



PENNSBURY SCHOOL DISTRICT

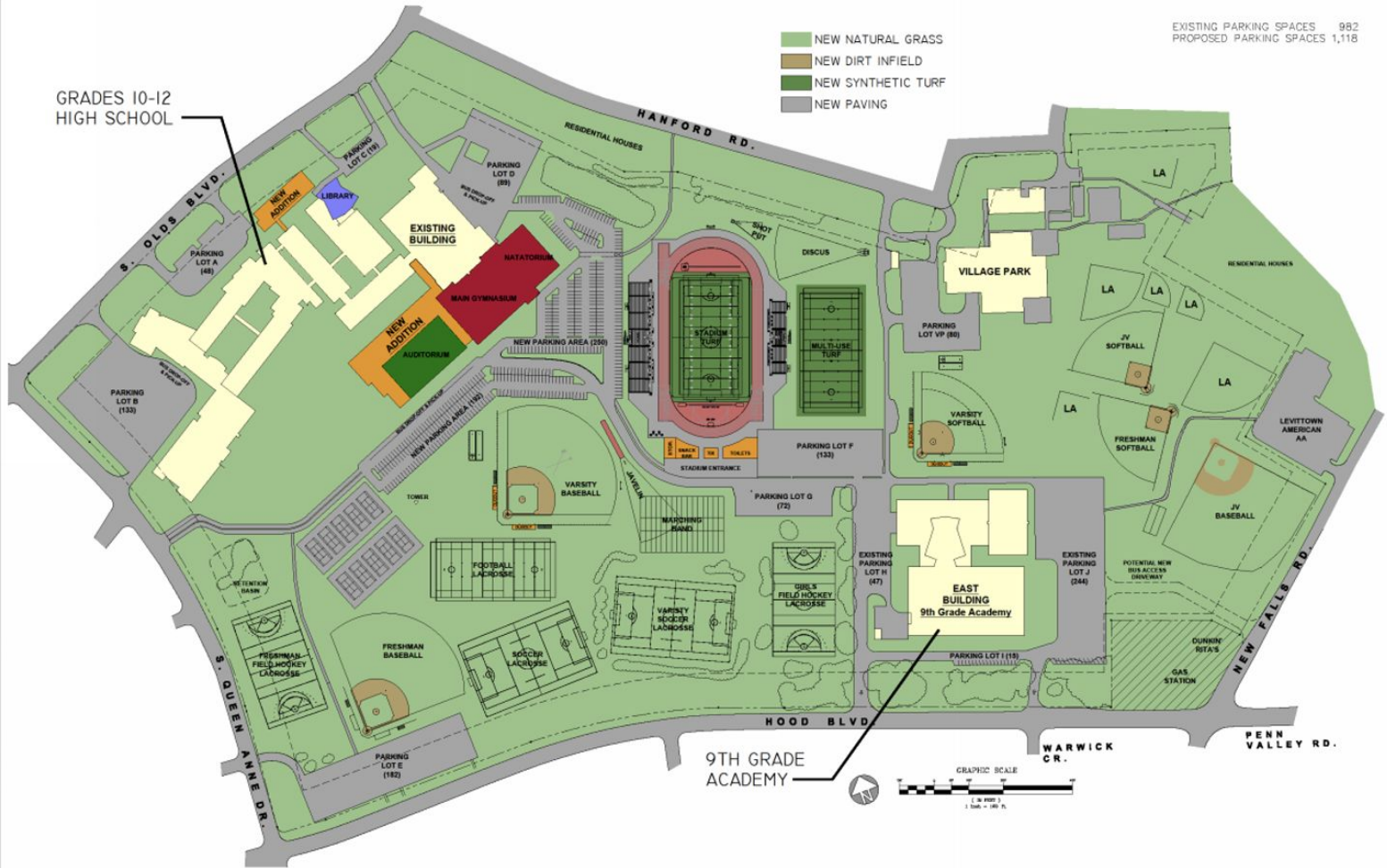
134 YARDLEY AVENUE • P.O. BOX 338 • FALLSINGTON, PENNSYLVANIA 19058-0338

High School Options

GRADES 10-12
HIGH SCHOOL

- NEW NATURAL GRASS
- NEW DIRT INFIELD
- NEW SYNTHETIC TURF
- NEW PAVING

EXISTING PARKING SPACES 982
PROPOSED PARKING SPACES 1,118



9TH GRADE
ACADEMY

WARWICK
CR.

PENN
VALLEY RD.

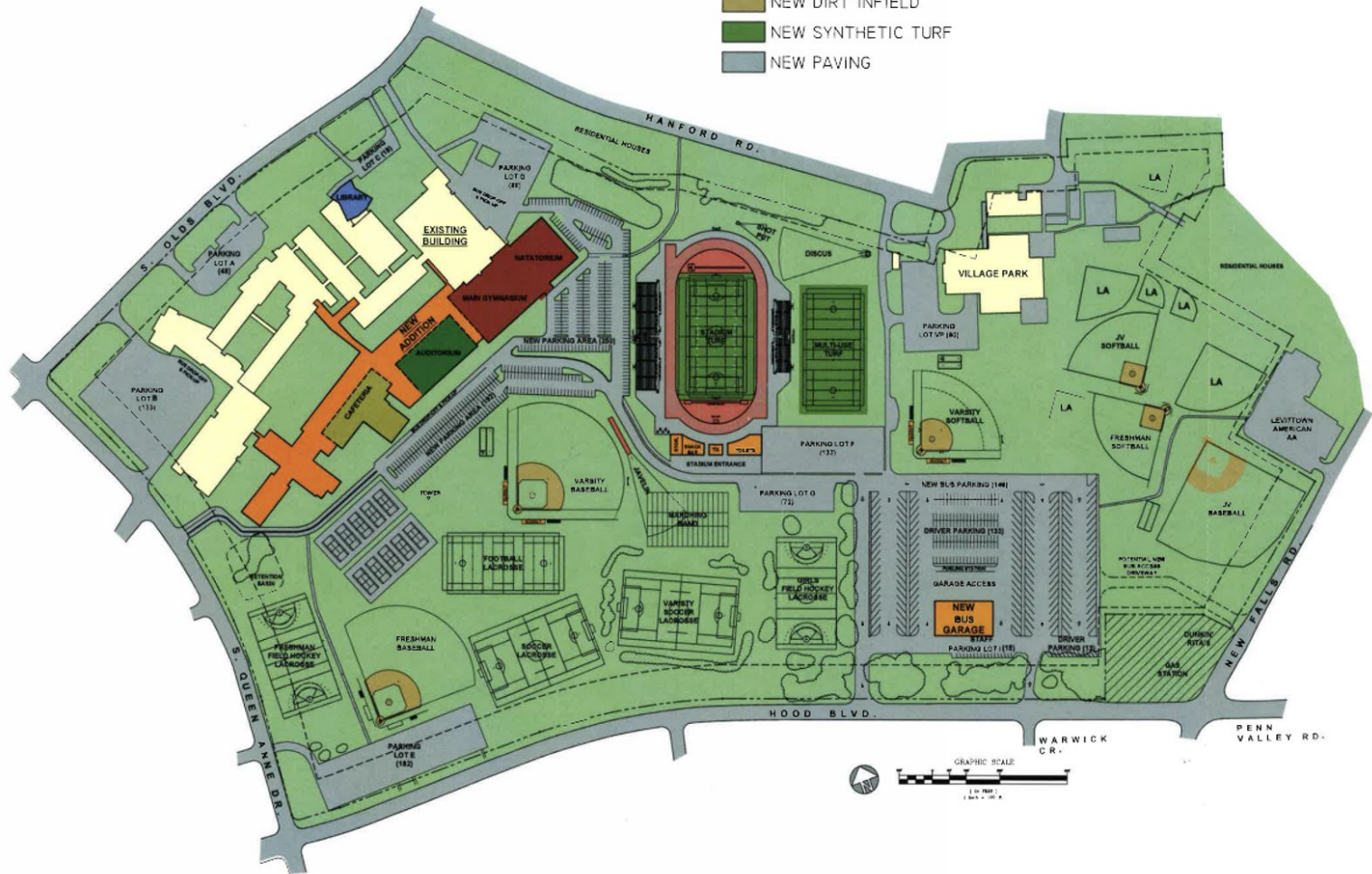




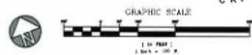
JUNE 21, 2019

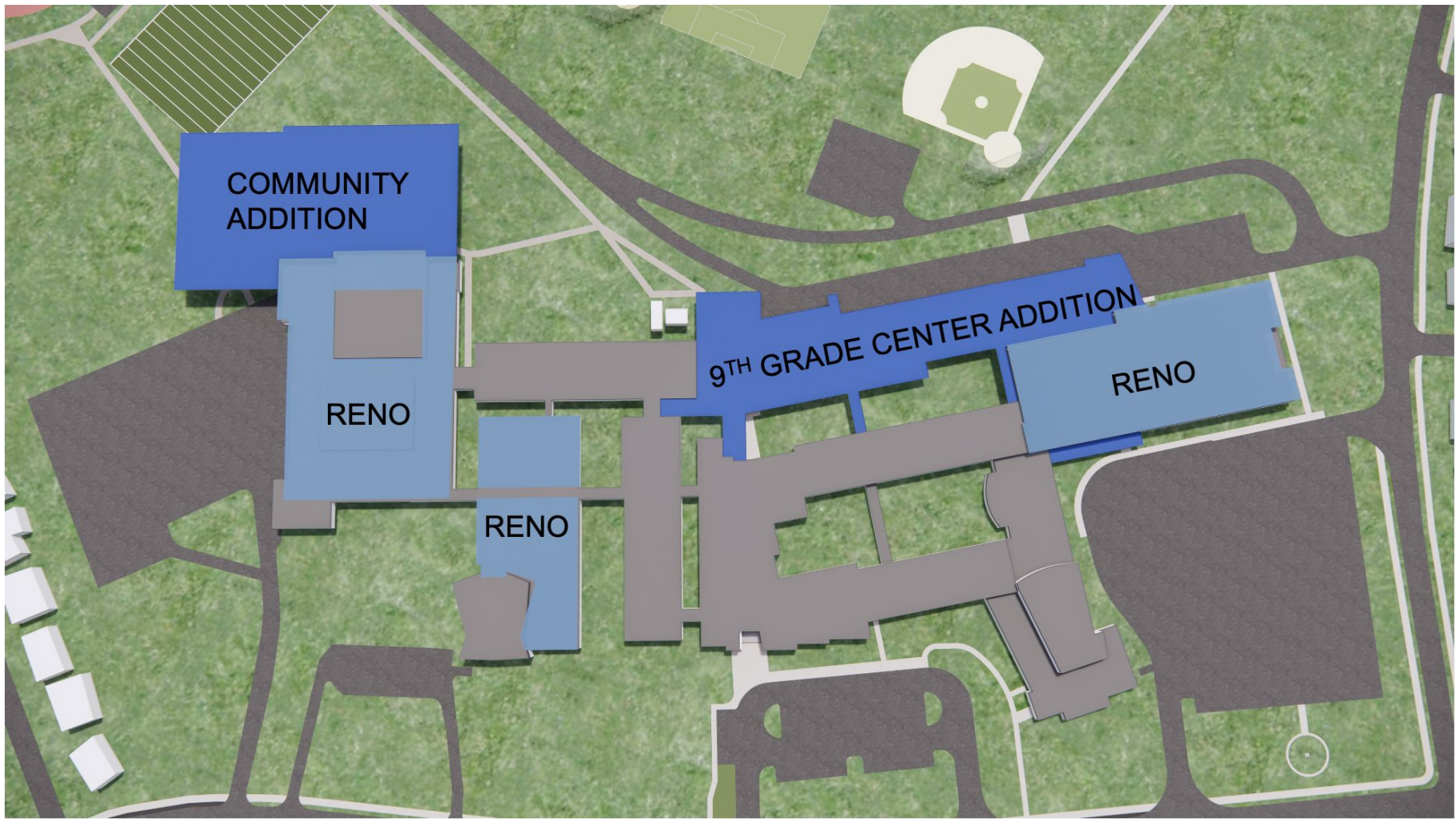
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PRELIMINARY SITE PLAN
CONCEPT 2
FACILITY SPACE PROGRAM
PENNSBURRY HIGH SCHOOL
PENNSBURRY SCHOOL DISTRICT





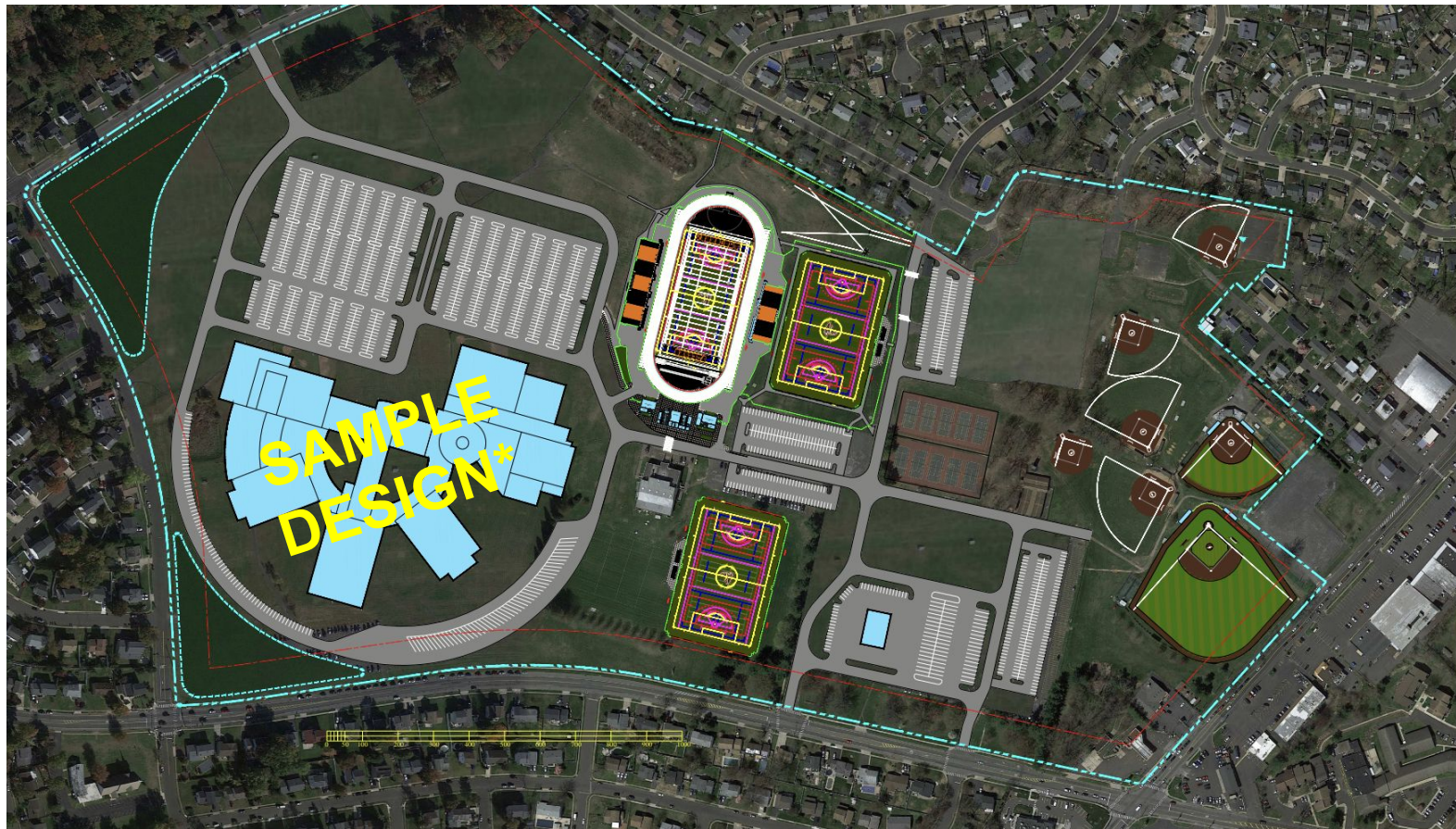
COMMUNITY
ADDITION

RENO

9TH GRADE CENTER ADDITION

RENO

RENO



**No design has been discussed or selected. This overlay was taken from a recently constructed high school to illustrate the placement of a new building.*

PENNSBURY SCHOOL DISTRICT
High School Renovation Concepts

DEI Project No. 007002

February 14, 2023

Item	Reno Budget 3100 students	Reno Budget 2800 students	Comments	New Budget for 465,000 SF 3100 students	New Budget for 420,000 SF 2800 students
Construction Costs:					
Building addition (assume added students will require new)	229,000 SF	175,000 SF	\$345/SF	465,000 SF	420,000 SF
General Contractor	\$54,894,000	\$36,750,000	\$210 / SF	99,975,000	\$90,300,000
HVAC Contractor	\$15,684,000	\$10,500,000	\$60 / SF	27,900,000	\$25,200,000
Electrical Contractor	\$14,377,000	\$9,625,000	\$55 / SF	25,575,000	\$25,200,000
Plumbing Contractor	\$5,228,000	\$3,500,000	\$20 / SF	9,300,000	\$8,400,000
Building Renovations	200,000 SF	200,000 SF	\$265/SF		
General Contractor	\$28,000,000	\$28,000,000	\$140 / SF		
HVAC Contractor	\$12,000,000	\$12,000,000	\$60 / SF		
Electrical Contractor	\$10,000,000	\$10,000,000	\$50 / SF		
Plumbing Contractor	\$4,000,000	\$4,000,000	\$20 / SF		
Natorium (8 lane/no diving/small spectator)	\$8,000,000	\$8,000,000	Assume new pool	\$8,000,000	\$8,000,000
Village Park demo	\$700,000	\$700,000		\$700,000	\$700,000
East Demo	\$1,300,000	\$1,300,000		\$1,300,000	\$1,300,000
West Demo	\$500,000	\$500,000		\$3,000,000	\$3,000,000
Sitework	\$11,000,000	\$11,000,000		\$16,000,000	\$16,000,000
Environmental Remediation	\$1,250,000	\$1,250,000		\$1,250,000	\$1,250,000
TOTAL CONSTRUCTION COSTS	\$166,933,000	\$137,125,000		\$193,000,000	\$179,350,000

Environmental Testing & Consulting - Element Environmental Solutions - Abatement	\$30,000	\$30,000		\$30,000	\$30,000
Environmental Testing & Consulting - Element Environmental Solutions - Air Quality/Clearance Testing	\$90,000	\$90,000		\$90,000	\$90,000
Topographic/boundary and features survey	\$60,000	\$60,000		\$60,000	\$60,000
Geotechnical Testing & Clean Fill Cert	\$75,000	\$75,000		\$75,000	\$75,000
Waste Management Contractor	\$0	\$0	Not LEED	\$0	\$0
Builder's Risk Insurance	\$300,000	\$300,000	For 3 yrs	\$300,000	\$300,000
Architect fees	\$6,677,320	\$5,485,000		\$7,720,000	\$7,174,000
Civil/Land Development/Site Survey	\$0	\$0	In Arch fee	\$0	\$0
Additional scope for offsite, FEMA work ,etc.	\$50,000	\$50,000	Allowance	\$50,000	\$50,000
Option for LEED design addition	\$150,000	\$150,000	Allowance.	\$150,000	\$150,000
Sanitary sewer design	\$0	\$0	Included in architect	\$0	\$0
Off-Site Traffic Design Allowance	\$100,000	\$100,000		\$100,000	\$100,000
Design & Construction Phase CM Services	\$3,839,459	\$3,153,875		\$3,860,000	\$3,587,000
Legal Costs	\$100,000	\$100,000		\$100,000	\$100,000
Approvals & Permits	\$900,000	\$900,000		\$900,000	\$900,000
Computer Eq/Data Wire Service/Inst Technology	\$2,000,000	\$2,000,000		\$2,000,000	\$2,000,000
Utilities/Water/Sewer	\$75,000	\$75,000	Allowance	\$75,000	\$75,000
Construction Materials Testing	\$200,000	\$200,000	Third party contract	\$200,000	\$200,000
HVAC testing and balancing	\$150,000	\$150,000	Third party contract	\$150,000	\$150,000
Printing, etc.	\$25,000	\$25,000		\$25,000	\$25,000
Phasing Allowance					
Movable fixtures and equipment (FF&E)	\$2,000,000	\$2,000,000		\$2,500,000	\$2,500,000
Design & Construction Contingency	\$6,500,000	\$6,500,000		\$6,500,000	\$6,500,000
Inflation (4.5%)	\$7,511,985	\$6,170,625		\$8,685,000	\$8,070,750
Financing	\$1,700,000	\$1,700,000		\$1,700,000	\$1,700,000
TOTAL SOFT COSTS	\$32,533,764	\$29,314,500		\$35,270,000	\$33,836,750
TOTAL Estimated Cost	\$199,466,764	\$166,439,500		\$228,270,000	\$213,186,750

Tentative Timeline

May - November, 2023

Discussions/Assemble Committee/Community Meetings
Site Surveys, GeoTech Investigation, Hazardous materials investigation

November/December, 2023

RFP for Architect and School Design

January 2024- June 2025

Assemble Design Committee / School Visits / Community Presentations /
Design and Construction Approvals

Summer 2025

Construction starts

Winter 2029

New Building Opens

East and West remain open and functioning during construction