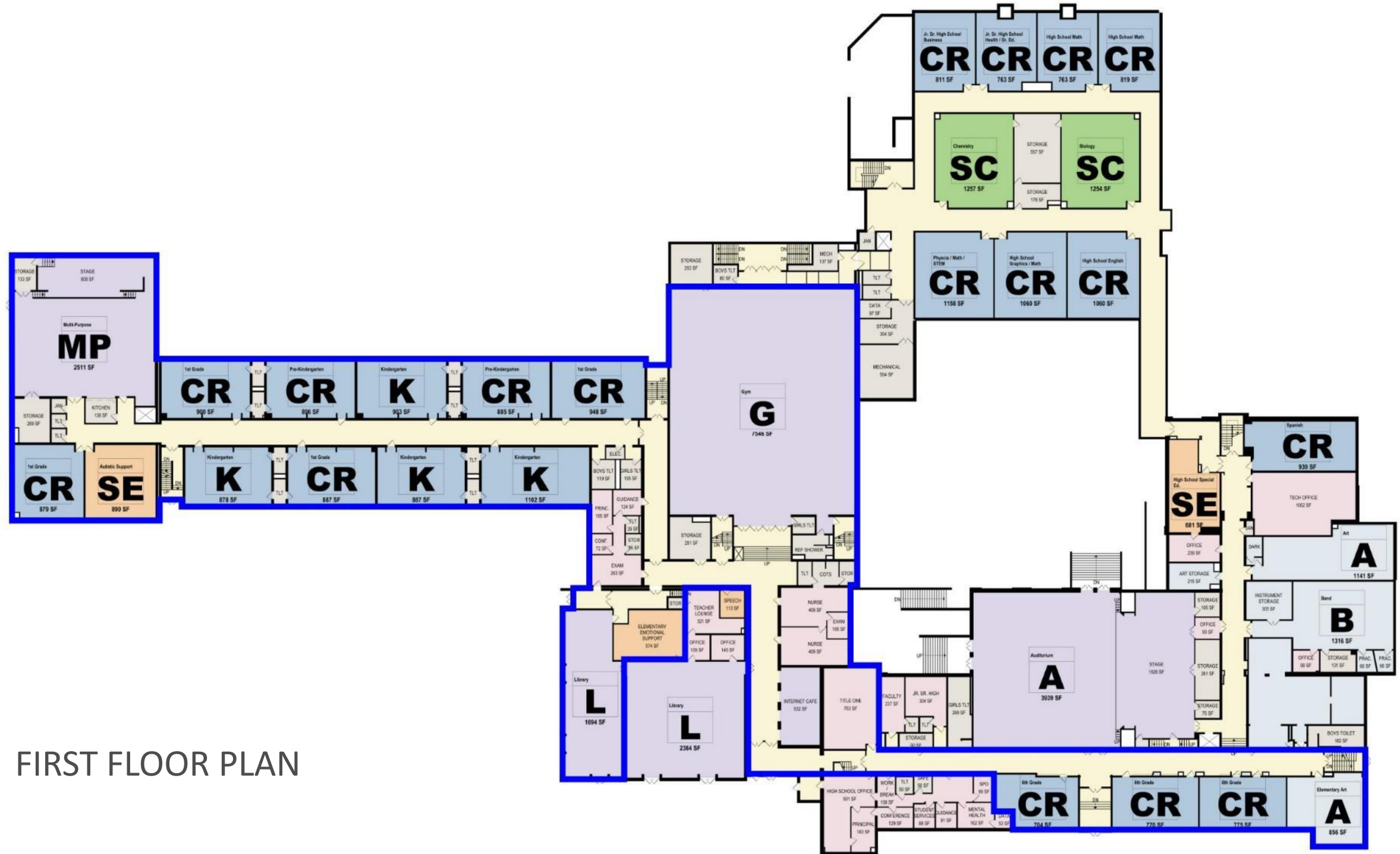
EXISTING STUDENT CAPACITY

ELEMENTARY STUDENT CAPACITY



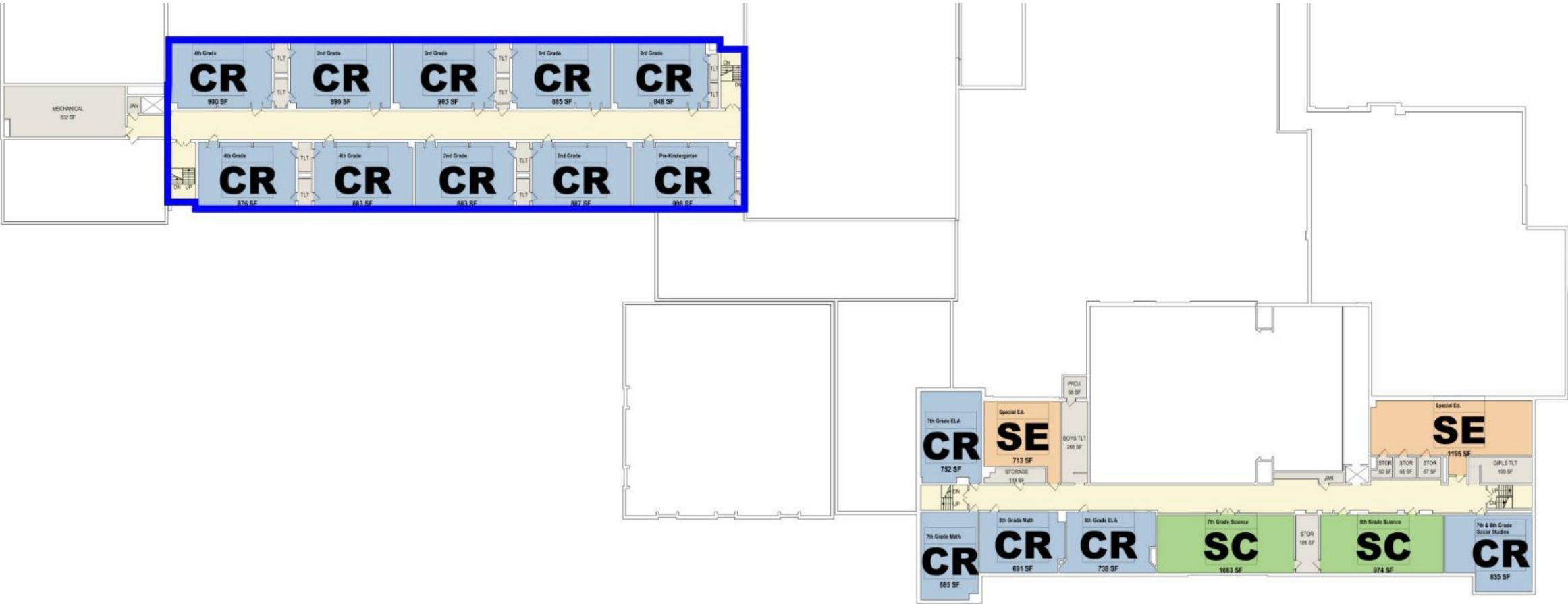
GROUND FLOOR PLAN

ELEMENTARY STUDENT CAPACITY



FIRST FLOOR PLAN

ELEMENTARY STUDENT CAPACITY



SECOND FLOOR PLAN

ELEMENTARY STUDENT CAPACITY

Montgomery Elementary School		Grade Alignment:		PK-6
Educational Spaces		No. of Rooms	Educational Capacity	Total Educ. Capacity
Pre-K/Kindergarten Classrooms				
	Pre-K Classrooms (Full Day)	3	25	75
	Kindergarten Classrooms (Full Day)	4	25	100
General Classrooms				
	1st Grade Classrooms	4	25	100
	2nd Grade Classrooms	3	25	75
	3rd Grade Classrooms	3	25	75
	4th Grade Classrooms	3	25	75
	5th Grade Classrooms	3	25	75
	6th Grade Classrooms	3	25	75
	Unassigned Classrooms	0	25	0
	Undersized Classrooms <660 Sq. Ft.	0	0	0
Special/Alternative Education Classrooms and Small Group Instruction				
	Special Educ. Classroom	2	0	0
	Special Educ. Classroom (Autistic Support)	1	0	0
	Special Educ. Classroom (Emotional Support)	1	0	0
	Special Educ. Classroom (Sensory Room)	1	0	0
	Title I Reading	1	0	0
	Small Group Instruction Rooms	0	0	0
Art and Music Classrooms				
	Art Classrooms	1	0	0
	Music Classrooms	1	0	0
	Band Room	0	0	0
	Chorus Room	0	0	0
	Orchestra Room	0	0	0
Labs				
	Science Lab	0	0	0
	Computer Lab	0	0	0
	STEM Lab	0	0	0
Support Spaces				
	Library	1	0	0
	Multipurpose (Cafeteria/Gymnasium)	1	0	0
	Cafeteria	0	0	0
	Gymnasium	0	0	0
	Auditorium	0	0	0
	Large Group Instruction	0	0	0

Total Educational Capacity	650
Utilization Rate	90%
Functional Building Capacity	585
Current Enrollment	541

SECONDARY STUDENT CAPACITY

Montgomery Jr/Sr High School	Grade Alignment:		7-12
Educational Spaces	No. of Rooms	Educational Capacity	Total Educ. Capacity

General Classrooms

General Classrooms (7/8 ELA)	2	25	50
General Classrooms (7/8 Math)	2	25	50
General Classrooms (7/8 Social Studies)	1	25	25
General Classrooms (9-12 ELA)	2	25	50
General Classrooms (9-12 Math)	4	25	100
General Classrooms (9-12 Social Studies)	2	25	50
General Classrooms (Foreign Language)	1	25	25
General Classrooms (Business)	1	25	25
General Classrooms (Health)	1	25	25
Unassigned Classrooms	0	25	0
Undersized Classrooms <660 Sq. Ft.	0	0	0

Special/Alternative Education Classrooms and Small Group Instruction

Special Educ. Classroom	3	15	45
Alternative Education Classroom	0	20	0
Learning Support Small Group Instruction Rooms	0	0	0

Art and Music Classrooms

Art Classrooms	1	20	20
Music Classrooms	0	25	0
Band Room	1	25	25
Chorus Room	0	25	0
Orchestra Room	0	25	0

Labs

Science Labs (7/8)	2	20	40
Science Labs (9-12)	2	20	40
Computer Lab	0	20	0
Business Lab	0	20	0
FCS Lab	0	20	0

Career & Tech-Ed

Tech Ed Lab (Construction)
Tech Ed Lab (Engineering/STEM)
Tech Ed Lab (Engineering/STEM)
Tech Ed Lab (Ag Science)
Tech Ed Lab/Classroom (Culinary)
Tech Classroom (Drafting/CAD)
Tech Classroom (Broadcasting/Drama)

Library

Library

Physical Education

Gymnasium
Auxiliary Gymnasium
Wrestling Room
Natatorium

Support Spaces:

Cafeteria
Auditorium
Large Group Instruction

1	20	20
1	20	20
1	20	20
1	20	20
1	20	20
1	25	25
1	25	25

1	0	0
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1	50	50
0	0	0
1	0	0
0	0	0

1	0	0
1	0	0
0	0	0

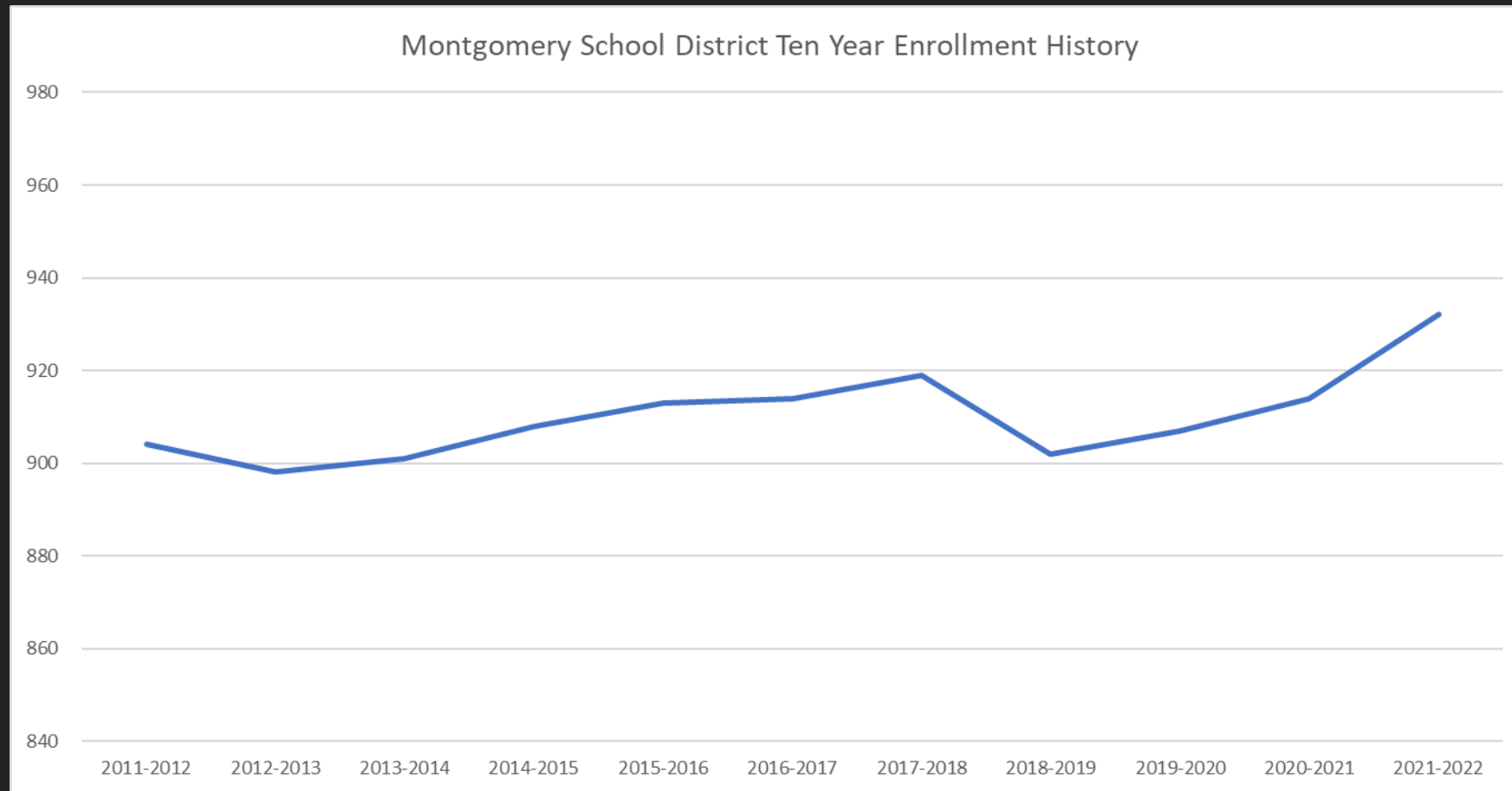
Total Educational Capacity 770

Utilization Rate 85%

Functional Building Capacity	655
Current Enrollment	410

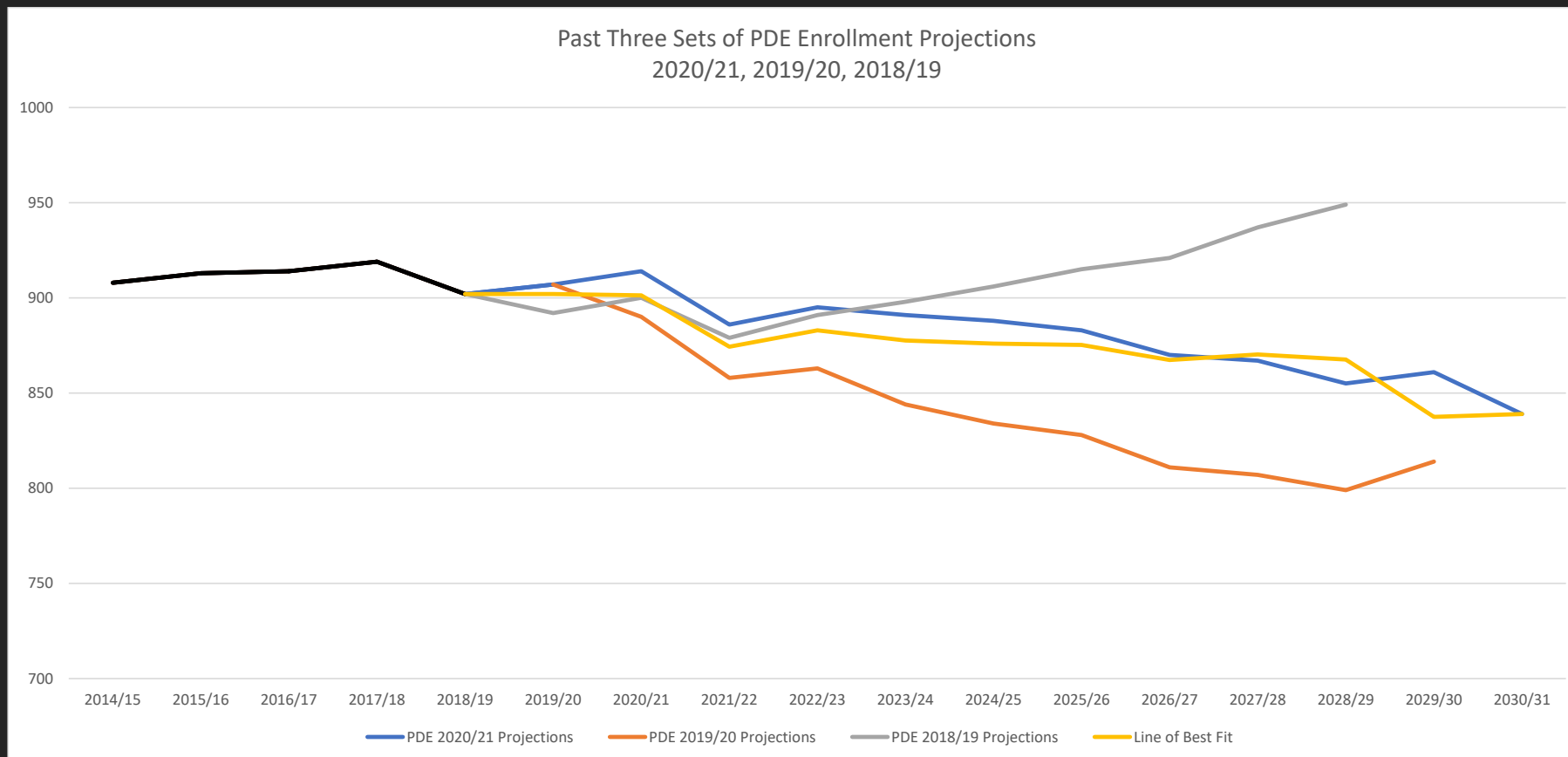
PROJECTED ENROLLMENT

Historic Enrollments 2011/12 to 2021/22

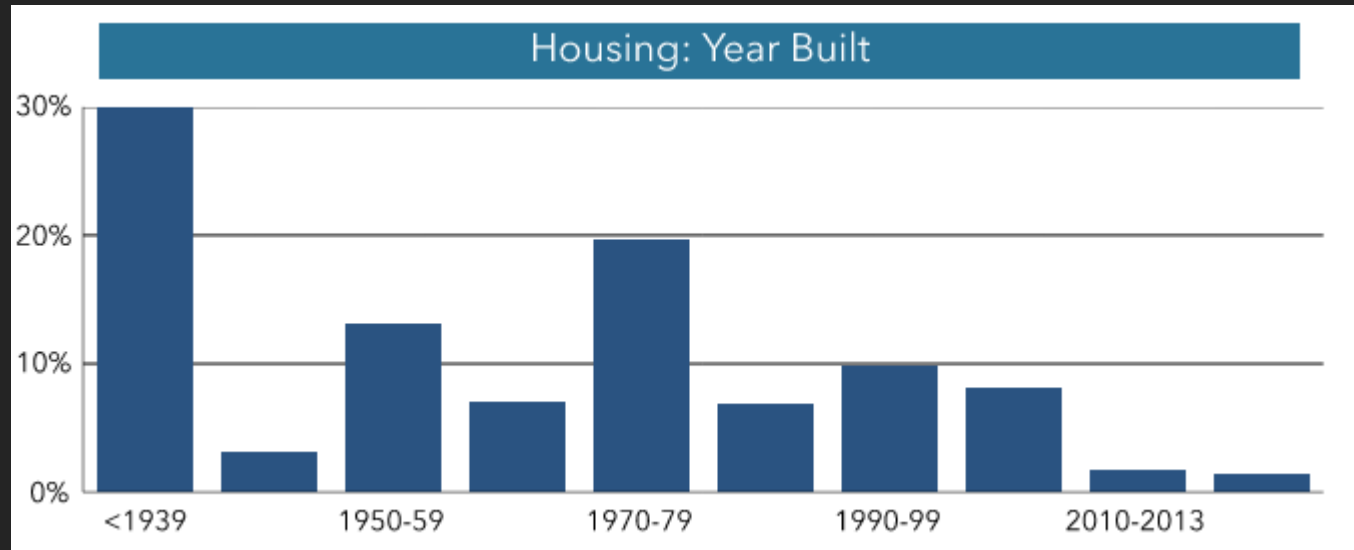


PDE Enrollment Projections Comparison

- PDE Provides the District annually with new enrollment projections.
- PDE's projections have a greater margin of error in smaller districts.
- The yellow line represents the average of the past three projections.



Potential Housing Developments

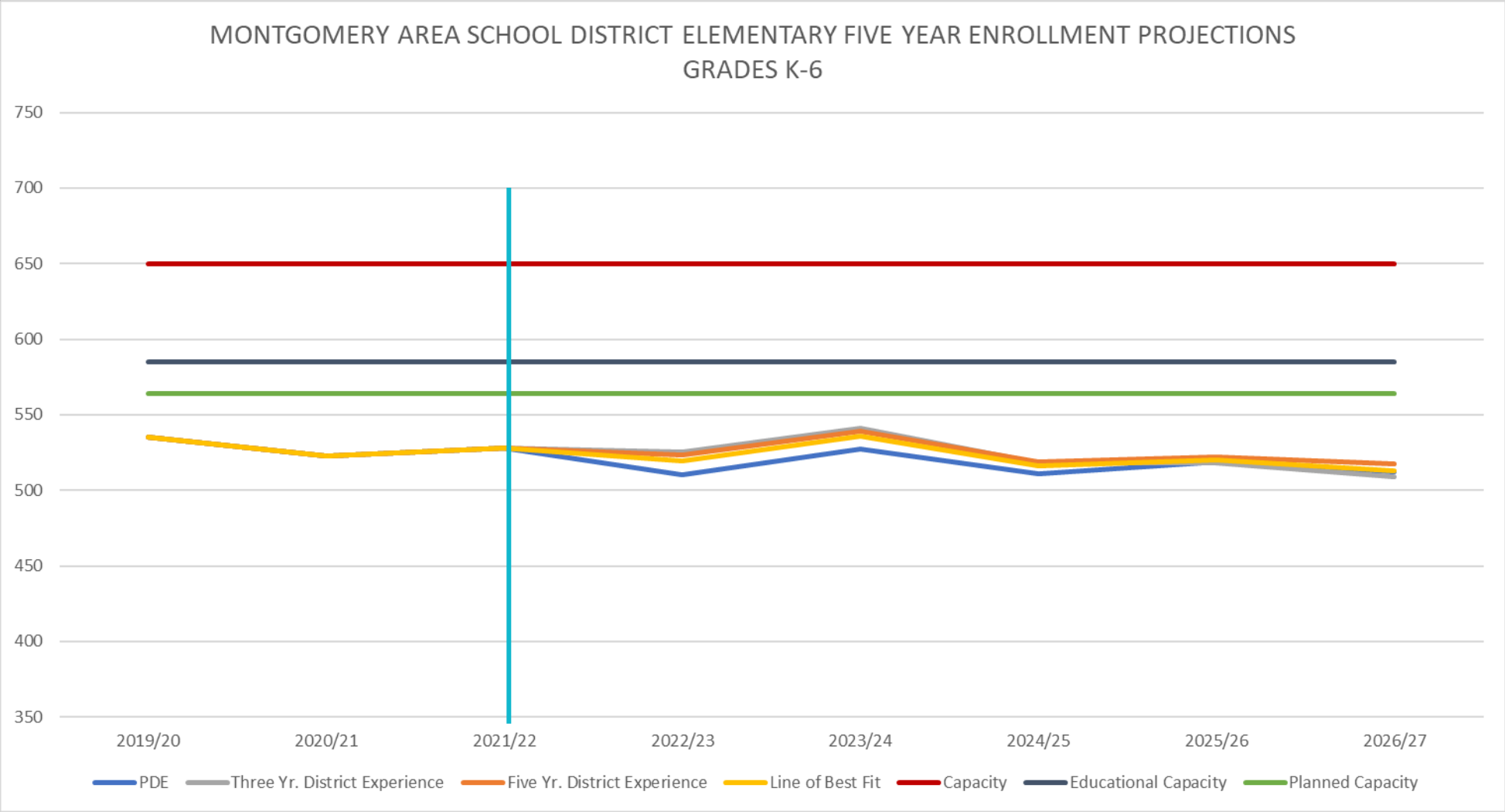


- 2021 Households – 2,268 (1 % decline from 2000)
- 2021 Enrollment - 951
- 0.42 students per household
- 100 new Households = 42 potential students (3 students per grade)

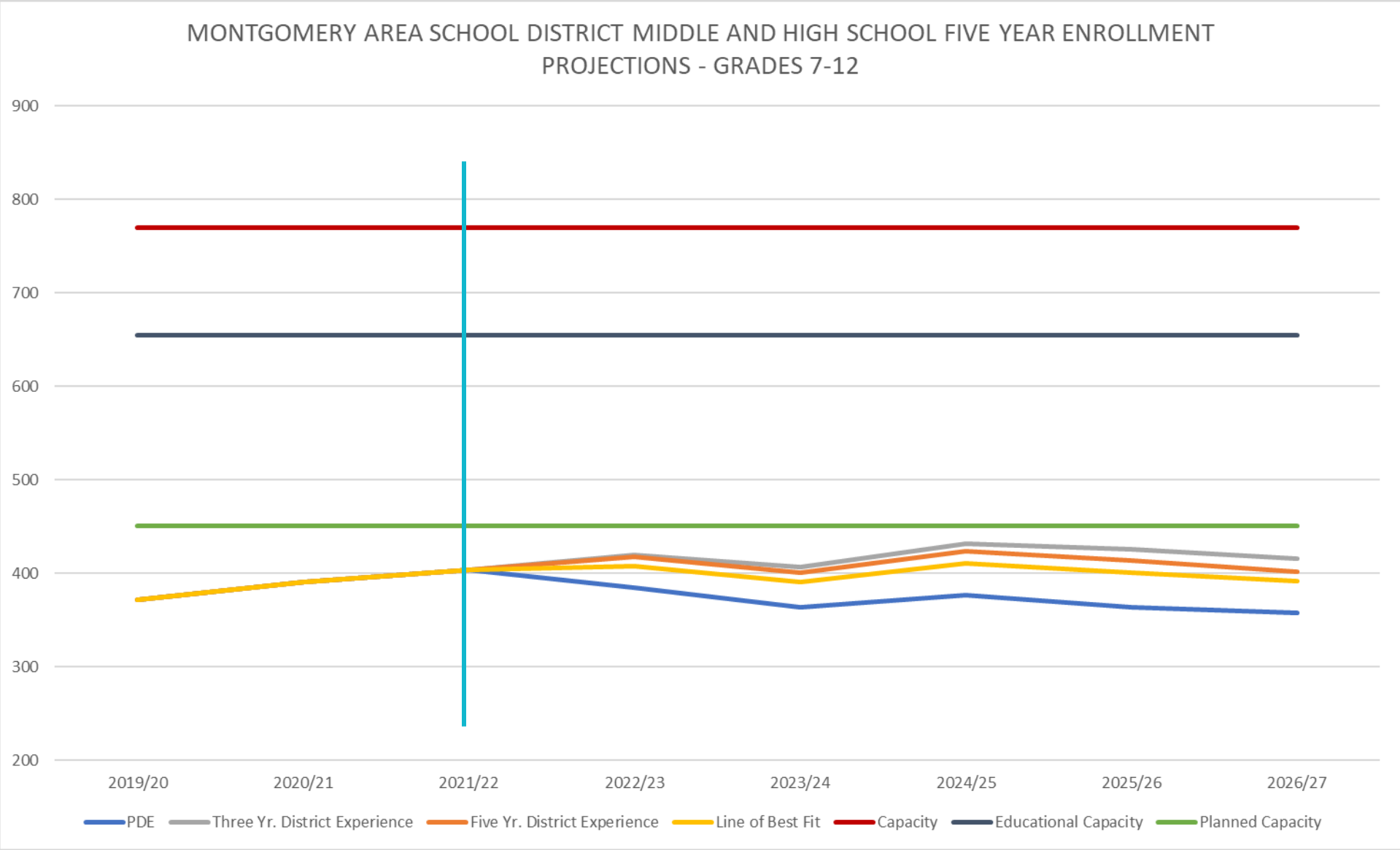
CRA Enrollment Projection Model

- Growth rates utilized were three-year (2019/20 to 2021/2022) and five-year (2017/18 to 2021/2022) growth rates.
- Only the next five years' worth of projections are shown as beyond five years the margin of error increases greatly and are unreliable.
- The Line of Best Fit (LOBF-Yellow Line) is the average of the CRA and PDE projections. This is the line from which planned capacity is calculated.

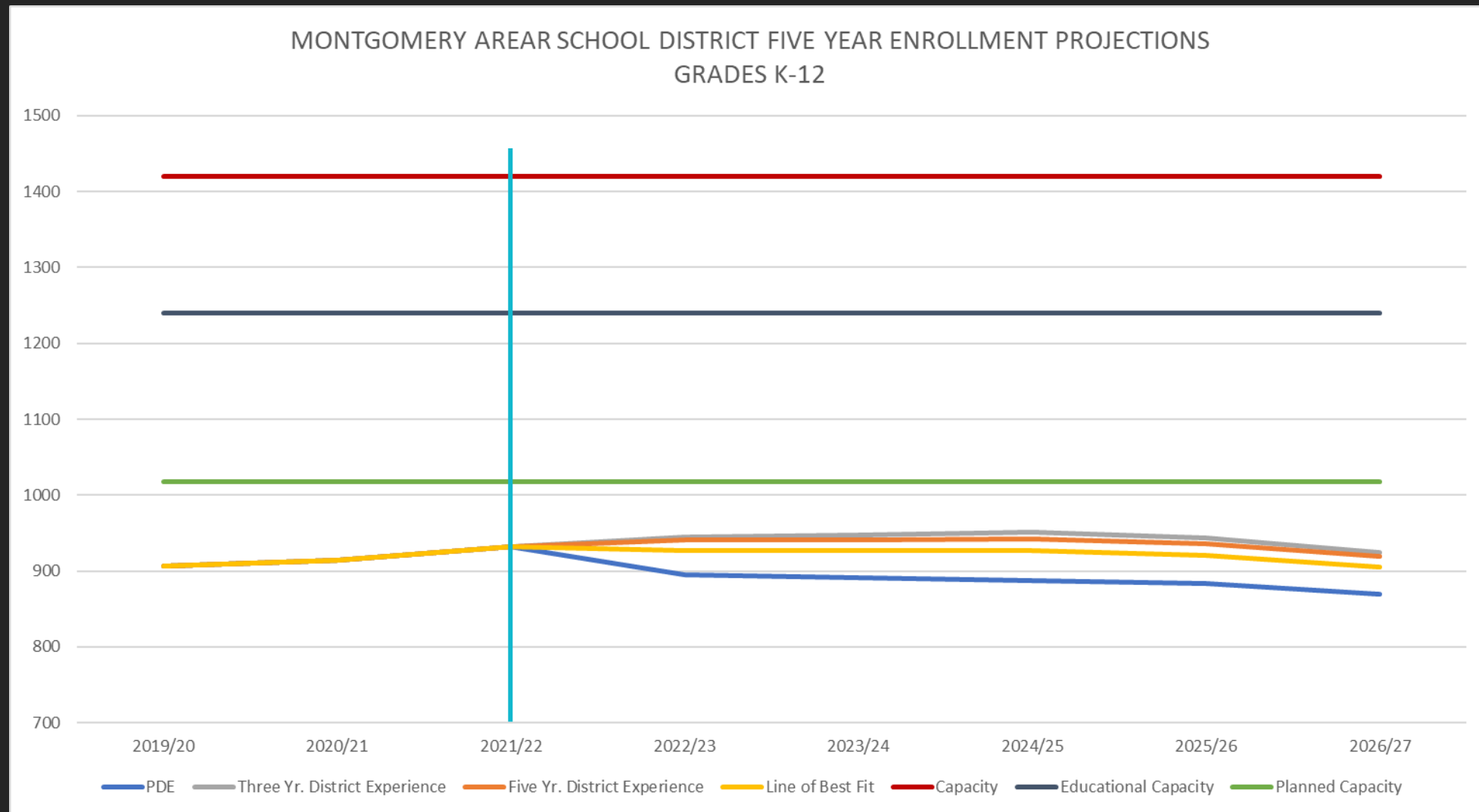
Elementary Enrollment Projections (K-6)



Middle/High School Enrollment Projections (7-12)



Enrollment Projections (K-12)



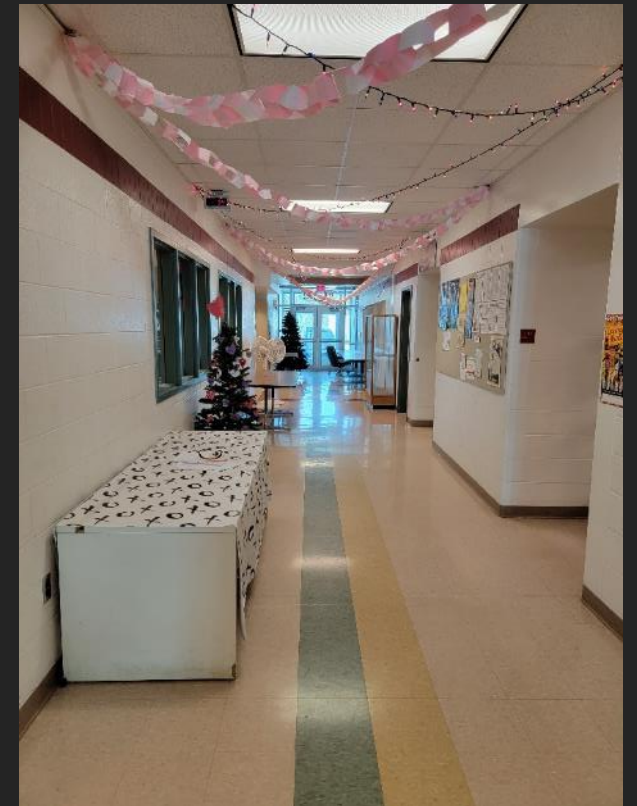
Enrollment Summary

Overall, the Montgomery Area School District is projected to have a stable enrollment pattern over the next five years which will not significantly impact building capacity.

EDUCATIONAL & FUNCTIONAL DEFICIENCIES

EDUCATIONAL

- No dedicated classroom for STEM
- No common collaboration space
- No individual small group spaces for instructional support (shared room)
- Special education classroom undersized
- Life skills lab needed
- No safe room
- Music and Art Classrooms undersized
- Classroom furniture does not align with educational delivery



FUNCTIONAL

- Elementary students intermix with secondary students
- No hard surface play area
- Playground severely undersized
- One multipurpose room for Gym & Lunch (schedule space in HS)
- Lacking adequate power for charging of devices and other needs
- 6th grade not located with other Elementary Grades
- Music and Art not located with Elementary Grades
- Sensory room not adjacent to emotional support
- Storage inadequate
- No common toilet rooms in classroom wings

ELEMENTARY DEFICIENCIES



STAFF SUPPORT

- No dedicated offices for itinerant support staff (OP/PT, Speech, Early intervention, mental health, etc.)
- No conference/meeting space.
- Administrative offices too small
- Faculty room too small for dining and planning/meetings



EDUCATIONAL

- Inadequate space and amenities for Tech Ed programs
- No common collaboration space
- Health Classroom undersized
- Library undersized (portion shared with Elementary)
- Science labs are outdated and undersized
- No outdoor learning space
- No space for supplemental learning support
- No sensory classroom or safe room
- No space for Emotional Support
- Life skills activity suite needed
- Classroom furniture does not align with educational delivery
- No weight/fitness room available for Phys. Ed., outdoor field space lacking

SECONDARY DEFICIENCIES



FUNCTIONAL

- Secondary students intermix with elementary students
- Middle And High use same STEM space
- Storage space inadequate
- SRO not centrally located
- Lacking adequate power for charging of devices and other needs
- Stage rigging outdated
- Toilet facility inadequate
- Lacking adequate space for cafeteria serving
- Cafeteria undersized
- Kitchen undersized and equipment outdated

SECONDARY DEFICIENCIES



STAFF SUPPORT

SECONDARY DEFICIENCIES

- No conference/meeting space
- Counselor Offices undersized
- Faculty room too small for dining and planning/meetings



OTHER DEFICIENCIES

ATHLETICS

- Wrestling room undersized
- Locker rooms at HS undersized
- Need individual showers
- No trainers room at High School
- Athletic amenities separate from Jr./Sr. High School
- Track surface inadequate
- No area for team meetings/film review
- HS Concessions undersized
- No ticket booth at HS or MAACC



MAINTENANCE/CUSTODIAL

- Space for deliveries/loading inadequate
- Custodial storage inadequate
- Maintenance and outdoor equipment storage inadequate



TRANSPORTATION

- Inadequate space for bus circulation
- Inadequate space for parent drop-off/pick-up (unsafe)
- Staff and event parking inadequate

TECHNOLOGY

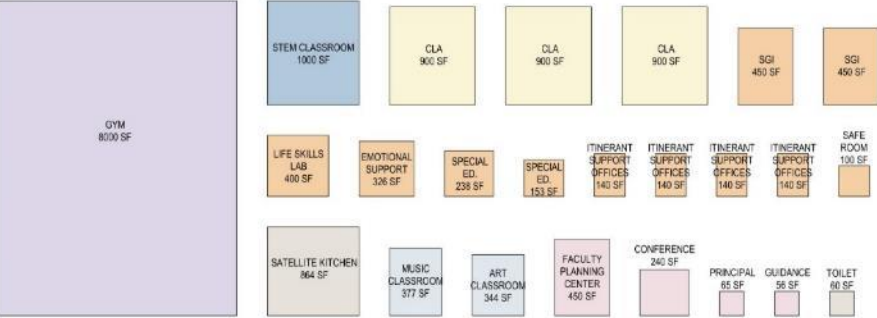
- Not all classrooms have interactive teaching technology
- No dedicated closets for IT equipment/servers



TOTAL SPACE DEFICIENCIES – 39,084 SF

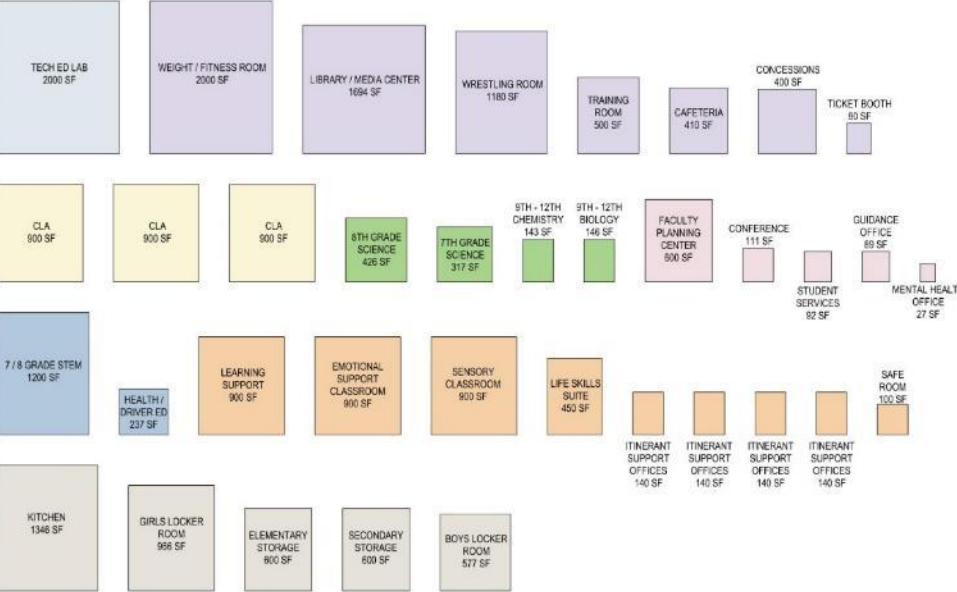
Elementary Deficiencies

ELEMENTARY DEFICIENCIES



Secondary Deficiencies

MIDDLE / HIGH SCHOOL DEFICIENCIES



FLOOR PLAN REMOVED FOR SECURITY REASONS

EXISTING FACILITY CONDITIONS

CONSTRUCTION/RENOVATION DATES



1930



2000



2016



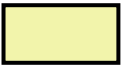
1956



2006



2022



1984

FLOOR PLANS REMOVED FOR SECURITY REASONS

Exterior & Building Envelope

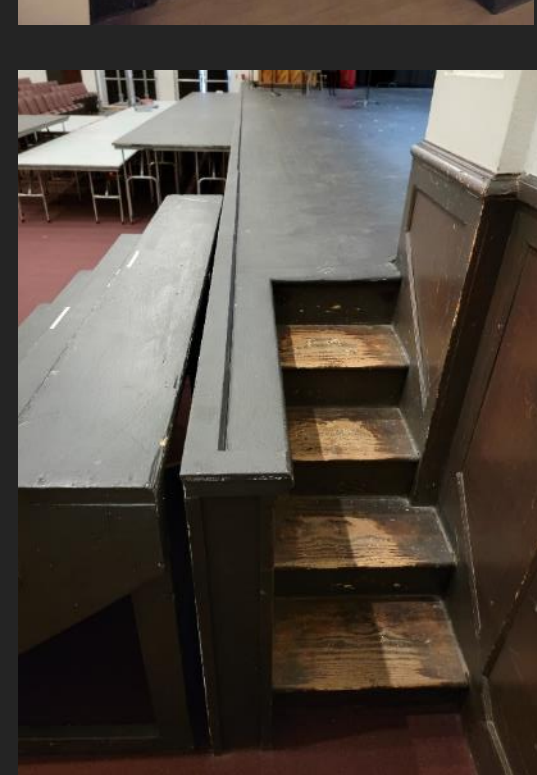
- Mill & Resurface driveways and parking
- Repair various concrete sidewalks
- Resurface roofing
- Restore masonry in select areas
- Correct water infiltration at exterior walls
- Replace exterior integral blind windows
- Replace exterior doors



Interior Building

EXISTING FACILITY CONDITIONS

- Replace older sections of flooring & ceilings
- New wall finishes
- Replace doors, hardware and frames
- Replace outdated casework
- Replace outdated kitchen equipment
- Replace gymnasium & stage equipment
- Address accessibility issues (toilet rooms, stage, etc.)



EXISTING FACILITY CONDITIONS

Mechanical Systems

- HVAC system nearing the end of useful life – Replace
- Provide air conditioning to all areas of the building including tech ed shops
- Replace dust collector with appropriately sized unit
- Replace the domestic water heaters
- Replace older plumbing fixtures
- Perform camera scope of sanitary and storm water piping



Electrical Systems

- Review capacity of existing electrical service to determine ability to upgrade
- Upgrade bus duct in tech ed shops
- Replace emergency generator - sized to accommodate essential systems
- Replace incandescent lighting with LED lighting
- Replace lighting controls
- Provide dedicated closets for IT equipment
- Provide a clock system connected to central correction system



EXISTING FACILITY CONDITIONS

MAACC

- Provide rubberized surface for track
- Pave parking lot



COST TO UPGRADE

COSTS TO UPGRADE TO CURRENT STANDARDS

- Cost for existing facility components only
- Does not constitute total project cost
 - Excludes soft costs, escalation, etc.
- Cost to address deficiencies not included
 - These items will be included in the Construction Options

COSTS TO UPGRADE: ELEMENTARY & JR/SR HIGH SCHOOL

		EXISTING BUILDING AREA			183,051	SF	
		Unit	Quant	Cost	Cost Range		
Existing Facility Upgrades				LOW		HIGH	
Sitework							
	Paved Drives & Parking	SF	130,330	\$ 5.50	\$716,815	-	\$824,337
	Sidewalks	LS	1	\$ 15,000	\$15,000	-	\$17,250
	Athletic Fields						
Building Exterior							
	Exterior Walls - Masrony Restoration	LS	1	\$ 65,500	\$65,500	-	\$75,325
	Exterior Walls - Water infiltration	LS	1	\$ 32,000	\$32,000	-	\$36,800
	Roofing - Resurface	LS	1	\$ 850,000	\$850,000	-	\$977,500
	Exterior Windows	SF	183,051	\$ 7.50	\$1,372,883	-	\$1,578,815
	Exterior Doors & Hardware	EA	25	\$ 3,500	\$87,500	-	\$100,625
Building Interior							
	Structure						
	Finishes - Flooring	SF	91,526	\$ 6.50	\$594,916	-	\$684,153
	Finishes - Ceilings	SF	20,000	\$ 11.00	\$220,000	-	\$253,000
	Finishes - Walls	SF	183,051	\$ 1.75	\$320,339	-	\$368,390
	Interior Doors & Hardware	EA	240	\$ 1,500	\$360,000	-	\$414,000
	Accessibitliy Upgrades	LS	1	\$ 150,000	\$150,000	-	\$172,500
	Casework	SF	183,051	\$ 4.00	\$732,204	-	\$842,035
Specialties & Equipment							
	Food Service Equipment	LS	1	\$ 650,000	\$650,000	-	\$747,500
	Gymnasium & Stage Equipment	LS	1	\$ 585,000	\$585,000	-	\$672,750
	Elevator						

COSTS TO UPGRADE: ELEMENTARY & JR/SR HIGH SCHOOL

<u>Building Systems - HVAC</u>							
	Central Plant Equipment	EA	3	\$ 65,000	\$195,000	-	\$224,250
	Terminal Equipment and Air Distribution	SF	183,051	\$ 23.00	\$4,210,173	-	\$4,841,699
	Piping & Pumps	SF	183,051	\$ 2.00	\$366,102	-	\$421,017
	Exhaust Systems	LS	1	\$ 35,000	\$35,000	-	\$40,250
	Controls	LS	1	\$ 75,000	\$75,000	-	\$86,250
<u>Building Systems - Plumbing / Fire Protection</u>							
	Domestic Water System						
	Sanitary & Storm Piping	LS	1	\$ 50,000	\$50,000	-	\$57,500
	Plumbing Fixtures & Trim	SF	183,051	\$ 4.00	\$732,204	-	\$842,035
	Water Heaters	EA	3	\$ 30,000	\$90,000	-	\$103,500
	Fire Protection Systems						
<u>Building Systems - Electrical</u>							
	Electrical Service & Switchgear						
	Power Distribution	SF	183,051	\$ 4.50	\$823,730	-	\$947,289
	Site Lighting						
	Lighting & Controls	SF	183,051	\$ 14.00	\$2,562,714	-	\$2,947,121
	Fire Alarm						
	Telecomm/Data Systems	SF	183,051	\$ 5.00	\$915,255	-	\$1,052,543
	Security Systems						
	Clock & Intercom Systems	LS	1	\$ 125,000.00	\$125,000	-	\$143,750
	Sound Systems	LS	1	\$ 35,000.00	\$35,000	-	\$40,250
SUBTOTAL					\$16,967,334	-	\$19,512,434
TOTAL ESTIMATED CONSTRUCTION COST TO UPGRADE					\$16,967,334	-	\$19,512,434
	Cost/SF				\$93	-	\$107

COSTS TO UPGRADE: MAACC

Existing Facility Upgrades					LOW	HIGH	
<u>Sitework</u>							
Paved Drives & Parking	SF	98,300	\$	7.50	\$737,250	-	\$847,838
Track Sruface	LS	1	\$	535,000	\$535,000	-	\$615,250
<u>Building Exterior</u>							
No Upgrades Needed							
<u>Building Interior</u>							
No Upgrades Needed							
<u>Building Systems - HVAC/Plumbing/Electrical</u>							
No Upgrades Needed							
SUBTOTAL					\$1,272,250	-	\$1,463,088
TOTAL ESTIMATED CONSTRUCTION COST TO UPGRADE					\$1,272,250	-	\$1,463,088

NEEDS SUMMARY

SUMMARY OF NEEDS

	Elementary School	Jr/Sr High School
Building Capacity	HIGH	MODERATE
Future Enrollment	LOW	LOW
Educational & Functional Deficiencies	HIGH	HIGH
Existing Facility Conditions	HIGH	MODERATE

CONSTRUCTION OPTIONS

1 Upgrades to Existing Building

2a/2b Additions & Renovations to Existing Building

3a/3b New 7-12 Addition at MAACC & K-6 Renovations

OPTION 1

COMPREHENSIVE UPGRADES TO EXISTING BUILDING

- Baseline option for comparison
- Upgrade of existing building infrastructure only
- No additions or reconfiguration to meet educational or functional 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
Subtotal Construction Costs		\$ 19,595,552		\$ 21,359,596
Construction Soft Costs	10.0%	\$ 1,959,555		\$ 2,135,960
Total Construction Costs		\$ 21,555,107		\$ 23,495,555
Project Soft Costs	16.0%	\$ 3,448,817		\$ 3,759,289
TOTAL PROJECT COSTS		\$ 25,003,924		\$ 27,254,844

Pros

- Addresses all existing facility conditions at the Elementary & Jr/Sr High School

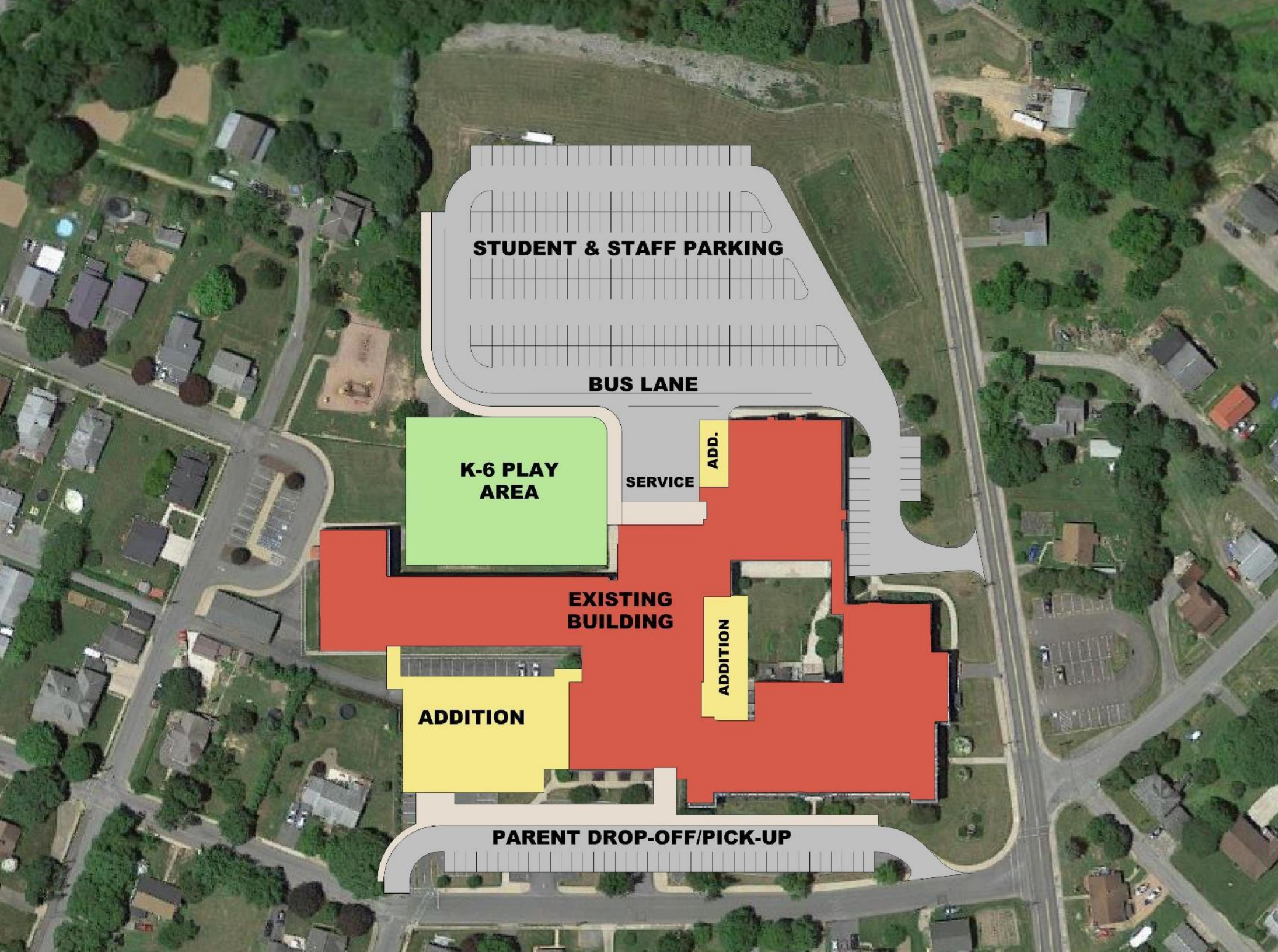
Cons

- Does not address any of the educational & functional deficiencies at the Elementary School
- Does not address any of the educational & functional deficiencies at the Jr/Sr High School
- Does not address any of the educational & functional deficiencies of the existing site.

OPTION 2a

ADDITIONS & COMPREHENSIVE RENOVATIONS TO EXISTING BUILDING

OPTION 2a
K-12 SITE PLAN



STUDENT & STAFF PARKING

BUS LANE

**K-6 PLAY
AREA**

SERVICE

ADD.

**EXISTING
BUILDING**

ADDITION

ADDITION

PARENT DROP-OFF/PICK-UP

OPTION 2a

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
Subtotal Construction Costs		\$ 38,191,039		\$ 41,629,098
Construction Soft Costs	10.0%	\$ 3,819,104		\$ 4,162,910
Total Construction Costs		\$ 42,010,143		\$ 45,792,008
Project Soft Costs	16.0%	\$ 6,721,623		\$ 7,326,721
TOTAL PROJECT COSTS		\$ 48,731,766		\$ 53,118,729

Pros

- Addresses all existing facility conditions at the Elementary & Jr/Sr High School
- Addresses all educational & functional deficiencies at the Elementary & Jr/Sr High School

Cons

- Not financially feasible
- Maximizes existing site usage and does not allow for any future expansion
- Athletic facilities remain separate from the Jr/Sr High School
- Renovations to an occupied School

OPTION 2b

ADDITIONS & SELECTIVE RENOVATIONS TO EXISTING BUILDING

REDUCTIONS FROM OPTION 2a

- REDUCED SCOPE OF EXISTING UPGRADES
- ELIMINATE ELEMENTARY GYMNASIUM ADDITION
 - REPLACE WITH CAFETERIA ADDITION
 - RENOVATE MULTI-PURPOSE TO GYMNASIUM
 - ELIMINATE MP RENO TO ELEMENTARY LIBRARY
- ELIMINATE WRESTLING ADDITION
- ELIMINATE FITNESS/WEIGHT ROOM ADDITION
- REDUCE PROJECT SOFT COSTS (FF&E)

OPTION 2b

K-12 SITE PLAN



OPTION 2b

ESTIMATED PROJECT COSTS

Montgomery Elementary & Jr/Sr HS				
Additions & Renovations		COST RANGE		
Renovation Construction Costs	183,051 SF	\$ 13,040,866		\$ 14,344,953
Additions Construction Costs	27,466 SF	\$ 7,502,338		\$ 8,252,572
Site Construction Costs		\$ 2,300,000		\$ 2,530,000
New Softball Field		\$ 450,000		\$ 495,000
Escalation & Contingency	10%	\$ 2,387,553		\$ 2,370,083
Subtotal Construction Costs		\$ 25,680,757		\$ 27,992,608
Construction Soft Costs	10.0%	\$ 2,568,076		\$ 2,799,261
Total Construction Costs		\$ 28,248,833		\$ 30,791,869
Project Soft Costs	12.0%	\$ 3,389,860		\$ 3,695,024
TOTAL PROJECT COSTS		\$ 31,638,693		\$ 34,486,893

Pros

- Addresses most educational & functional deficiencies at the Elementary & Jr/Sr High School
- Financially feasible option

Cons

- Does not address all existing facility conditions at the Elementary & Jr/Sr High School
- Does not address all educational & functional deficiencies at the Elementary & Jr/Sr High School
- Maximizes existing site usage and does not allow for any future expansion
- Athletic facilities remain separate from the Jr/Sr High School
- Renovations to an occupied School

OPTION 3a

PHASE I: 7-12 ADDITION @ MAACC

PHASE 2: K-6 COMPREHENSIVE RENOVATIONS & PARTIAL BUILDING DEMOLITION

OPTION 3a

PHASE I

7-12 SITE PLAN



7-12 ESTIMATED PROJECT COSTS

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
Subtotal Construction Costs		\$ 30,999,688		\$ 34,099,656
Construction Soft Costs	10.0%	\$ 3,099,969		\$ 3,409,966
Total Construction Costs		\$ 34,099,656		\$ 37,509,622
Project Soft Costs	16.0%	\$ 5,455,945		\$ 6,001,540
TOTAL PROJECT COSTS		\$ 39,555,601		\$ 43,511,161

OPTION 3a

PHASE II

K-6 SITE PLAN



OPTION 3a

PHASE II

K-6 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
Subtotal Construction Costs		\$ 13,685,861		\$ 14,917,898
Construction Soft Costs	10.0%	\$ 1,368,586		\$ 1,491,790
Total Construction Costs		\$ 15,054,447		\$ 16,409,688
Project Soft Costs	16.0%	\$ 2,408,711		\$ 2,625,550
TOTAL PROJECT COSTS		\$ 17,463,158		\$ 19,035,238

Pros

- Addresses all facility conditions and educational & functional deficiencies at the Elementary School
- Addresses all facility conditions and educational & functional deficiencies at the Jr/Sr High School
- Locates the Athletic Facilities with the Jr/Sr High School
- Allows for future expansion at the existing school site
- New 7-12 additions constructed not on school occupied site.

Cons

- Not financially feasible
- Would need to be construction in phases (existing building upgrades occur further in the future)
- Elementary renovations occur in occupied building

OPTION 3b

PHASE I: 7-12 ADDITION @ MAACC

PHASE 2: K-6 SELECTIVE RENOVATIONS

REDUCTIONS FROM OPTION 3a

- REDUCED SCOPE OF EXISTING UPGRADES
- ELIMINATED AUDITORIUM, STAGE, & SUPPORT SPACES
 - USE EXISTING AUDITORIUM AT ELEMENTARY SCHOOL
 - ADD BLACK BOX THEATER AT HIGH SCHOOL
- SIZE REDUCTIONS TO SOME NEW SPACES
- REDUCED CONSTRUCTION SOFT COSTS (CONTINGENCY)
- REDUCED PROJECT SOFT COSTS (FF&E)
- ELIMINATED ELEMENTARY BUILDING DEMOLITION

OPTION 3b

PHASE I

7-12 SITE PLAN



7-12 ESTIMATED PROJECT COSTS

New Jr/Sr HS @ MAACC				
Additions		COST RANGE		
New Building Construction Costs	94,092 SF	\$ 20,229,780		\$ 22,252,758
Site Construction Costs		\$ 2,000,000		\$ 2,200,000
Escalation & Contingency	9%	\$ 2,056,255		\$ 2,261,880
Subtotal Construction Costs		\$ 24,286,035		\$ 26,714,638
Construction Soft Costs	8.0%	\$ 1,942,883		\$ 2,137,171
Total Construction Costs		\$ 26,228,917		\$ 28,851,809
Project Soft Costs	12.0%	\$ 3,147,470		\$ 3,462,217
TOTAL PROJECT COSTS		\$ 29,376,388		\$ 32,314,026

OPTION 3b

PHASE II

K-6 SITE PLAN



K-6 ESTIMATED PROJECT COSTS

Montgomery Elementary				
Selective 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

Pros

- Addresses all facility conditions and educational & functional deficiencies at the Elementary School
- Addresses all facility conditions and educational & functional deficiencies at the Jr/Sr High School
- Locates the Athletic Facilities with the Jr/Sr High School
- Allows for future expansion at the existing school site
- New 7-12 additions constructed on a non-occupied school occupied site.

Cons

- Would need to be construction in phases (existing building upgrades occur further in the future)
- Does not address all existing facility conditions at the Elementary School
- Elementary renovations occur in occupied building
- More costly option

SUMMARY OF OPTIONS

SUMMARY OF OPTIONS

OPTION 1

K-12 EXISTING UPGRADES ONLY

\$25 - \$27 Million

OPTION 2a

K-12 ADDITIONS & COMPREHENSIVE RENOVATIONS

\$48 - \$53 Million

OPTION 2b

K-12 ADDITIONS & SELECTIVE RENOVATIONS

\$31 - \$34 Million

OPTION 3a

PHASE I NEW 7-12 @ MAACC

\$39 - \$43 Million

PHASE II K-6 COMPREHENSIVE RENOVATIONS & DEMO

\$17 - \$19 Million

OPTION 3b

PHASE I NEW 7-12 @ MAACC

\$29 - \$32 Million

PHASE II K-6 SELECTIVE RENOVATIONS

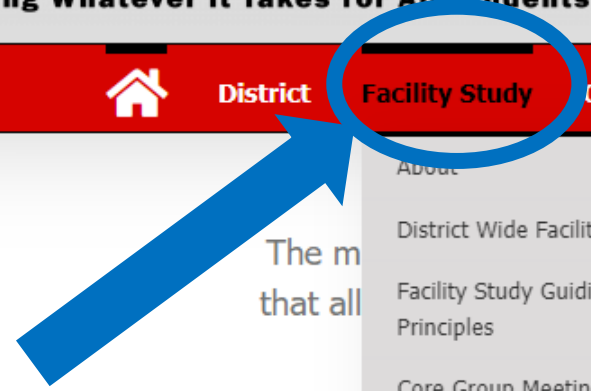
\$9 - \$10 Million

SUMMARY OF OPTIONS

	OPTION 2b	OPTION 3b
Meets Educational Program	★	★ ★ ★
Aligns with Financial Resources	★ ★	★ ★
Adaptable for the Future	★	★ ★ ★
Community Use	★ ★ ★	★ ★ ★
Functionality & Building Organization	★	★ ★
Existing Facility Upgrades	★ ★	★
Constructability and Phasing	★	★ ★ ★

SCHEDULE

SURVEY & COMMENTS



The m
that all

- About
- District Wide Facility Study
- Facility Study Guiding Principles
- Core Group Meeting 12-14-21
- Steering Committee Meeting 1-11-22
- Steering Committee Meeting 2-8-22
- Steering Committee Meeting 4-12-22
- Steering Committee Meeting Presentation 5-10-22
- Steering Committee Meeting 5-10-22
- School Board Meeting Presentation 5-17-22
- School Board Meeting Presentation 7-19-22

Area School District, as the leader of an educational partnership with the community, is to ensure dependent learners, will acquire respect for self and others, and will attain the knowledge and skills become successful, productive members in the ever changing global community.



Continuity of Education Plans



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