

Montoursville Area School District



Facility Study Update

May 27, 2014



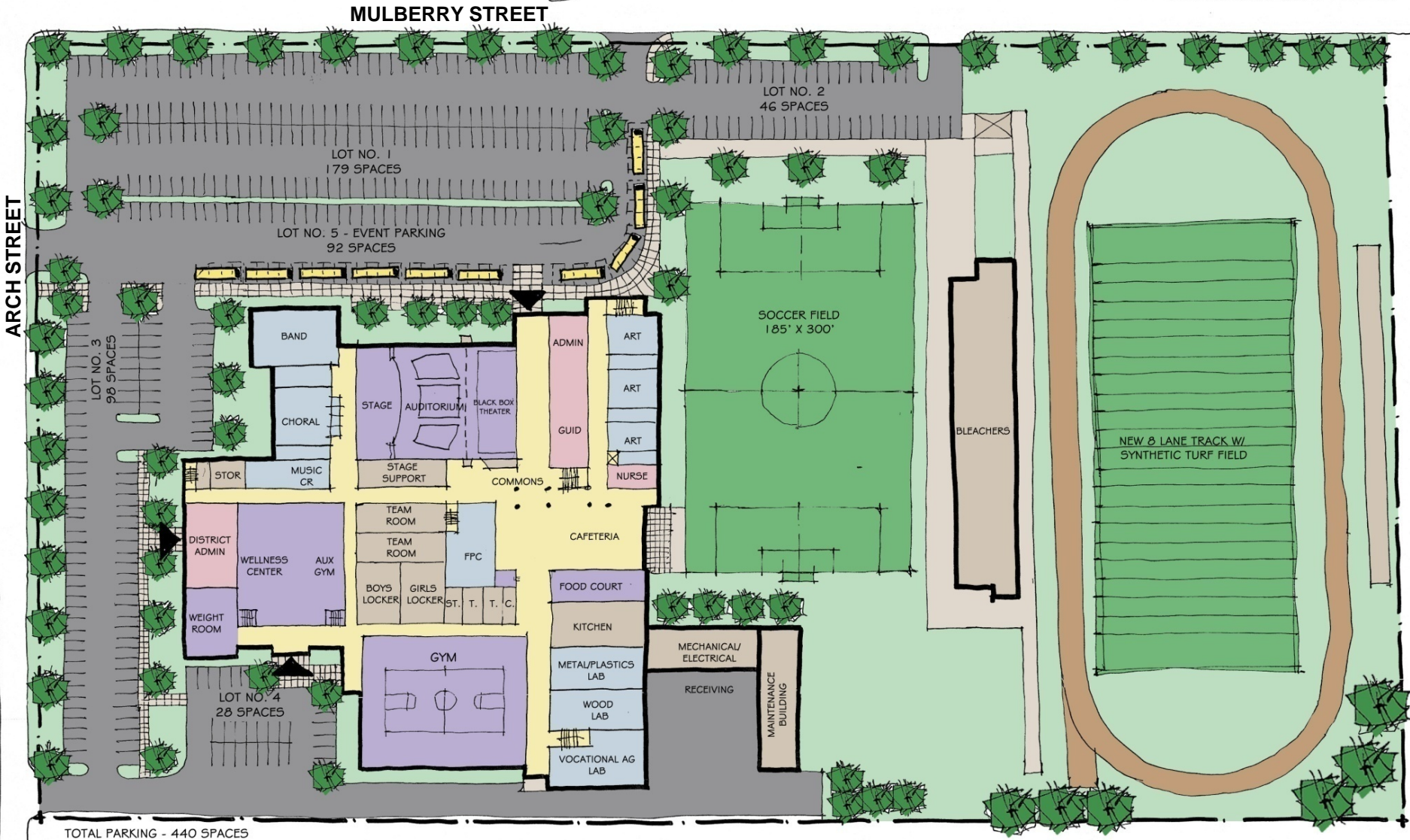
**Crabtree, Rohrbaugh & Associates
Architects**

SITE AERIAL



Option 5: Additions and Renovations Montoursville Area High School

Site Plan



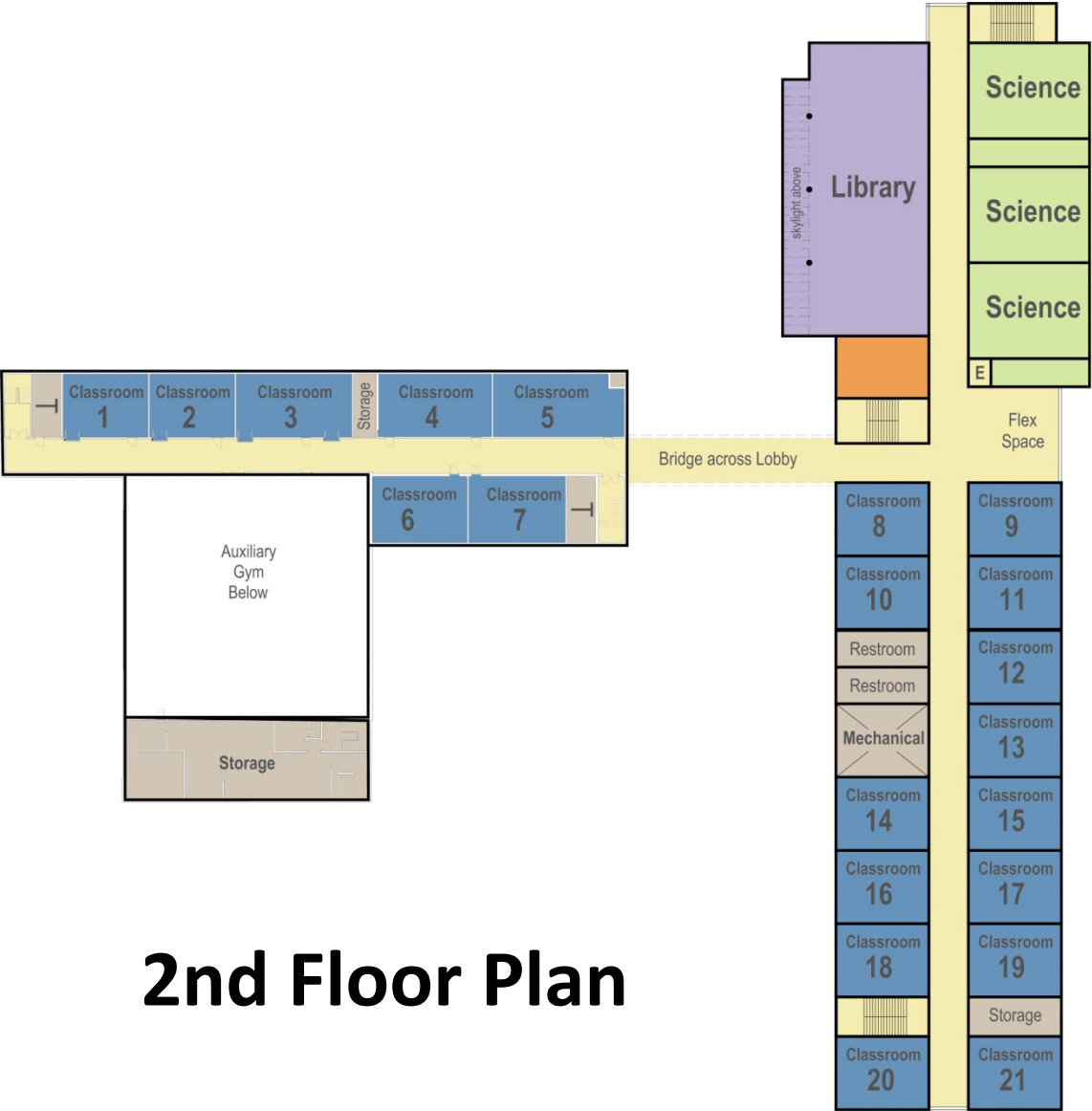
Option 5: Additions and Renovations

Montoursville Area High School



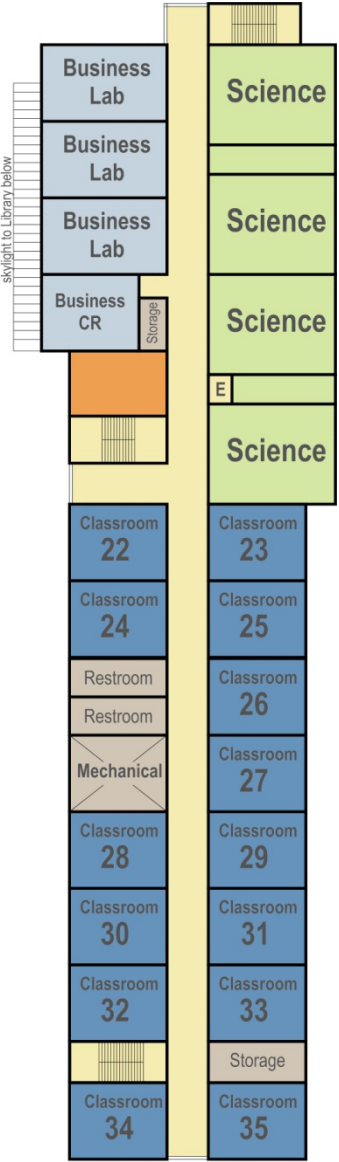
1st Floor Plan

Option 5: Additions and Renovations Montoursville Area High School

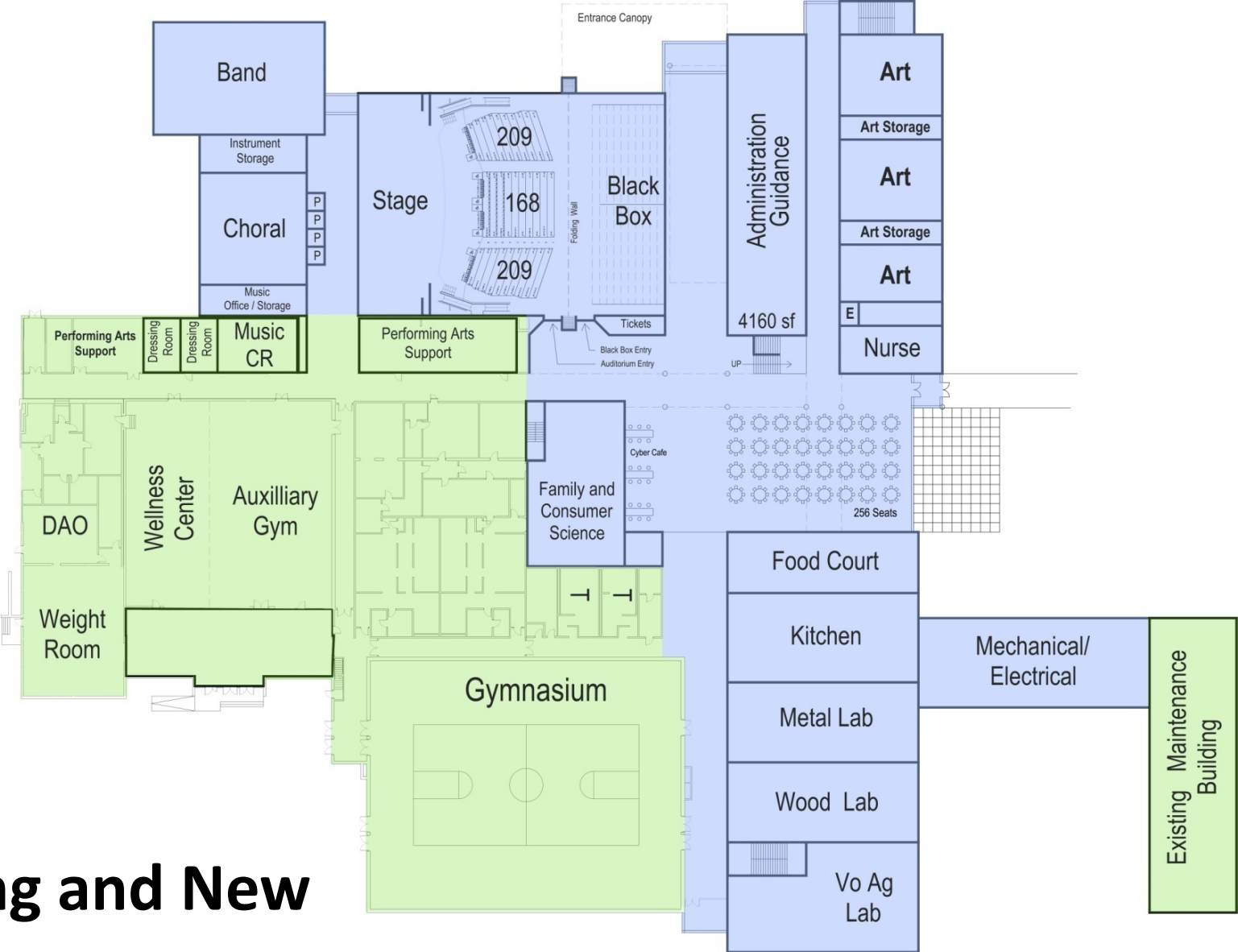


2nd Floor Plan

3rd Floor Plan



Option 5: Additions and Renovations Montoursville Area High School



Existing and New

Option Characteristics

High School Option 5

- 1. Uses existing site*
- 2. Retains the 1993 portion of the existing building*
- 3. Parking for 300 Vehicles*
- 4. Parking adjacent to stadium and new main entrance to High School*
- 5. Retains DAO and district maintenance building on site*
- 6. Retains stadium in it's current location w/ new synthetic turf field*
- 7. Minimal disruption to students during construction*
- 8. Variance for 3 story building height will be required*
- 9. Variance for Lot Coverage will be required*

ZONING ANALYSIS

Situate:	Montoursville Borough
Zoning:	RT – Residential Town District
Use:	Schools – Conditional Use
Building Coverage:	Maximum of 30% of Lot Area
Impervious Coverage:	Maximum of 40% of Lot Area Variance Required = +/- 45% Required With Synthetic Turf Football Field
Building Height:	35 FT Maximum Variance Required – 45 feet required For 3 Story Building
Front Yard Setback:	Average of Front Yards in the Block
Side Yard Setback:	8 FT
Rear Yard Setback:	40 FT
Parking Requirements:	High School – 1 space for each 4 seats of Auditorium or Gym whichever is greater. Gym: 1756 seats / 4 = 439 Parking Spaces 440 Parking Spaces Provided
Parking Spaces:	10 ft x 20 ft Variance Required 9 ft x 18 ft Proposed
Parking Setbacks:	15 FT from Street Right of Way Variance May be Required – Confirm via Survey
Off Street Loading Berth:	700 SQ FT – Two Required

High School Comparison		
	Montoursville	Lewisburg
Classrooms	33	21
Special Ed Rooms	4	4
Art rooms	2	2
Business Labs	3	0
Computer Labs	0	0
In-school Suspension	2 Classrooms 1600 SF	1 Small Group Room 250 SF
Science Labs	6	7
District Administration Office	Yes	No
Maintenance Garage	Yes	No
Auditorium Seats	900	825
Gym Bleachers	1750	1000
Synthetic Turf Fields	Yes	No
Parking Spaces	440	250
Underground Stormwater Mgt.	Yes	No

**MONTOURSVILLE AREA HIGH SCHOOL
ADDITIONS AND RENOVATIONS- OPTION 5**

27-May-14

AREA SUMMARY

Existing Building Area	193,990	sf
Demolition Area	122,932	sf
Renovation Area	71,058	sf
New Construction	138,342	sf
Total Planned Area GSF	209,400	sf

CONSTRUCTION COSTS

Demolition	\$	526,728
New Construction	\$	20,336,274
Renovations	\$	4,371,840
Sitework	\$	2,520,000
Subtotal	\$	28,171,692
Escalation/Contingency	\$	2,887,598
Total Construction Costs	\$	31,059,290

SOFT COSTS **\$ 3,838,378**

TOTAL PROJECT COSTS **\$ 34,897,668**

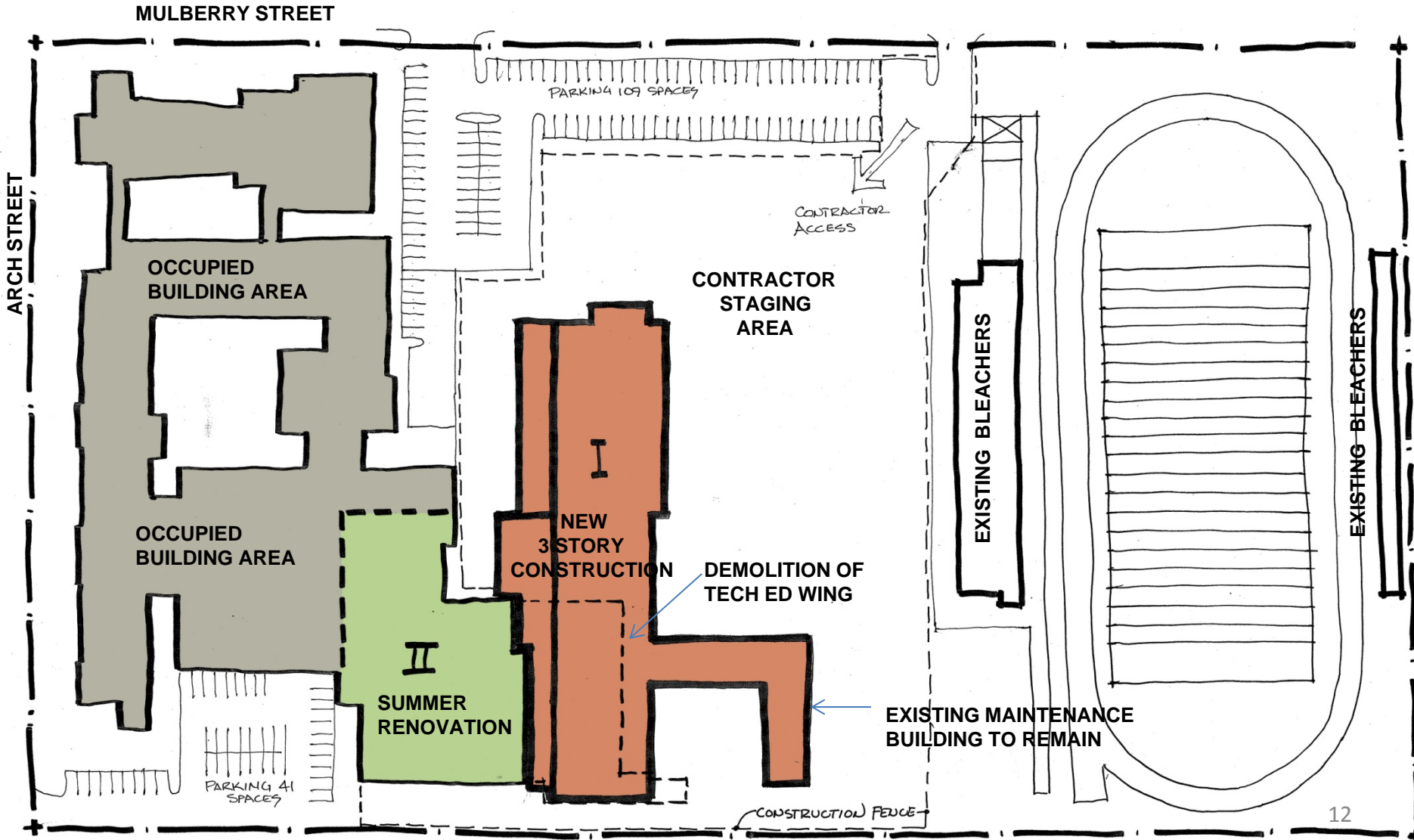
Note: Maintenance Building, Stadium, and DAO to remain.

RECENT CRABTREE, ROHRBAUGH & ASSOCIATES PROJECTS

		Bldg. Area	Total Project Costs	Cost/SF	Cost/SF
		SF	Cost	2001	2014
1	Mechanicsburg Middle School				
	New Building Area	209,440	\$19,084,520	\$91	\$152
2	Middletown Middle School			2005	2014
	New Building Area	173,122	\$19,907,984	\$115	\$161
3	Dallastown Intermediate School			2008	2014
	New Building Area	309,694	\$43,363,708	\$140	\$167
4	Bear Creek Elementary School			2009	2014
	New Building Area	153,456	\$17,186,240	\$112	\$125
5	Middleburg Elementary School			2010	2014
	New Building Area	65,580	\$8,568,880	\$131	\$148
	Renovations	36,580	\$10,395,900		

CONSTRUCTION PHASE I & II

TOTAL AVAILBLE PARKING 150 SPACES



CONSTRUCTION PHASE III & IV

TOTAL AVAILABLE PARKING 147 SPACES

