

Crabtree, Rohrbaugh & Associates

**KARNS CITY**  
**AREA SCHOOL DISTRICT**

COMMUNITY MEETING

September 21, 2020

1. OPTION DEVELOPMENT

2. OPTION REVIEW

3. COST SUMMARY

4. PHASING

# AGENDA

# ① OPTION DEVELOPMENT

### GUIDING PRINCIPLES – Facility, Educational and Space Needs

1. Plan for comprehensive projects within District budget
2. Minimize District operational costs
3. Plan for a stabilized enrollment of 1300 – 1500 students
4. Facilities must meet current construction standards
5. Student safety is priority (Building entrances, accessibility and security)
6. Minimal student transitions (currently 1 transition)
7. Provide equitable spaces and opportunities to all students
8. School campus should be easy to navigate
9. Schools corridors should be easy to navigate
10. Student centered environments (instead of teacher focused)
11. Separation of Jr. High academic spaces from Sr. High
12. Separate the academic spaces from public spaces

# OPTION DEVELOPMENT

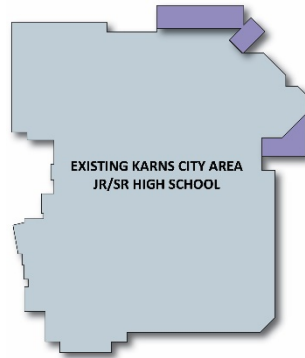
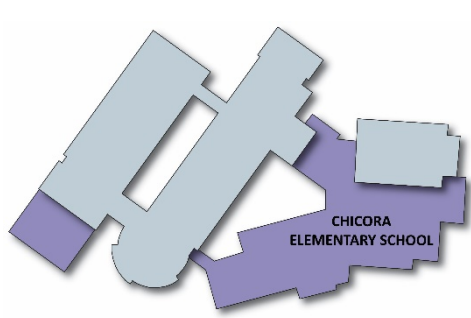
		Sugarcreek ES		Chicora ES		Jr/Sr High School		New School		Remarks
		Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	
✓	<b>Option 1</b>	K-6	Limited Reno	K - 6	Limited Reno	7 - 12	Limited Reno			Does not address educational program
	<b>Option 2</b>	Close	None	K-5	Add & Reno	6 - 12	Reno			Insufficient capacity in existing High School
✓	<b>Option 3</b>	Close	None	K-6	Add & Reno	7 - 12	Reno			Must address site circulation concerns
	<b>Option 4</b>	Close	None	K-6	Add & Reno	7 - 12	Add/Reno New Gym & DAO			Limited site area for HS expansion
?	<b>Option 5</b>	Close	None	K-6	Add & Reno	7 - 12	Add/Reno New Admin			Limited site area for HS expansion
	<b>Option 6</b>	Close	None	K-6	Add & Reno	7 - 12	Add/Reno New Admin, Gym & DAO			Limited site area for HS expansion
	<b>Option 7</b>	Close	None	Close	None	K - 12	Add/Reno New ES addition			Limited site area for HS expansion
✓	<b>Option 8</b>	Close	None	Close	None	7 - 12	Reno	K - 6	New Construction	Existing site area limited for future development
	<b>Option 9</b>	Close	None	Close	None	Close	Demolish	K - 12	New Construction	Existing site area limited for future development
✓	<b>Option 10</b>	Close	None	Close	None	K-6	Reno	7 - 12	New Construction	Existing site limited for future development

\* Options 1-9 presented in CJA May 2019 District Feasibility Study

# ② OPTION REVIEW

OPTION 3

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K-6: Chicora ES – Additions and renovations

7-12: Jr/Sr High School – Renovations w/minor additions



## OPTION 3 Chicora ES Site Plan

1. Separate bus and parent drop-off drive-ways.
2. New main entrance that is identifiable and visible to visitors
3. New visitor and staff parking.
4. New service drive
5. Relocated play area
6. Pave existing overflow parking





# OPTION 3 High School Site Plan

## Option A (3 properties)

1. New entrance and turning lane to improve vehicular circulation during Stadium events.
2. New student parking.
3. May require a traffic signal.

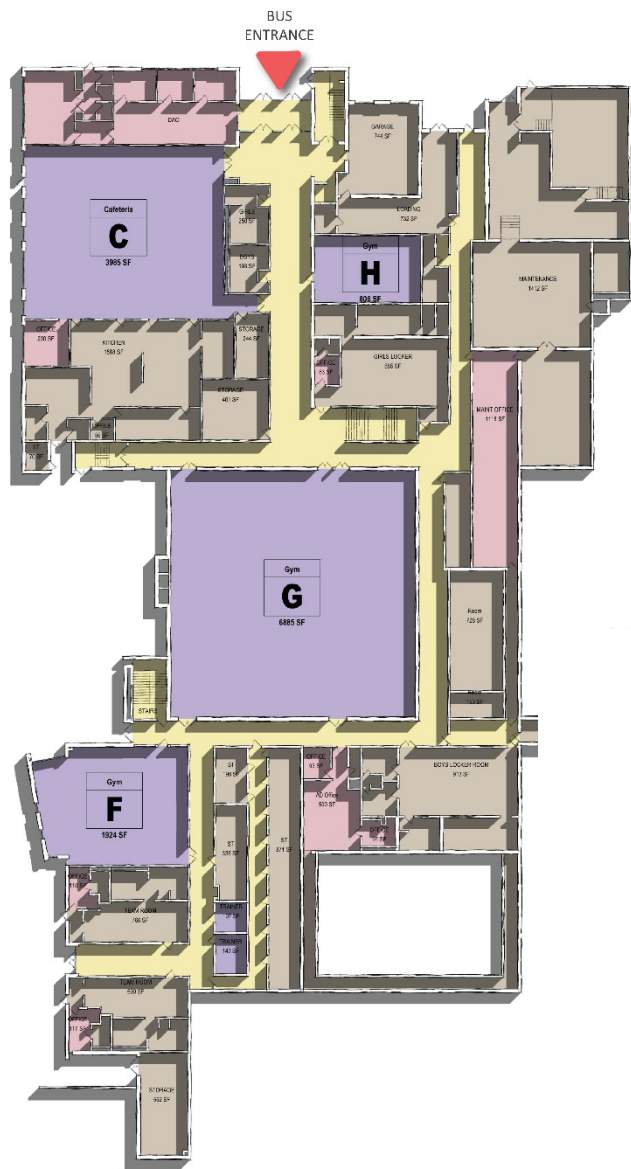
## Option B (3 properties)

1. New entrance.
2. Separate bus and parent drop-off.
3. New visitor and staff parking.
4. New outdoor plaza.
5. New service drive (optional)

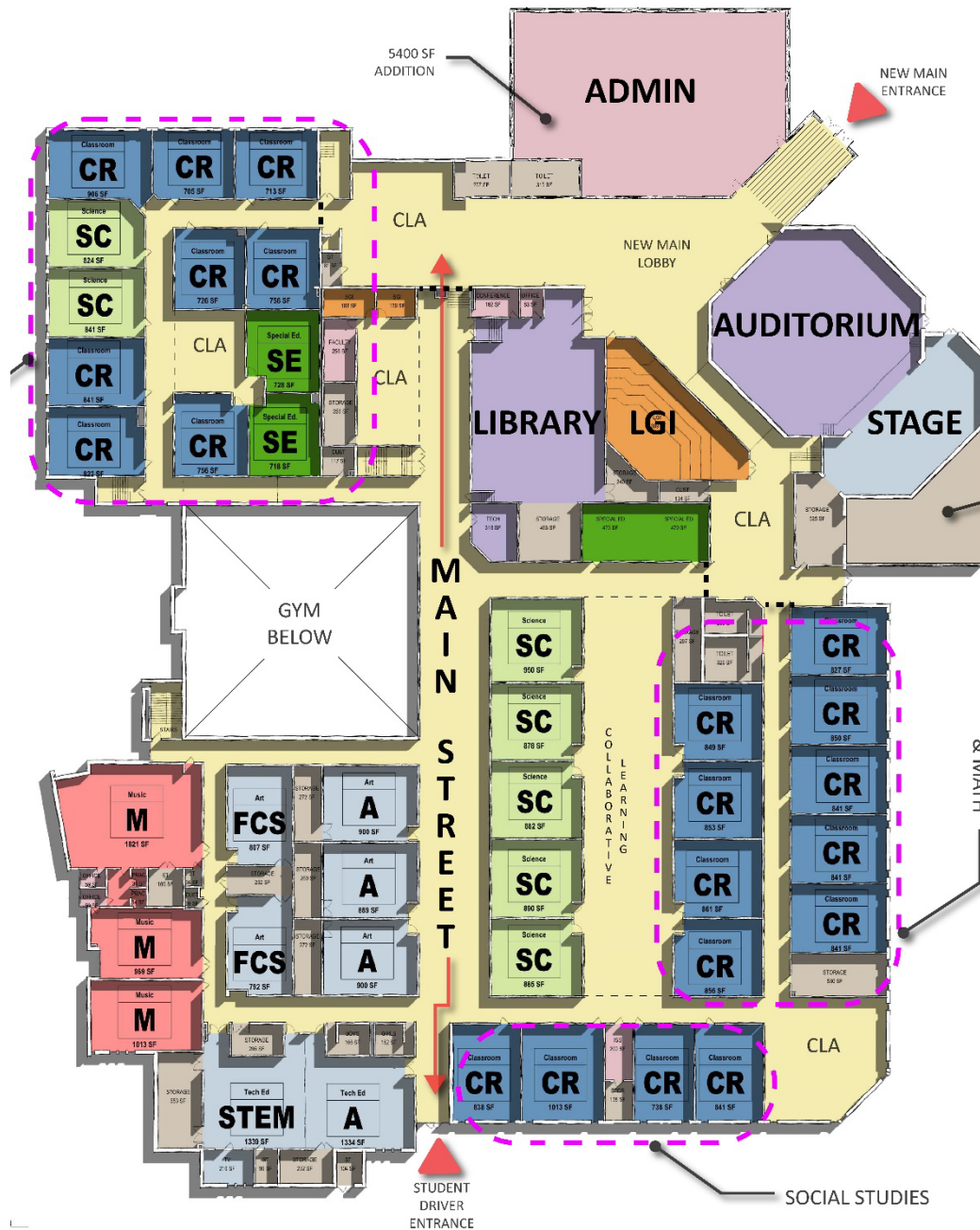
## Option C (1 property)

1. Continuous driveway around property.





Ground Floor



First Floor

# OPTION 3 Jr/Sr High School Floor Plan

1. Expand Admin., Guidance & Nurse.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Develop Main Street for building organization.
5. Open collaboration areas.
6. Storage addition for adjacent to Stage.

LANGUAGE ARTS & MATH

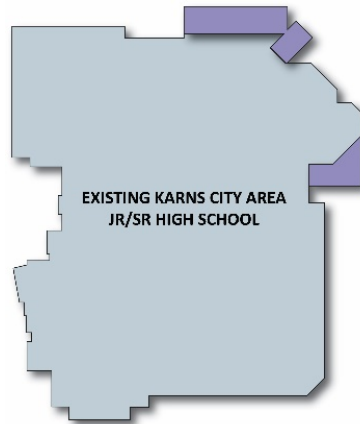
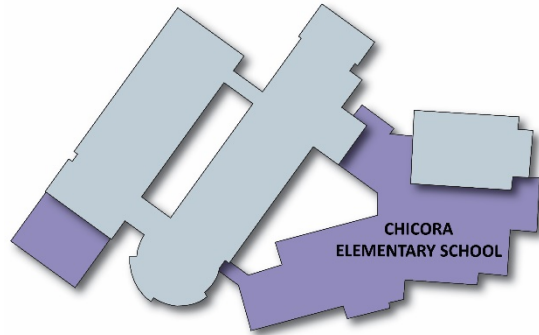
SOCIAL STUDIES

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AFTER HOURS  
LOCKDOWN POINT



# ③ COST ESTIMATE

OPTION 3



**COST RANGE**

Chicora ES Additions & Renovations

Construction Costs:	\$15.7M	\$17.1M
Soft Costs:	\$2.8M	\$3.0M
<b>Total Costs:</b>	<b>\$18.5M</b>	<b>\$20.1M</b>

Jr/Sr High School Additions & Renovations

Construction Costs:	\$24.9M	\$26.4M
Soft Costs:	\$4.5M	\$4.8M
<b>Total Costs:</b>	<b>\$29.4M</b>	<b>\$31.2M</b>

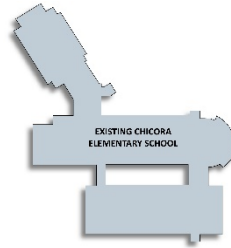
**OPTION 3 TOTAL:      \$47.8M      \$51.3M**

\*Cost estimates does not include site acquisition costs

\*Cost estimates include softs costs but do not include site acquisition costs

## COST ESTIMATE

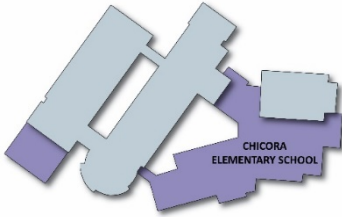
### OPTION 1



#### **COST RANGE**

Sugarcreek ES	\$9.5M-\$10.8M
Chicora ES:	\$11.3M-\$12.9M
Jr/Sr High School:	\$24.1M-\$25.9M
<b>TOTAL:</b>	<b>\$44.9M-\$49.6M</b>

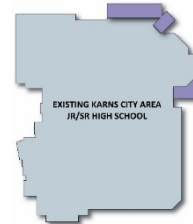
### OPTION 3



#### **COST RANGE**

Chicora ES:	\$18.5M-\$20.1M
Jr/Sr High School:	\$29.4M-\$31.2M
<b>TOTAL:</b>	<b>\$47.8M-\$51.3M</b>

### OPTION 8a



#### **COST RANGE**

New Elementary:	\$37.8M-\$39.5M
Jr/Sr High School:	\$29.8M-\$31.7M
<b>TOTAL:</b>	<b>\$67.6M-\$71.2M</b>

### OPTION 10



#### **COST RANGE**

Repurposed Elem:	\$21.5M-\$22.9M
New Jr/Sr High School:	\$61.2M-\$64.3M
<b>TOTAL:</b>	<b>\$82.7M-\$87.2M</b>

# ④ PHASING

## OPTION 3

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### PHASE 1

Chicora ES Additions & Renovations

\$18.5-\$20.1M

### PHASE 2

Jr/Sr High School Renovations

OPTION 1

\$21.2-\$22.6M

OPTION 2

\$26.5-\$27.9M

**Subtotal**

**\$39.7-\$42.7M**

**\$45.0-\$48.0M**

### PHASE 3 (Budget pending)

Site Acquisition & Development

\$2.9-\$3.3M

\$2.9-\$3.3M

**Total**

**\$42.6-\$46.0M**

**\$47.9-\$51.3M**

\*Cost estimates does not include site acquisition costs



# PHASING

Karns City Area School District DRAFT Project Schedule	2020												2021												2022												2023												2024														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
<b>Chicora ES</b>													11 mo. Design + Bid												18 mo. Construction																																						
Board Selection of Option																																																															
Design Phase																																																															
Board Updates																																																															
Act 34 Hearing																																																															
Bidding & Award Contract																																																															
Construction																																																															
Close Out																																																															
<b>Jr./Sr. High School</b>													32 mo. Design + Bid												24 mo. Construction																																						
Board Selection of Option																																																															
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	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
	2020												2021												2022												2023												2024														

# Questions?



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