



Crabtree, Rohrbaugh & Associates

KARNS CITY
AREA SCHOOL DISTRICT

FACILITY STUDY UPDATE

April 27, 2020

1. OPTION DEVELOPMENT
2. OPTION REVIEW
3. COST SUMMARY
4. PHASING
5. NEXT STEPS

AGENDA

GUIDING PRINCIPLES

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

OPTION DEVELOPMENT

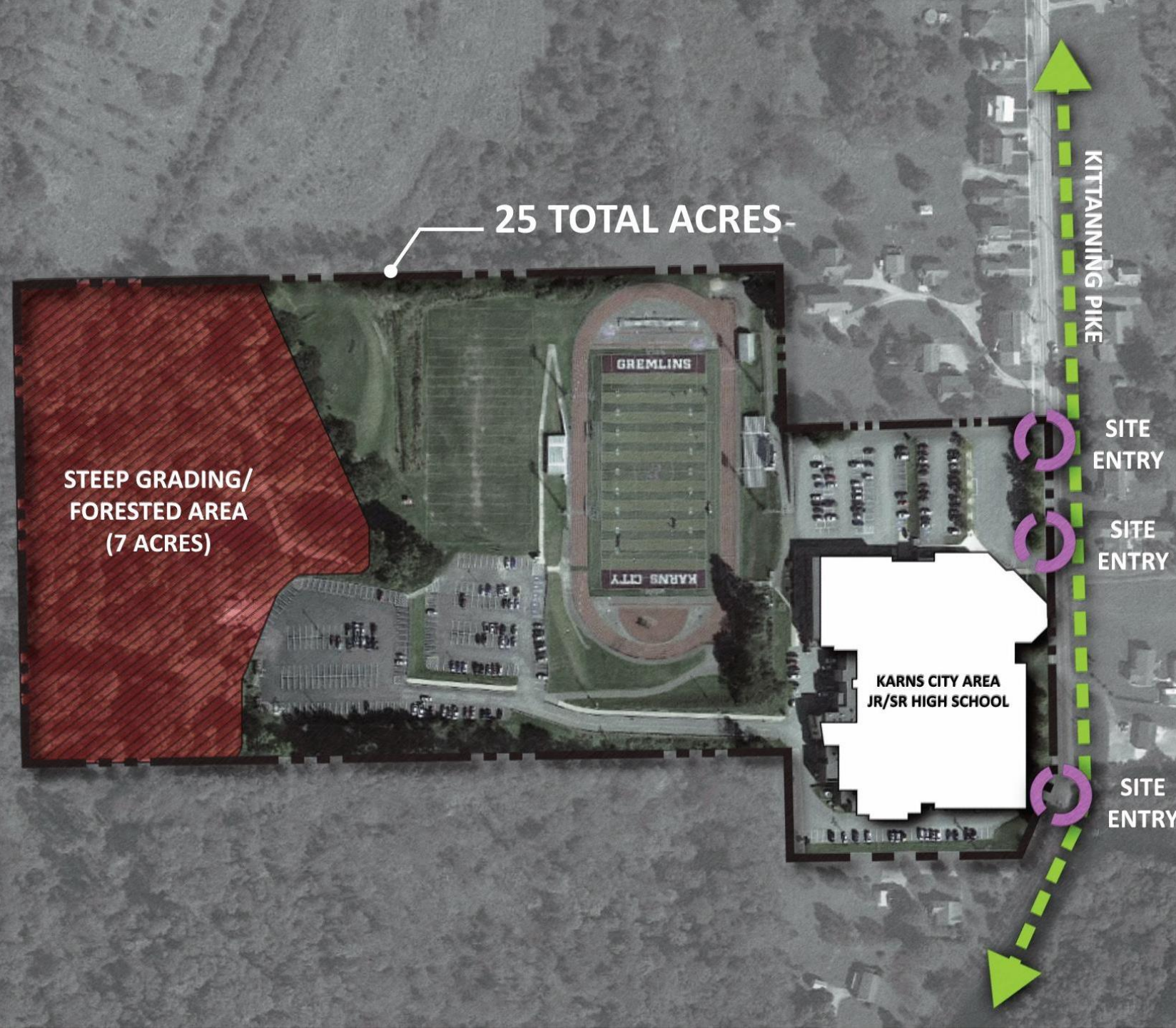
		Sugarcreek ES		Chicora ES		Jr/Sr High School		New School		Remarks
		Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	Grade Alignment	Scope of Work	
	Option 1	K-6	Limited Reno	K - 6	Limited Reno	7 - 12	Limited Reno			Does not address educational program
	Option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

OPTION DEVELOPMENT

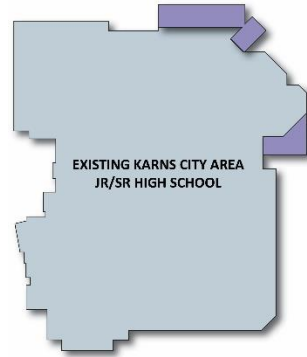
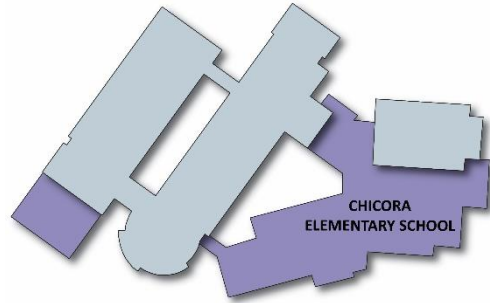
1. Limited land to develop due to steep slopes and forested area.
2. Vehicular circulation challenges:
 - Bus and Parent drop-off separation.
 - Traffic congestion during evening events.
 - Poor sight lines from south entrance driveway.

***Eliminates Options 4, 6, 7, 8 and 9**



② OPTION REVIEW

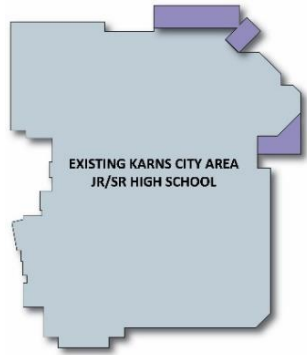
OPTION 3



K-6: Chicora ES – Additions and renovations

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

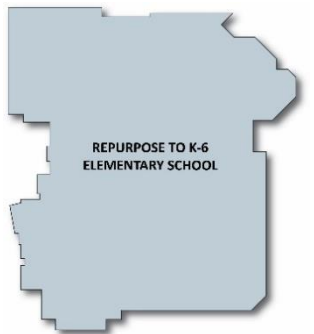
OPTION 8



K-6: New Elementary School (requires site acquisition)

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

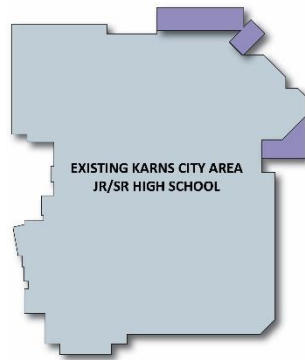
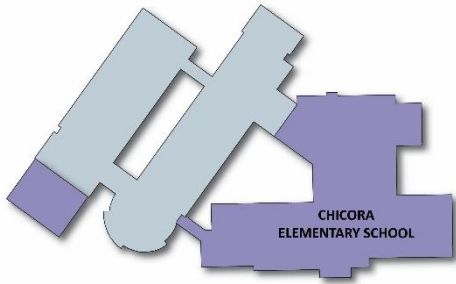
OPTION 10



K-6: Repurpose existing HS to ES

7-12: New Jr/Sr High School (requires site acquisition)

OPTION 3



K-6: Chicora ES – Additions and renovations

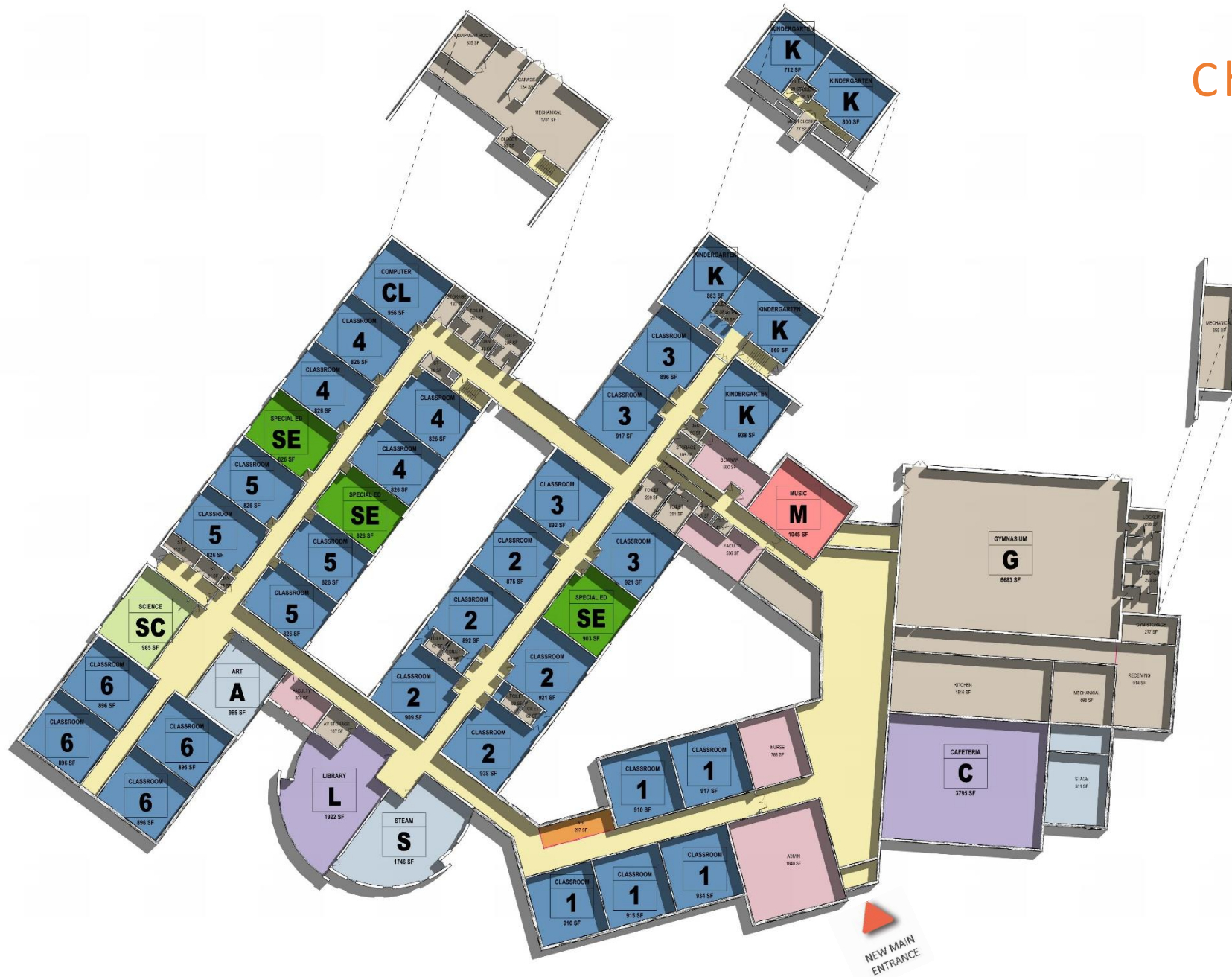
7-12: Jr/Sr High School – Renovations w/minor additions



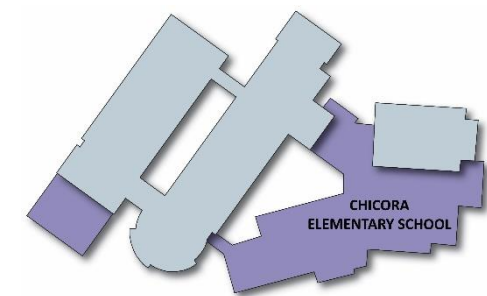
OPTION 3 Chicora ES Site Plan

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

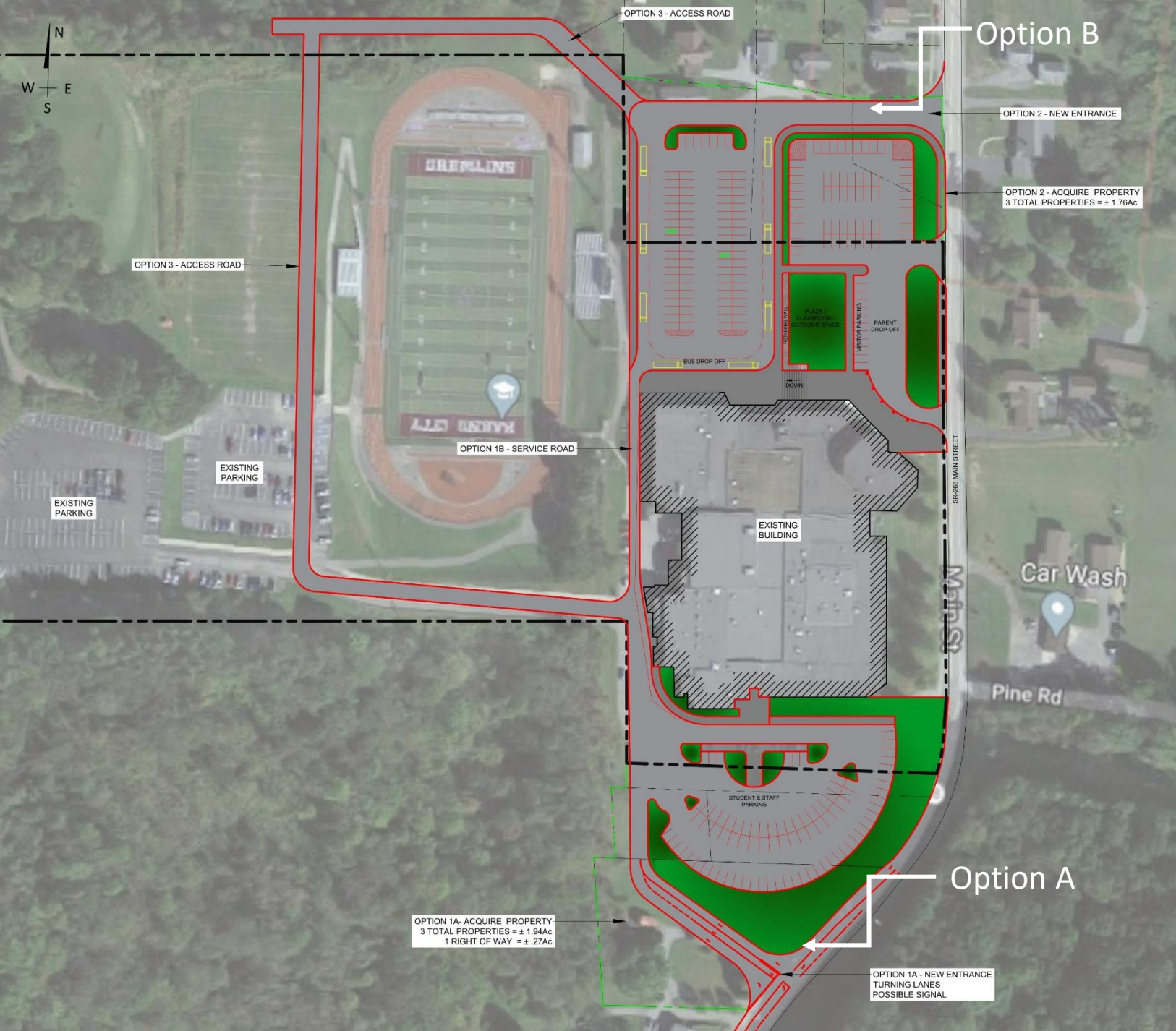
OPTION 3 Chicora ES Floor Plan



1. Expand Admin., Guidance & Nurse.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Develop Main Street for building organization.
5. Include open collaboration areas.



OPTION 3 High School Site Plan



Option A (3 properties)

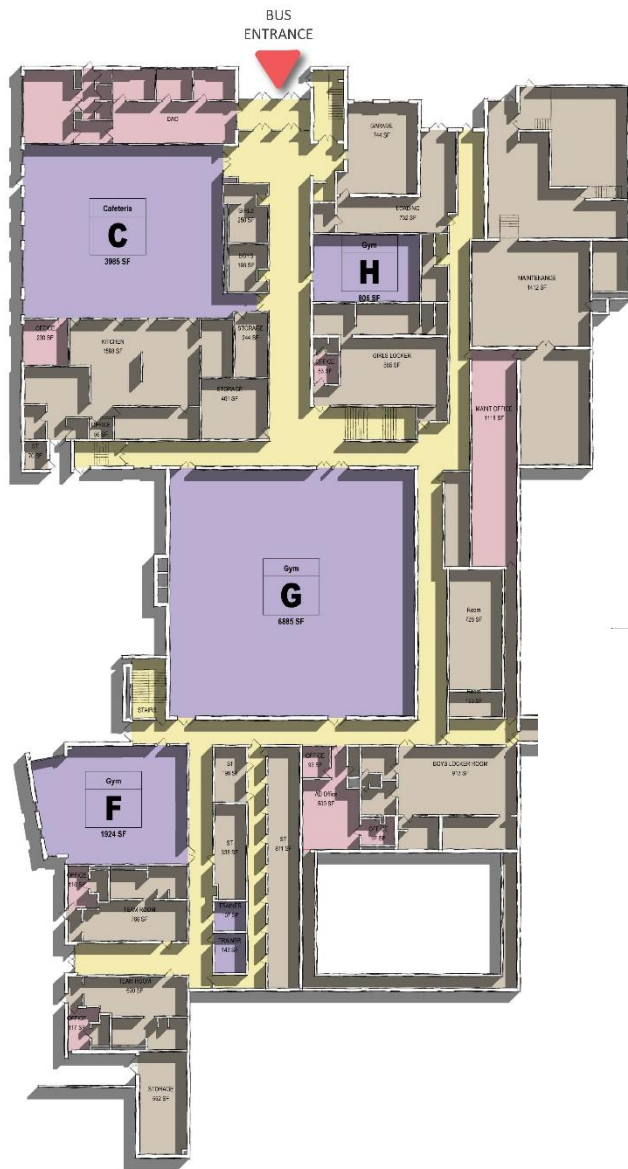
1. New entrance and turning lane to improve vehicular circulation during Stadium events.
2. New student parking.
3. May require a traffic signal.

Option B (3 properties)

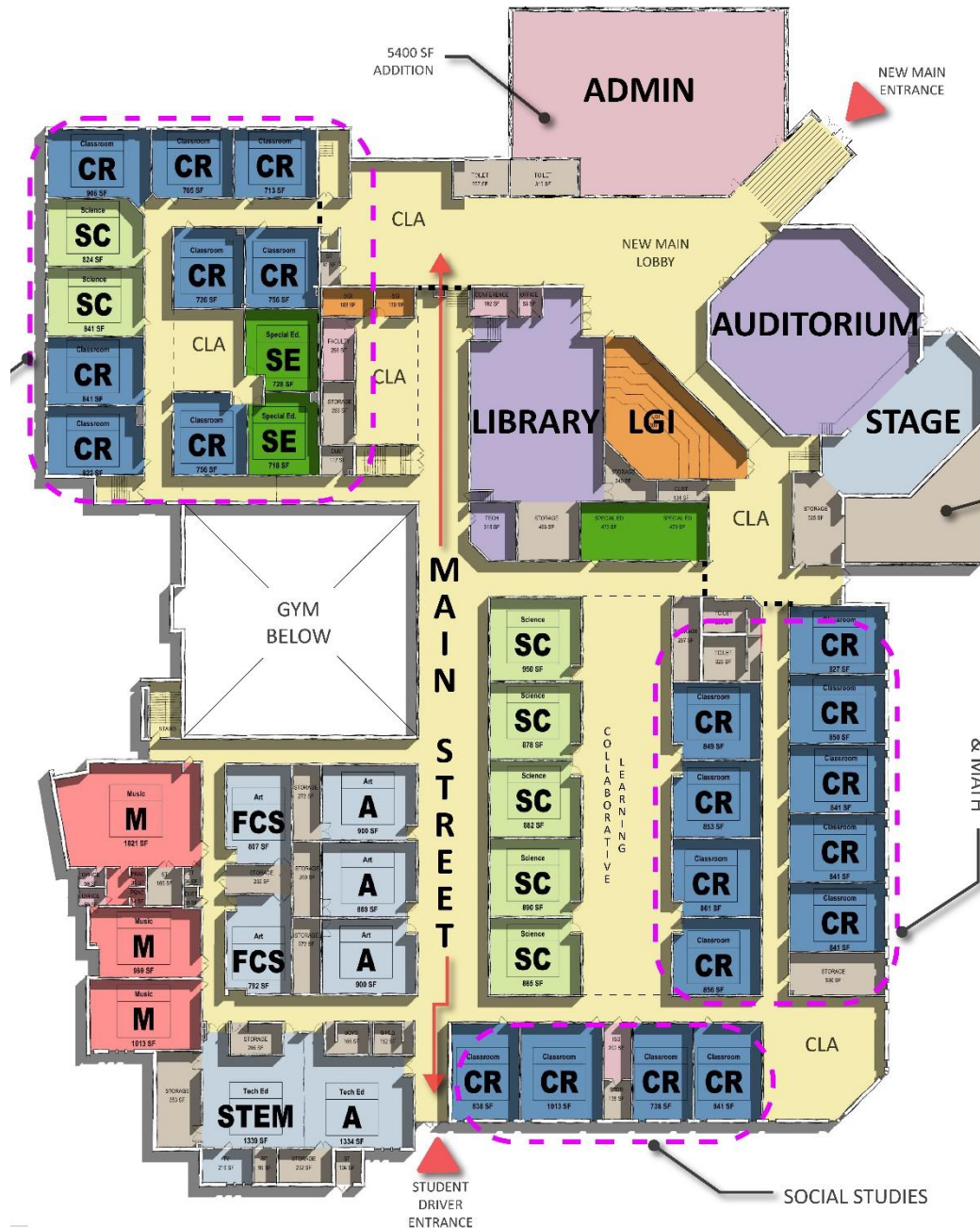
1. New entrance.
2. Separate bus and parent drop-off.
3. New visitor and staff parking.
4. New outdoor plaza.
5. New service drive (optional)

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.

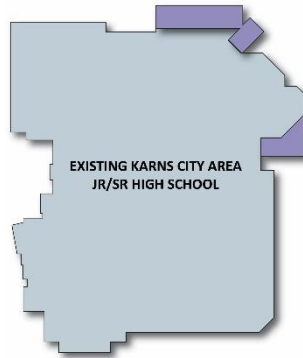
LANGUAGE ARTS & MATH

SOCIAL STUDIES

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AFTER HOURS
LOCKDOWN POINT

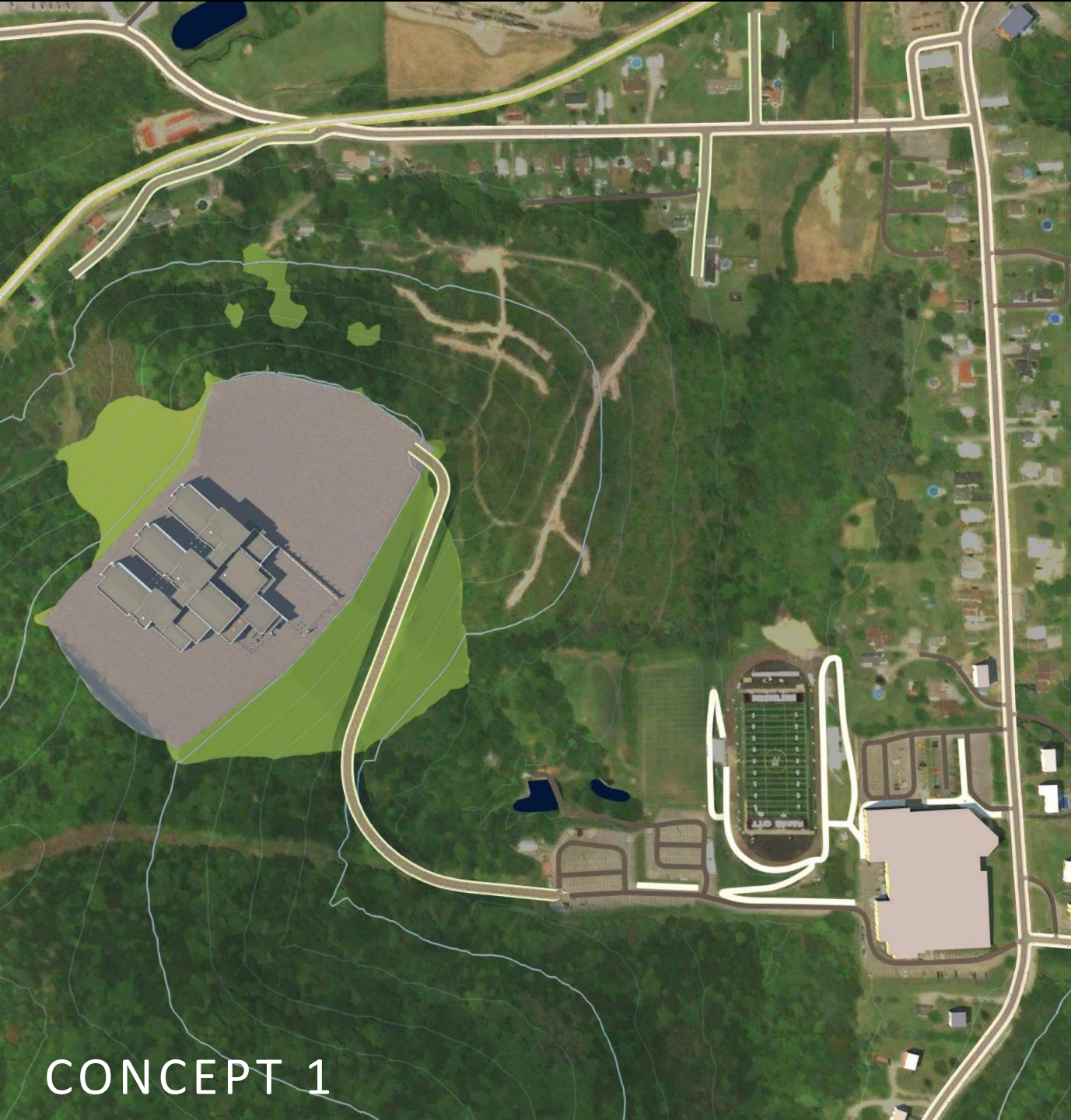


OPTION 8



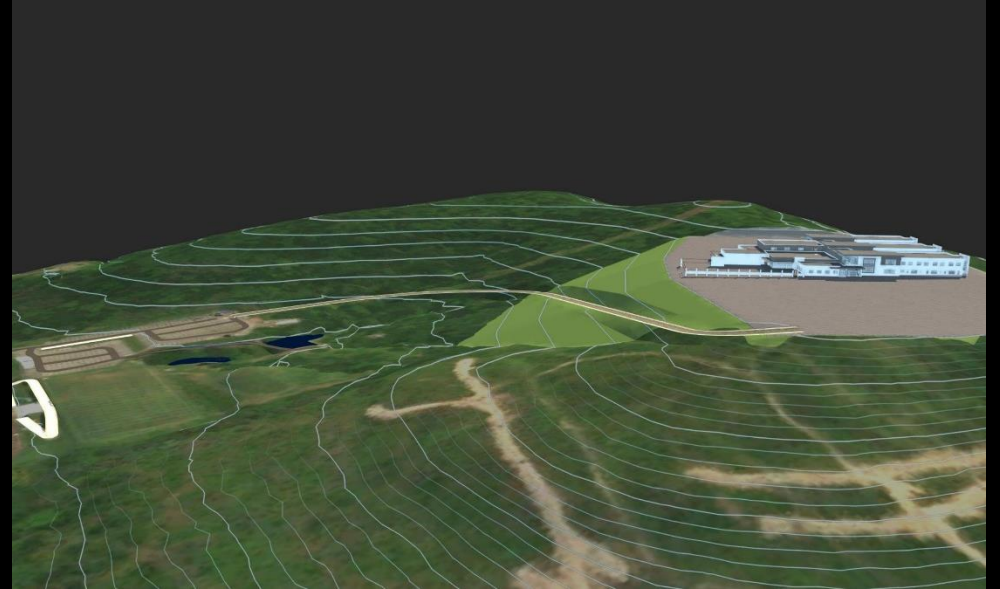
K-6: New Elementary School (requires site acquisition)

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



CONCEPT 1

OPTION 8 New Elementary Site Plan

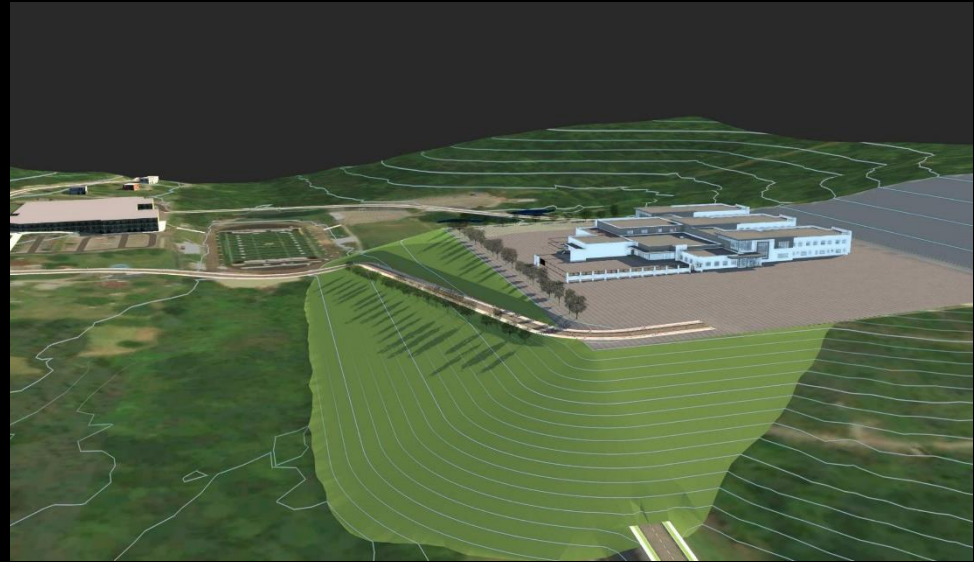


OPTION 8

New Elementary Site Plan



CONCEPT 2



OPTION 8 New Elementary Floor Plan

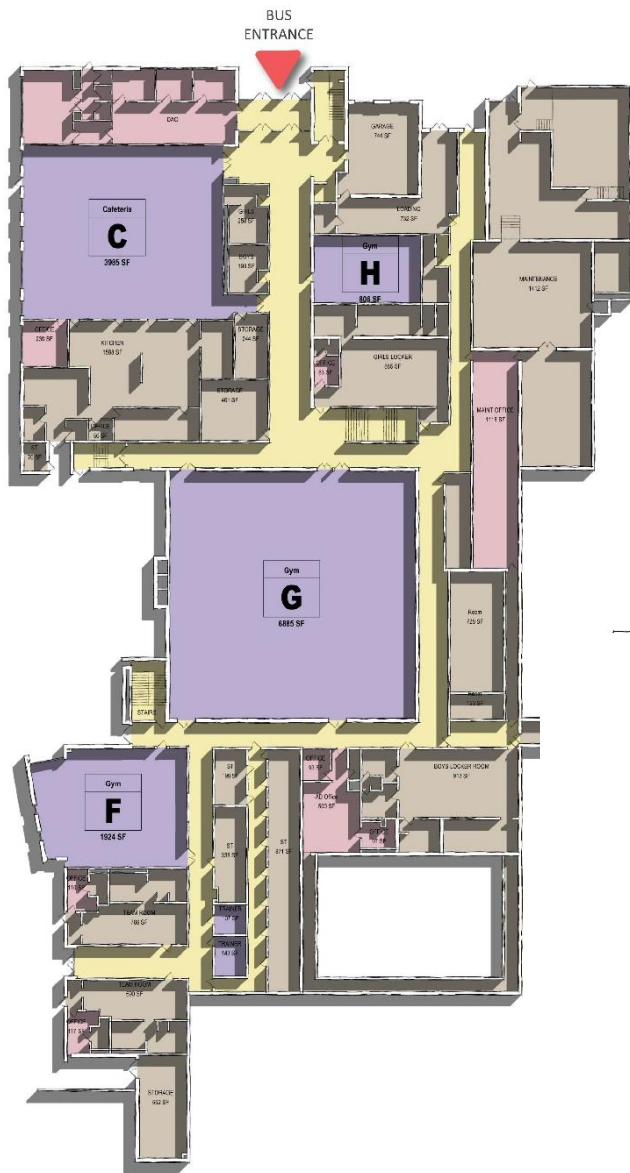
1. Conceptual floor plan to accommodate grade level separation and projected enrollment (125,500 SF)
2. Main Street separates Academic Spaces from Public Spaces.
3. Open collaboration areas.



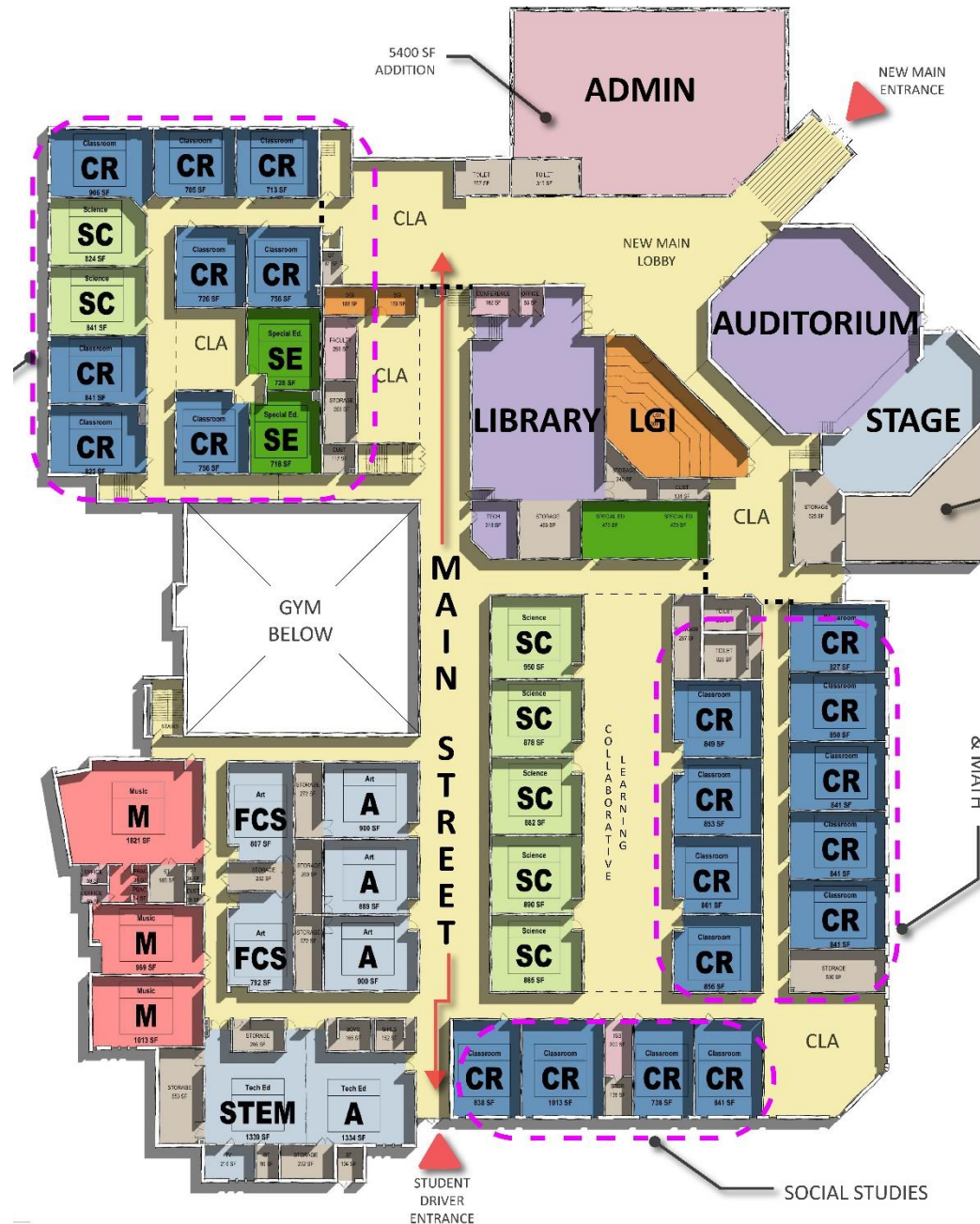
First Floor



OPTION 8 Jr/Sr High School Floor Plan



Ground Floor



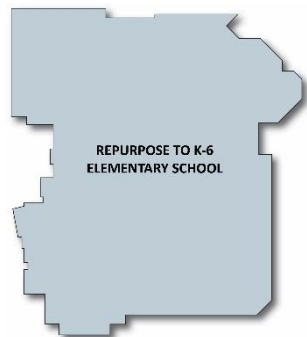
First Floor

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

.....
AFTER HOURS
LOCKDOWN POINT



OPTION 10

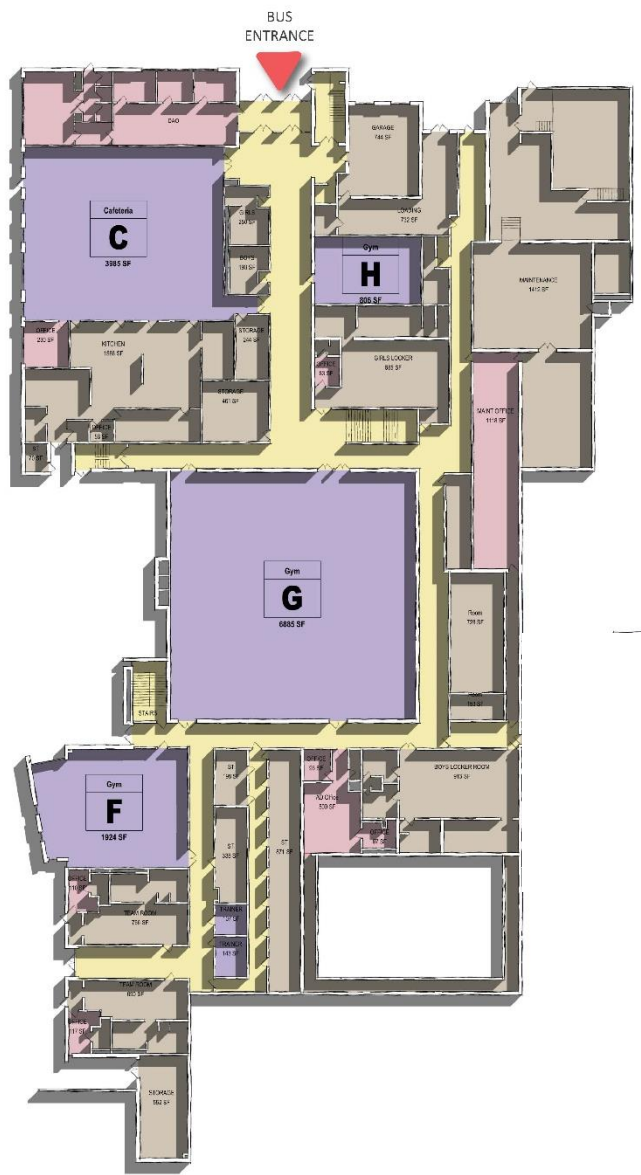


K-6: Repurpose existing HS to ES

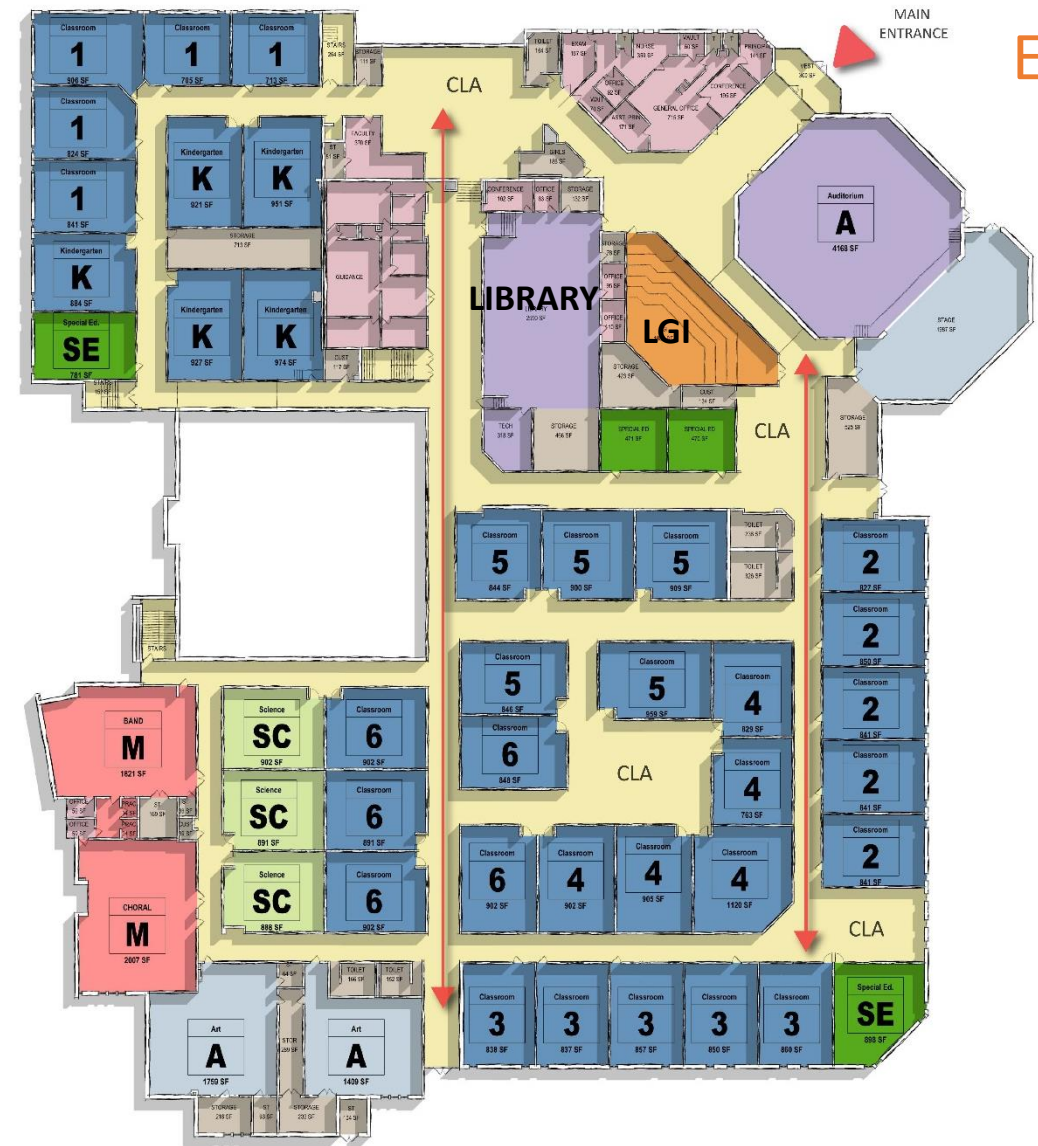
7-12: New Jr/Sr High School (requires site acquisition)

OPTION 10 Elementary School Floor Plan

1. Create Secure Vestibule
2. Separate Academic Spaces from Public Spaces.
3. Separate K-1 from 2-5.
4. Include open collaboration areas.



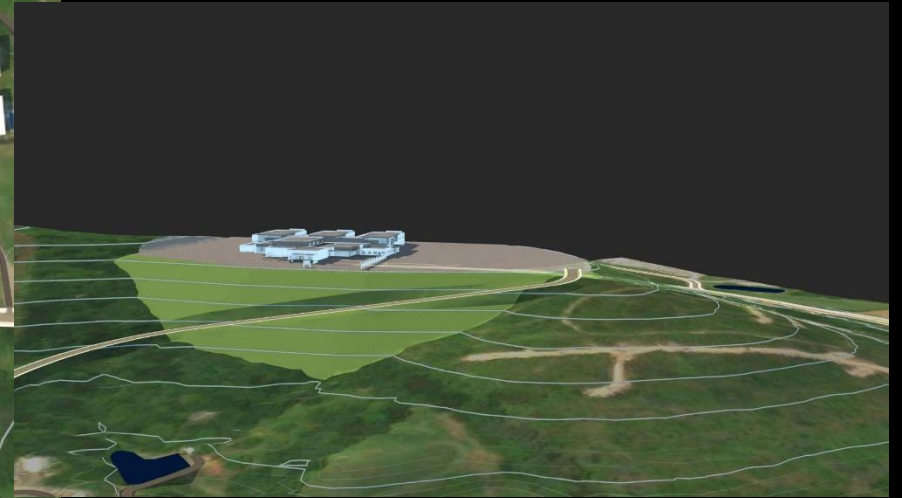
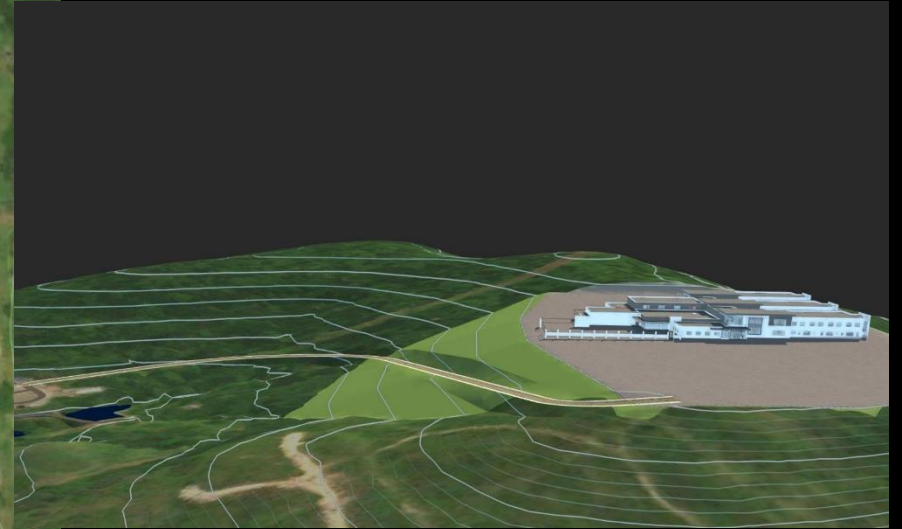
Ground Floor



First Floor



OPTION 10 New High School Site Plan



OPTION 10 New High School Floor Plan

1. Conceptual floor plan to accommodate grade level separation and projected enrollment.
2. Create Secure Vestibule
3. Separate Academic Spaces from Public Spaces.
4. Develop Main Street for building organization.
5. Secondary entrance for evening events.
6. Include open collaboration areas.



OPTION 10 New High School Floor Plan



BUILDING AREA SUMMARY

FIRST FLOOR AREA - 181,137 SF

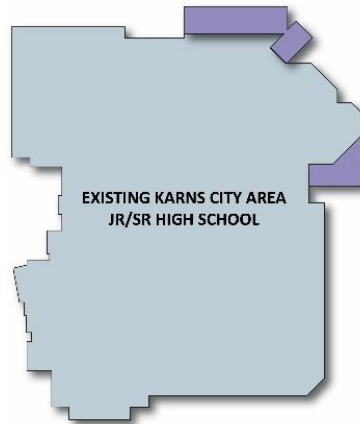
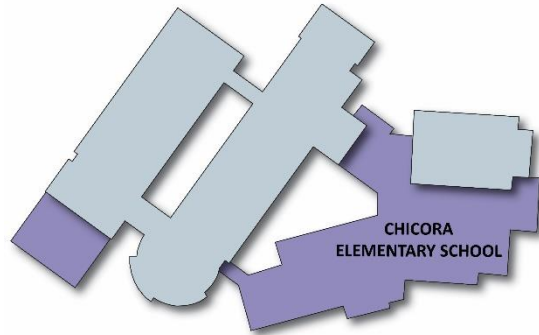
SECOND FLOOR AREA - 31,236 SF

TOTAL BUILDING AREA - 212,373 SF



③ COST ESTIMATE

OPTION 3



COST RANGE

Chicora ES Additions & Renovations

Construction Costs:	\$15.7M	\$17.1M
Soft Costs:	\$2.8M	\$3.0M
Total Costs:	\$18.5M	\$20.1M

Jr/Sr High School Additions & Renovations

Construction Costs:	\$24.9M	\$26.4M
Soft Costs:	\$4.5M	\$4.8M
Total Costs:	\$29.4M	\$31.2M

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

*Cost estimates does not include site acquisition costs

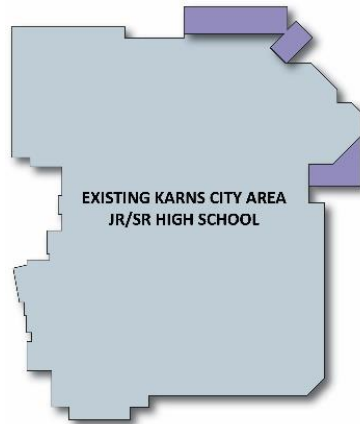
OPTION 8



COST RANGE

New Elementary School

Construction Costs:	\$31.5M	\$32.9M
Soft Costs:	\$6.3M	\$6.6M
Total Costs:	\$37.8M	\$39.5M



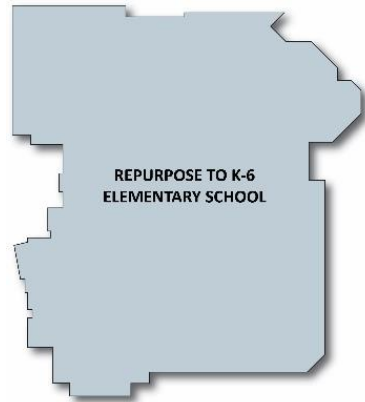
Jr/Sr High School Additions & Renovations

Construction Costs:	\$24.9M	\$26.4M
Soft Costs:	\$4.9M	\$5.3M
Total Costs:	\$29.8M	\$31.7M

OPTION 8 TOTAL: \$67.6M \$71.2M

*Cost estimates does not include site acquisition costs

OPTION 10



COST RANGE

Re-Purposed Elementary School

Construction Costs:	\$17.9M	\$19.1M
Soft Costs:	\$3.6M	\$3.8M
Total Costs:	\$21.5M	\$22.9M

New Jr/Sr High School

Construction Costs:	\$50.9M	\$53.6M
Soft Costs:	\$10.2M	\$10.7M
Total Costs:	\$61.2M	\$64.3M

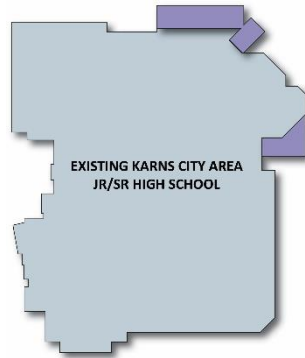
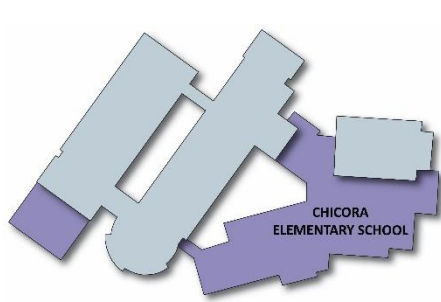
OPTION 10 TOTAL: \$82.7M \$87.2M

*Cost estimates does not include site acquisition costs

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

COST ESTIMATE

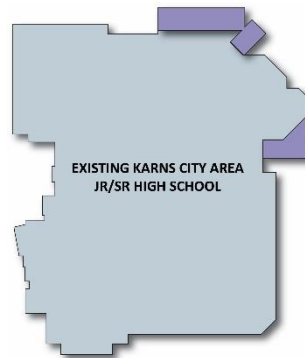
OPTION 3



COST RANGE

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

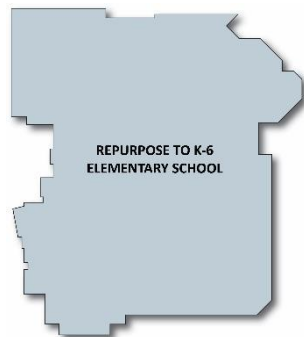
OPTION 8



COST RANGE

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

OPTION 10



COST RANGE

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

SCOPE OF WORK DESCRIPTION

LIMITED RENOVATION

Scope of work to address specific building deficiencies.
Does not address Educational Program

MODERATE RENOVATION

Scope of work to address all building deficiencies including educational program without reconfiguration of spaces.

EXTENSIVE RENOVATION

Scope of work to address all building deficiencies including educational program with reconfiguration of spaces.

ADDITIONS & RENOVATIONS

Additional space to address projected enrollment and address existing building deficiencies and educational program.

NEW BUILDING

New construction for cost comparison to renovate or replace.

SCOPE OF WORK DESCRIPTION



2 LOWER FLOOR PLAN
ALL / 1/8" = 1'-0"

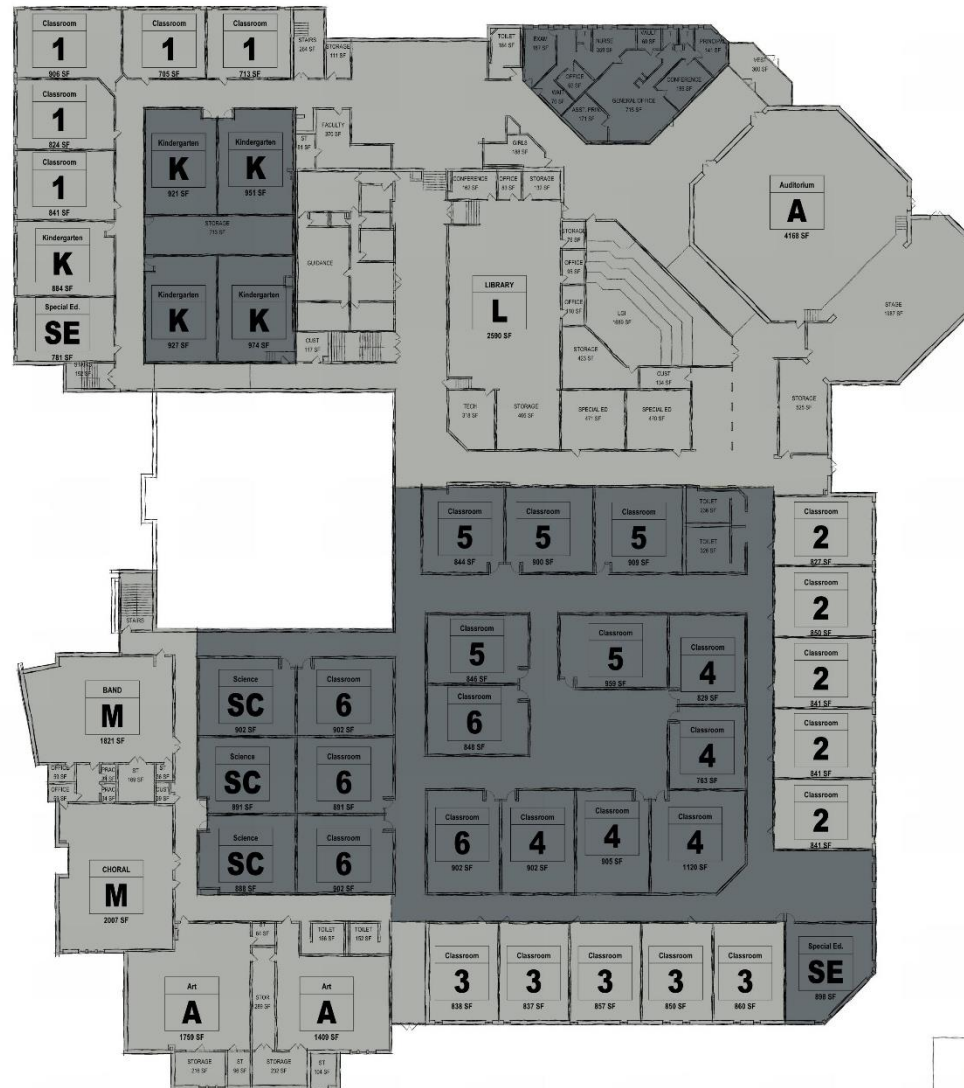
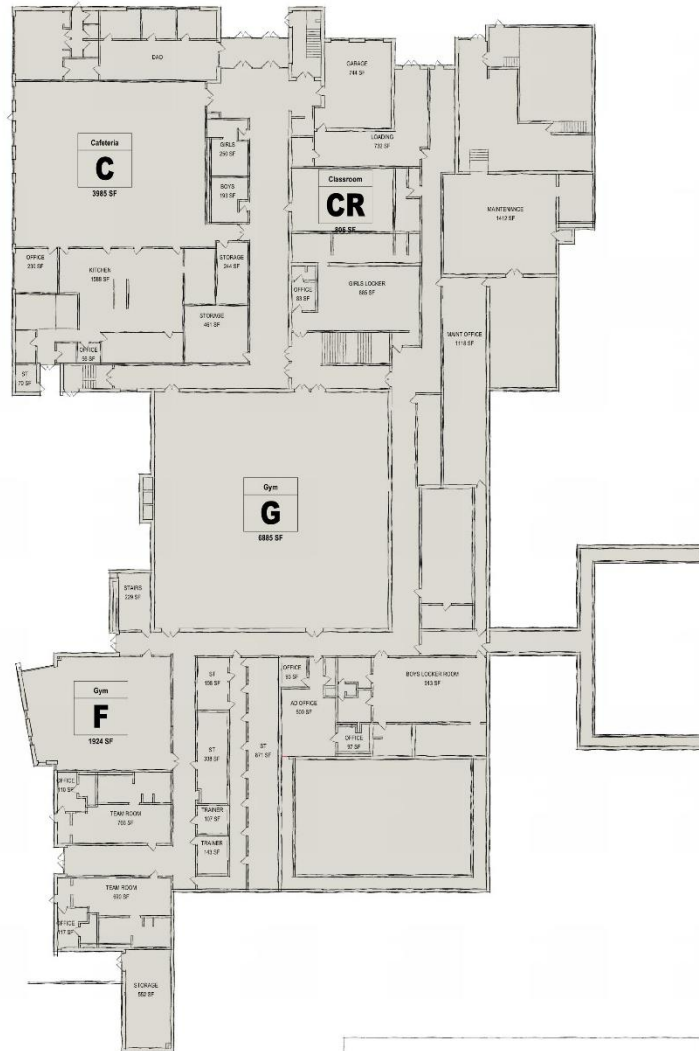
Light Gray	LIGHT RENOVATION	- 45,650 SF
Medium Gray	MODERATE RENOVATION	- 4,000 SF
Dark Gray	EXTENSIVE RENOVATION	- 3,625 SF
Blue	NEW CONSTRUCTION	- 0 SF



1 UPPER FLOOR PLAN
1/8" = 1'-0"

Light Gray	LIGHT RENOVATION	- 36,850 SF
Medium Gray	MODERATE RENOVATION	- 10,600 SF
Dark Gray	EXTENSIVE RENOVATION	- 48,100 SF
Blue	NEW CONSTRUCTION	- 5,000 SF

SCOPE OF WORK DESCRIPTION



2 OVERALL LOWER FLOOR PLAN
1/8" = 1'-0"

1 OVERALL UPPER FLOOR PLAN
1/8" = 1'-0"

④ PHASING

OPTION 3

PHASE 1

Chicora ES Additions & Renovations	\$18.5M	\$20.1M
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PHASE 2

Jr/Sr High School Additions & Renovations	\$24.9M	\$26.3M
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Option 3 Subtotal	\$43.4M	\$46.4M
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With Jr/Sr. High School Additions (Alternates)	\$1.5M	\$1.6M
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Option 3 Subtotal	\$44.9M	\$48.0M
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PHASE 3 (Budget pending)

Site Acquisition & Development	\$2.9M	\$3.3M
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Option 3 Total	\$47.8M	\$51.3M
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*Cost estimates does not include site acquisition costs

⑤ NEXT STEPS

Next Steps:

1. Establish financial parameters as Decision Making Process.
2. Community outreach and involvement.
3. Conduct due diligence on possible site acquisition.
4. Prioritize projects and establish a timeline.

Questions?



Crabtree, Rohrbaugh & Associates
www.cra-architects.com