



Crabtree, Rohrbaugh & Associates

WYOMISSING AREA SCHOOL DISTRICT

BOARD UPDATE

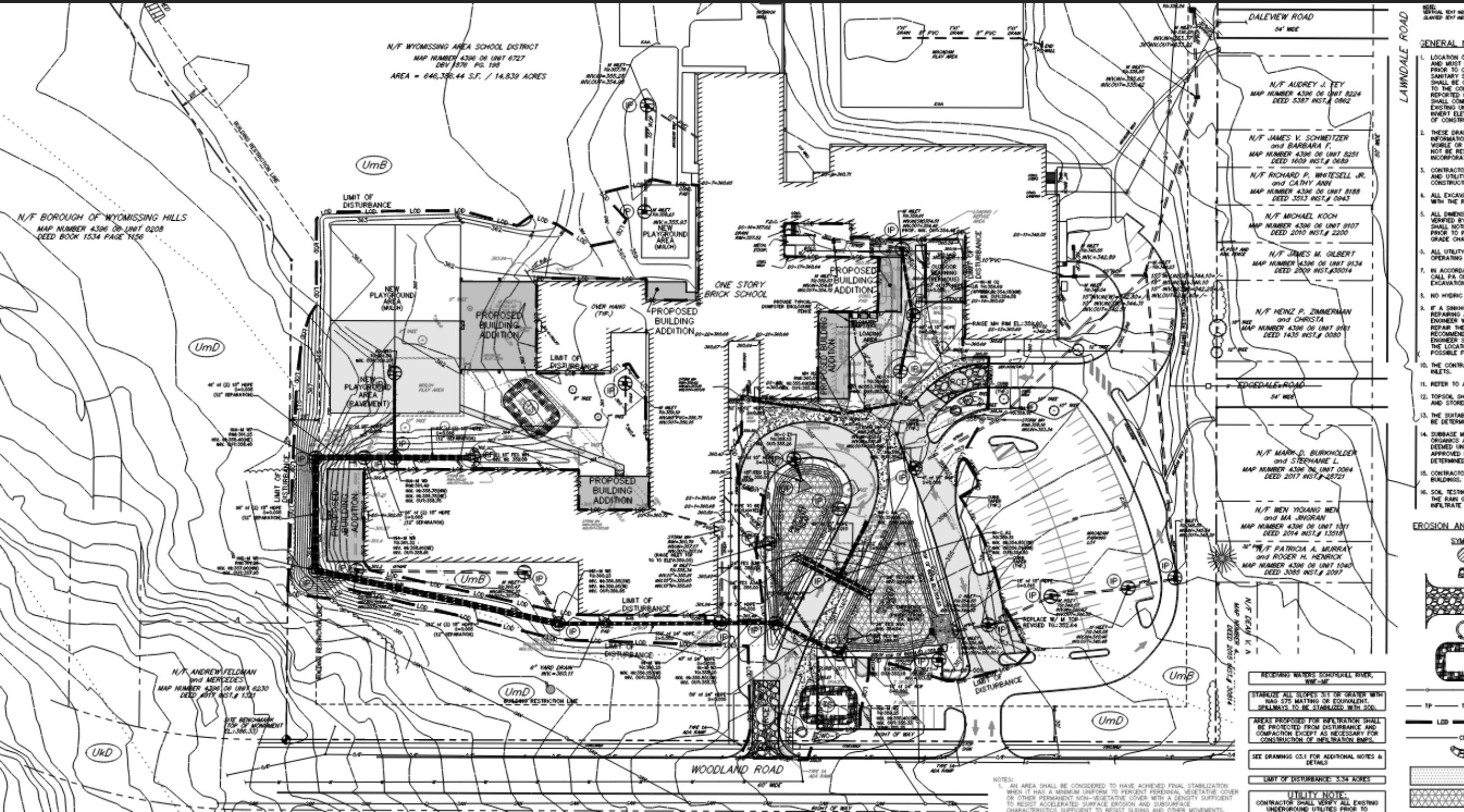
APRIL 12, 2021

- **Wyomissing Hills K-4 Educational Center**
 - **Architectural / Interiors**
 - **Engineering**
 - **Renderings**
- **West Reading EC**
- **Wyomissing Area Jr/Sr High School**
 - **Architectural / Interiors**
 - **Engineering**
 - **Renderings**
- **Project Estimate**
- **Project Schedule**

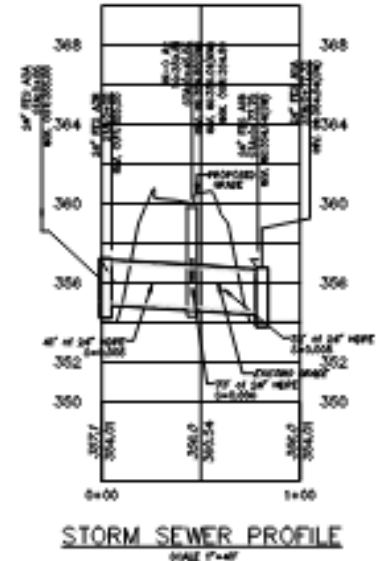
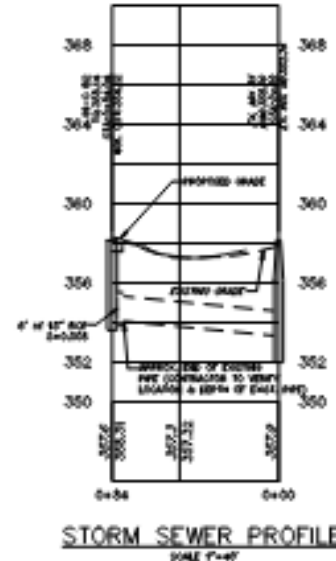
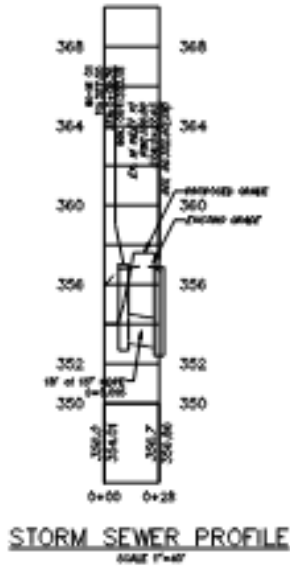
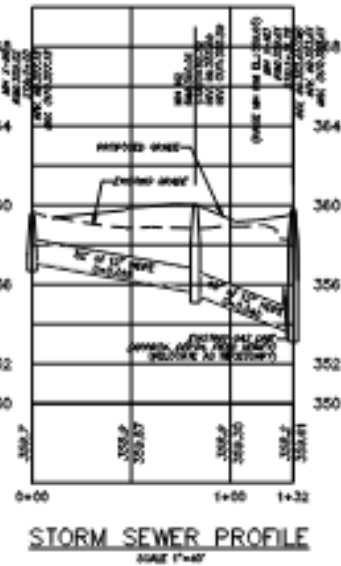
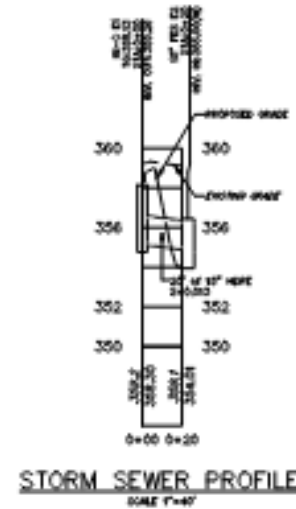
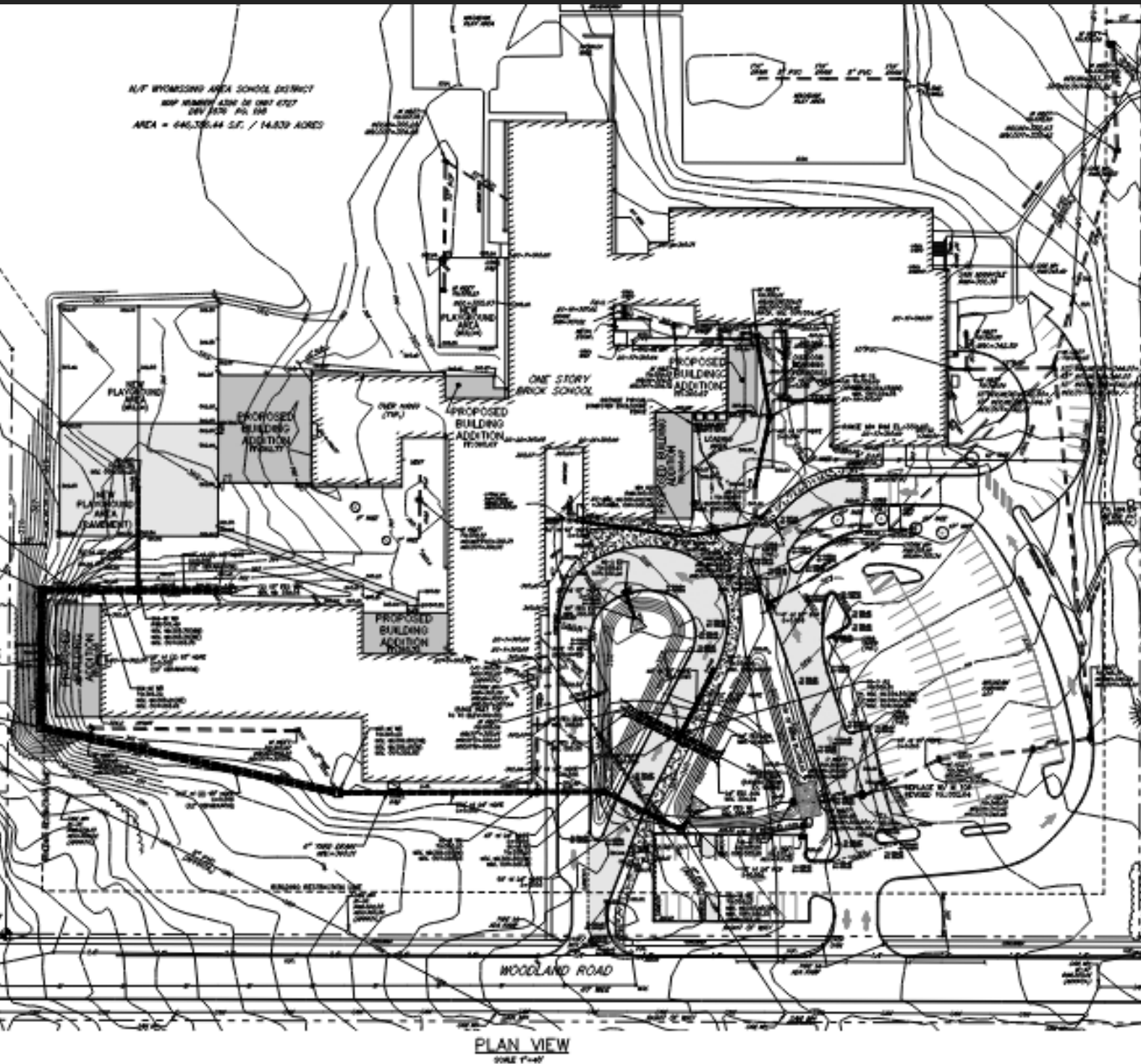
PROPOSED WYOMISSING HILLS K-4



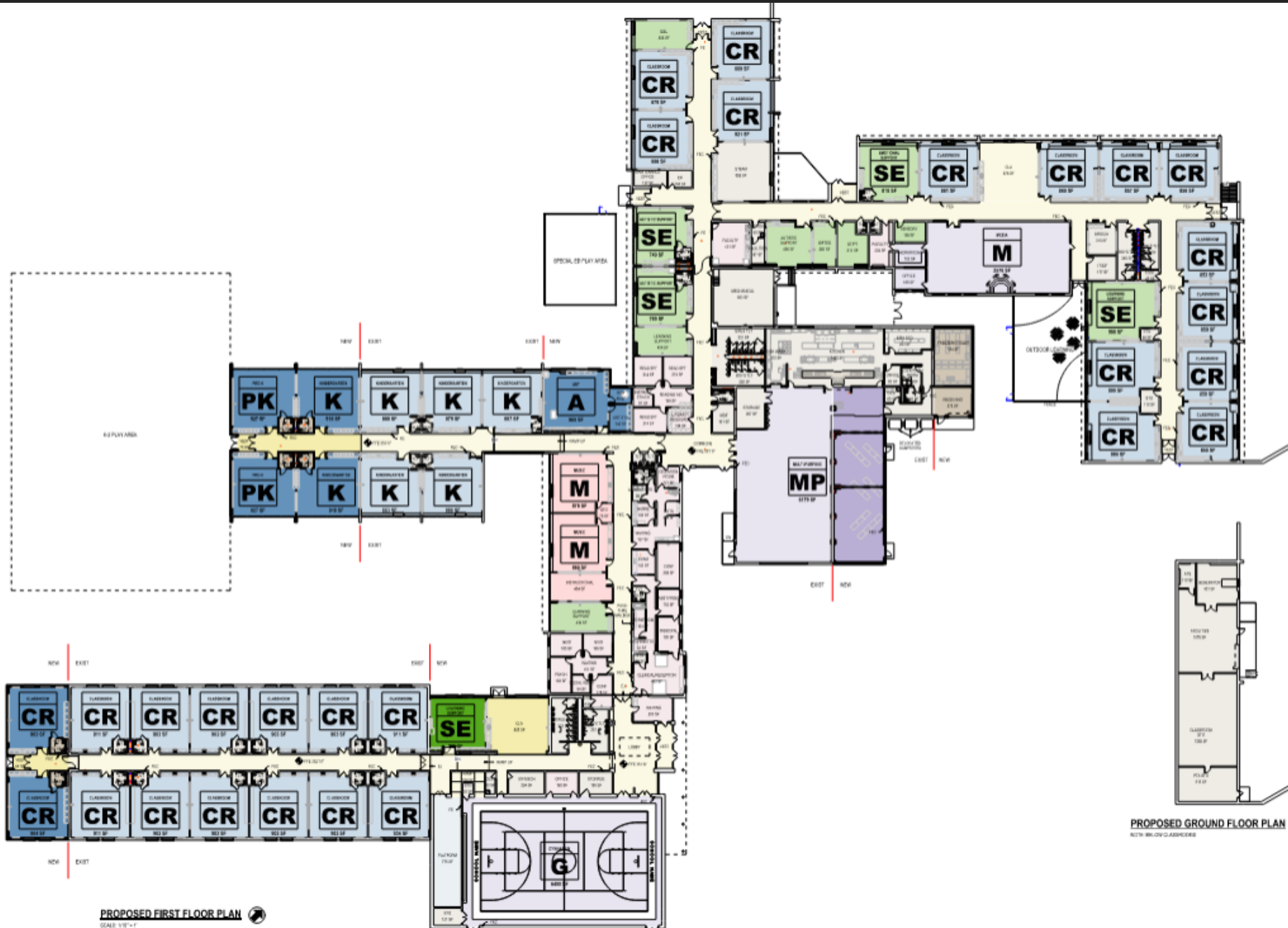
PROPOSED WYOMISSING HILLS K-4



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PROPOSED WYOMISSING HILLS K-4

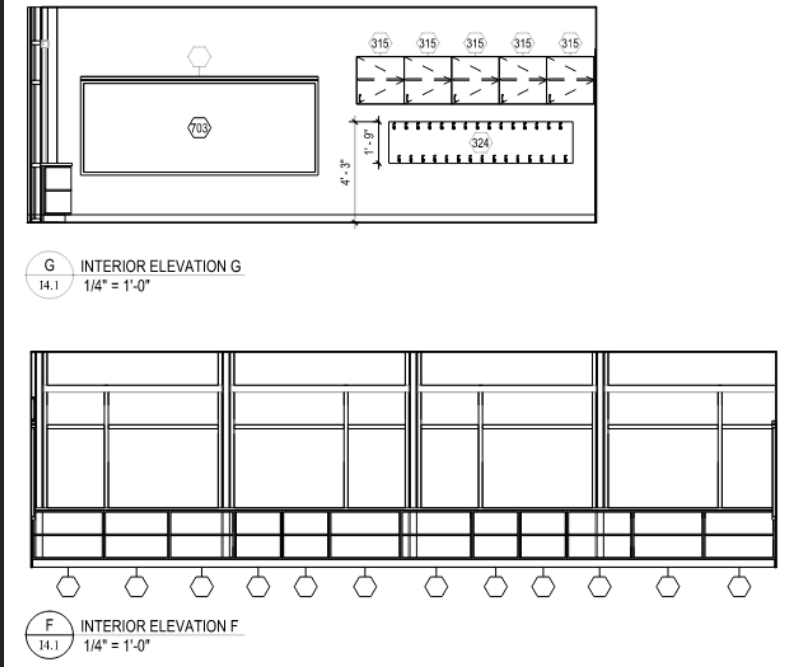
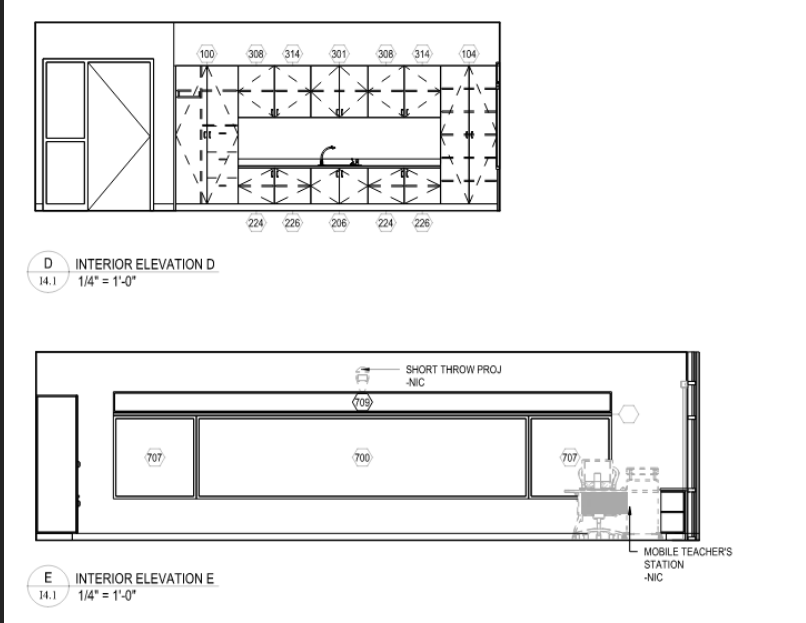
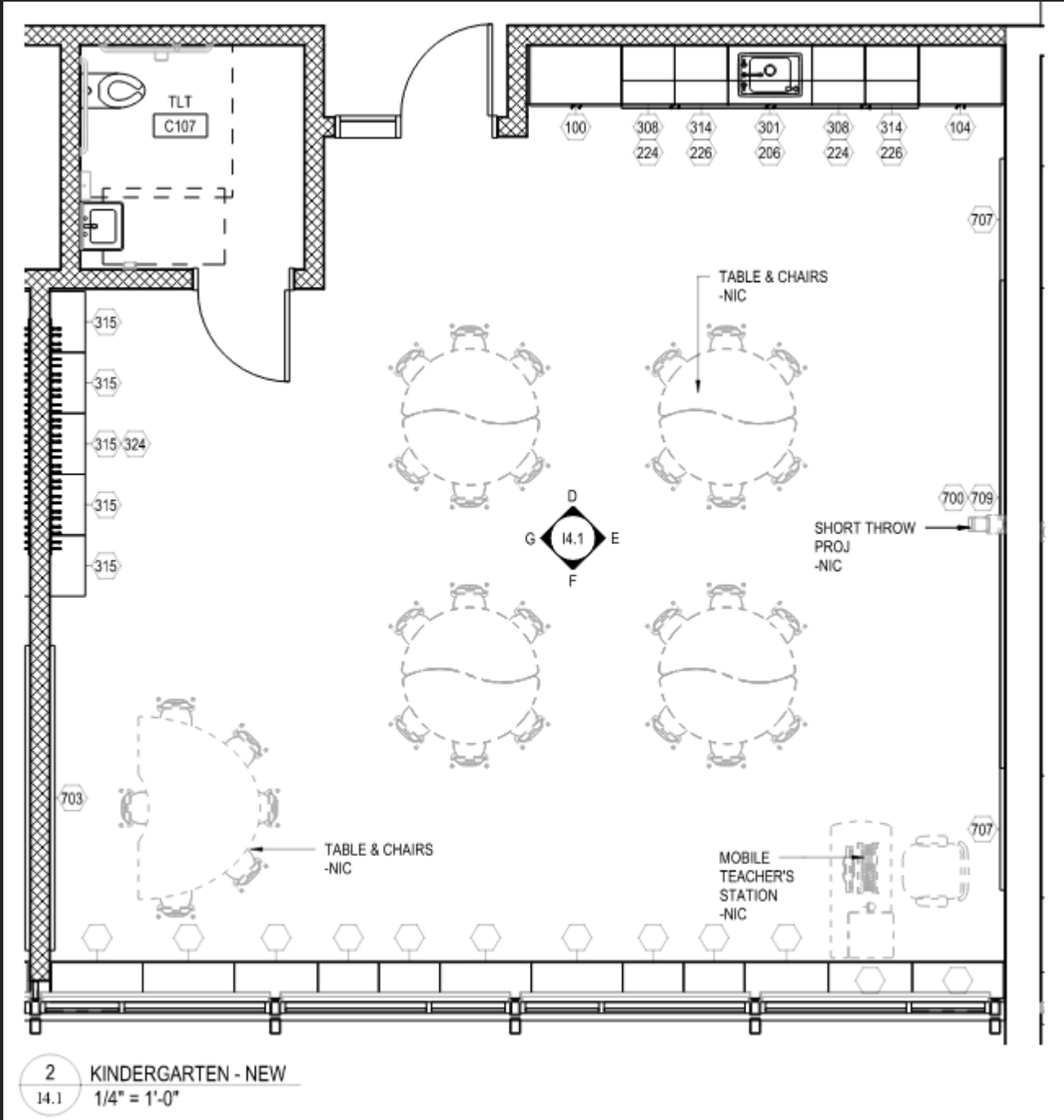


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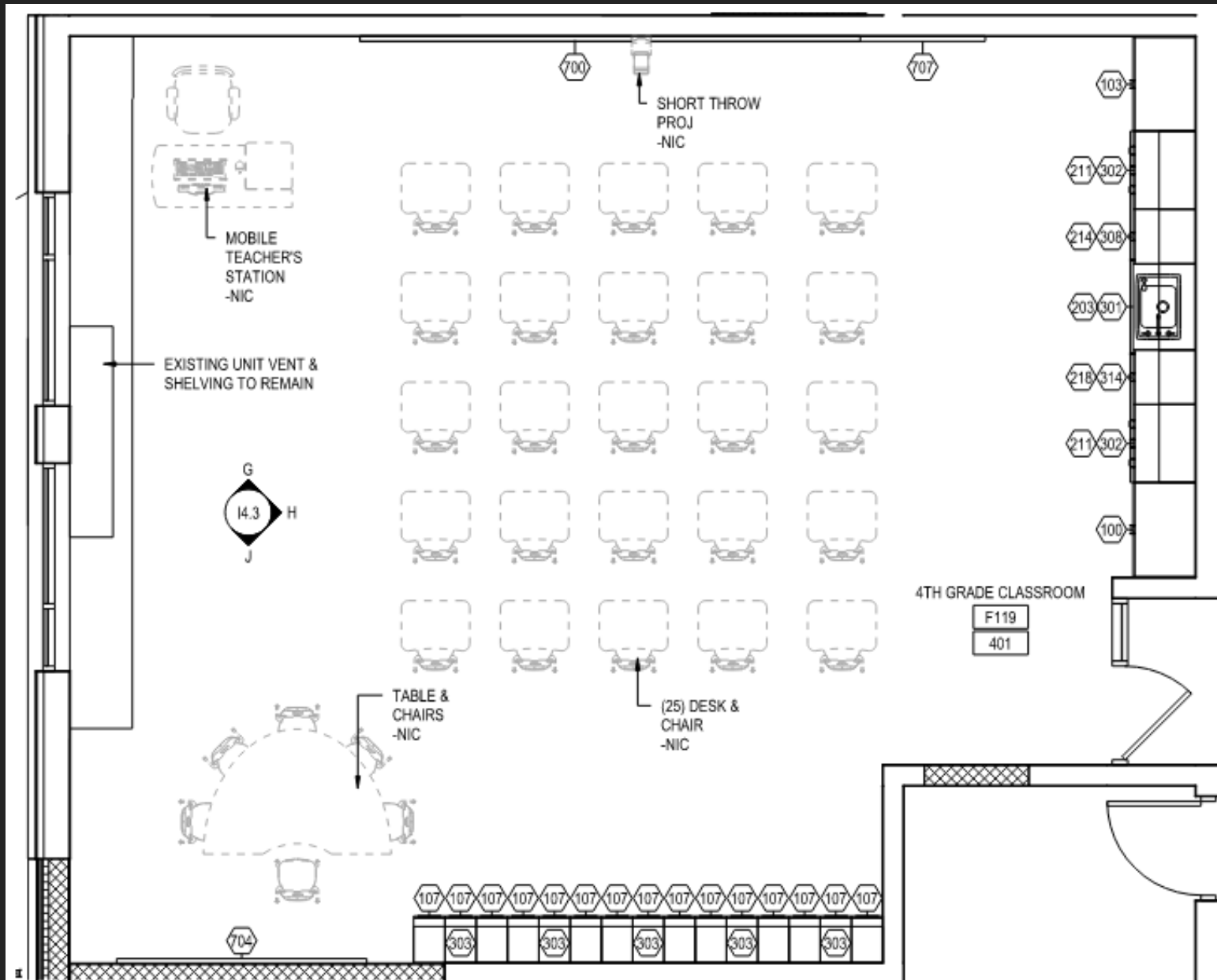
PHASE 1A	JUNE 2021 - AUGUST 2021
PHASE 1	JUNE 2021 - NOVEMBER 2021
PHASE 2	DECEMBER 2021 - JANUARY 2022
PHASE 3	FEBRUARY 2022 - MARCH 2022
PHASE 4	APRIL 2022 - MAY 2022
PHASE 5A	APRIL 2022 - OCTOBER 2022
PHASE 5	JUNE 2022 - OCTOBER 2022 (*SUBSTANTIAL COMPLETION - END OF AUGUST)



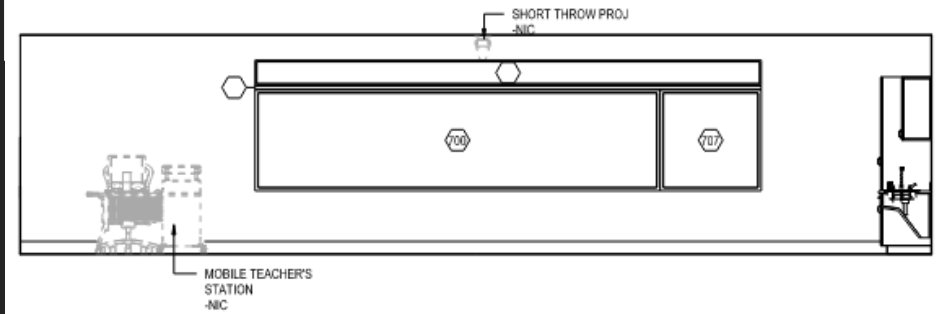
PROPOSED WYOMISSING HILLS K-4




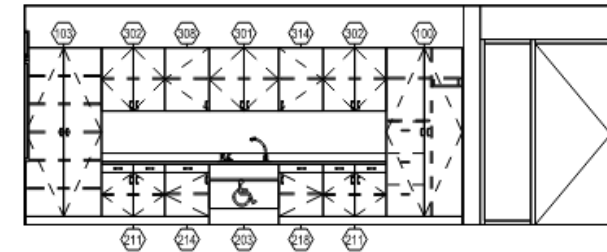
PROPOSED WYOMISSING HILLS K-4




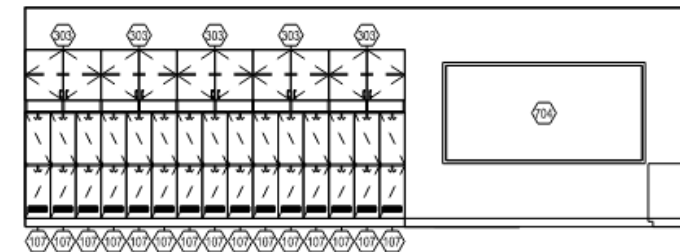
$$\frac{3}{14.3} \text{ TYPICAL CLASSROOM}$$





 INTERIOR ELEVATION G
 1/4" = 1'-0"

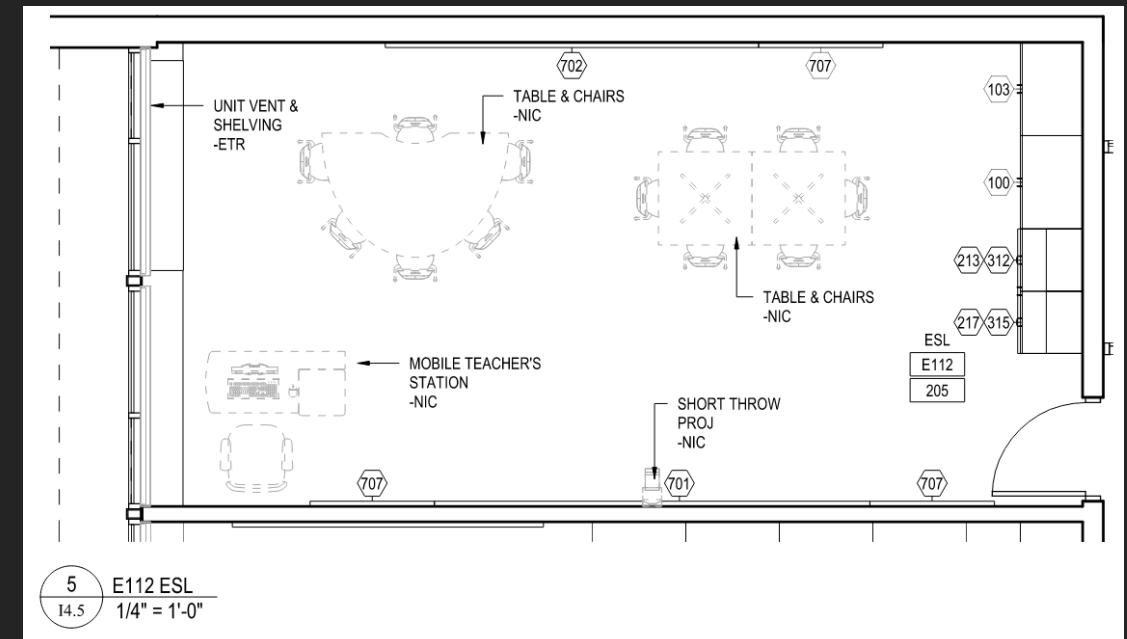
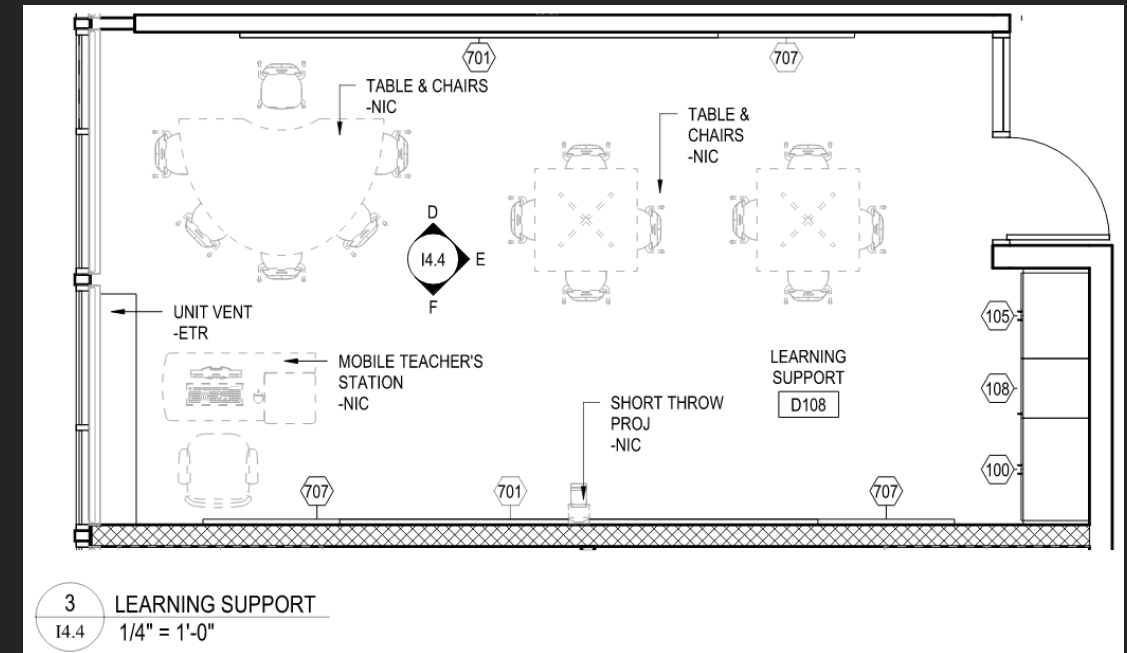
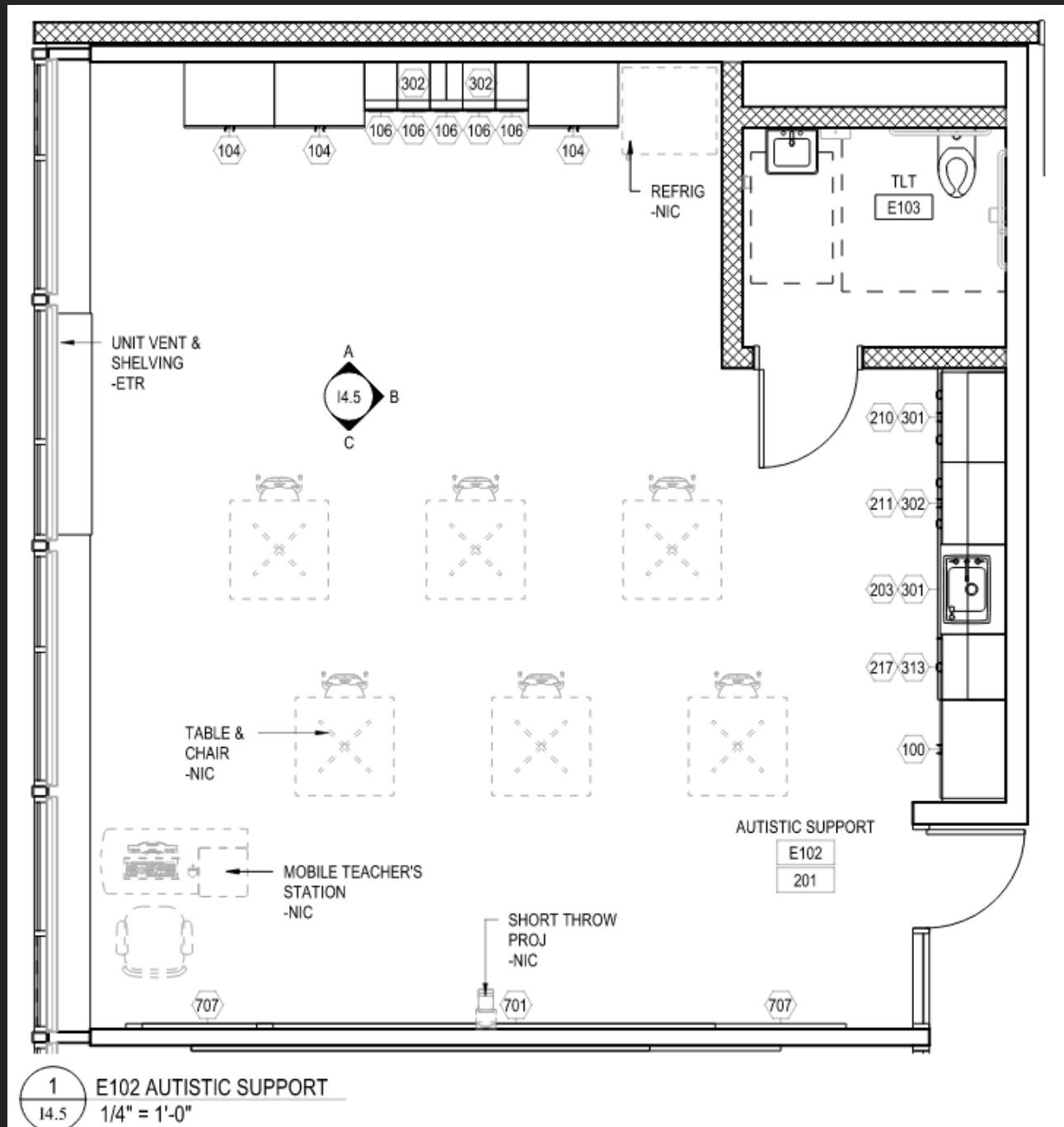



 INTERIOR ELEVATION H
 1/4" = 1'-0"

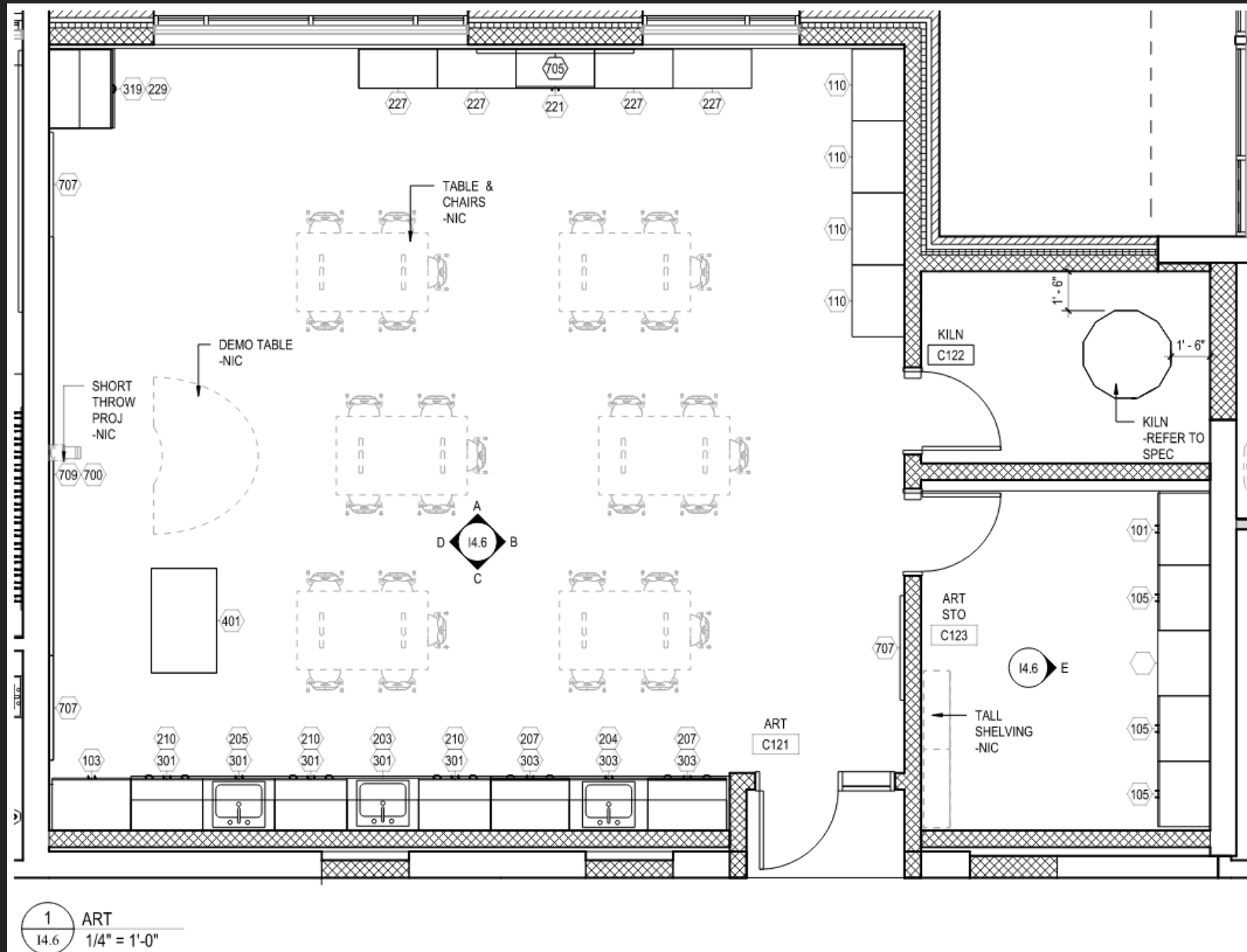



 INTERIOR ELEVATION J
 $1/4" = 1'-0"$

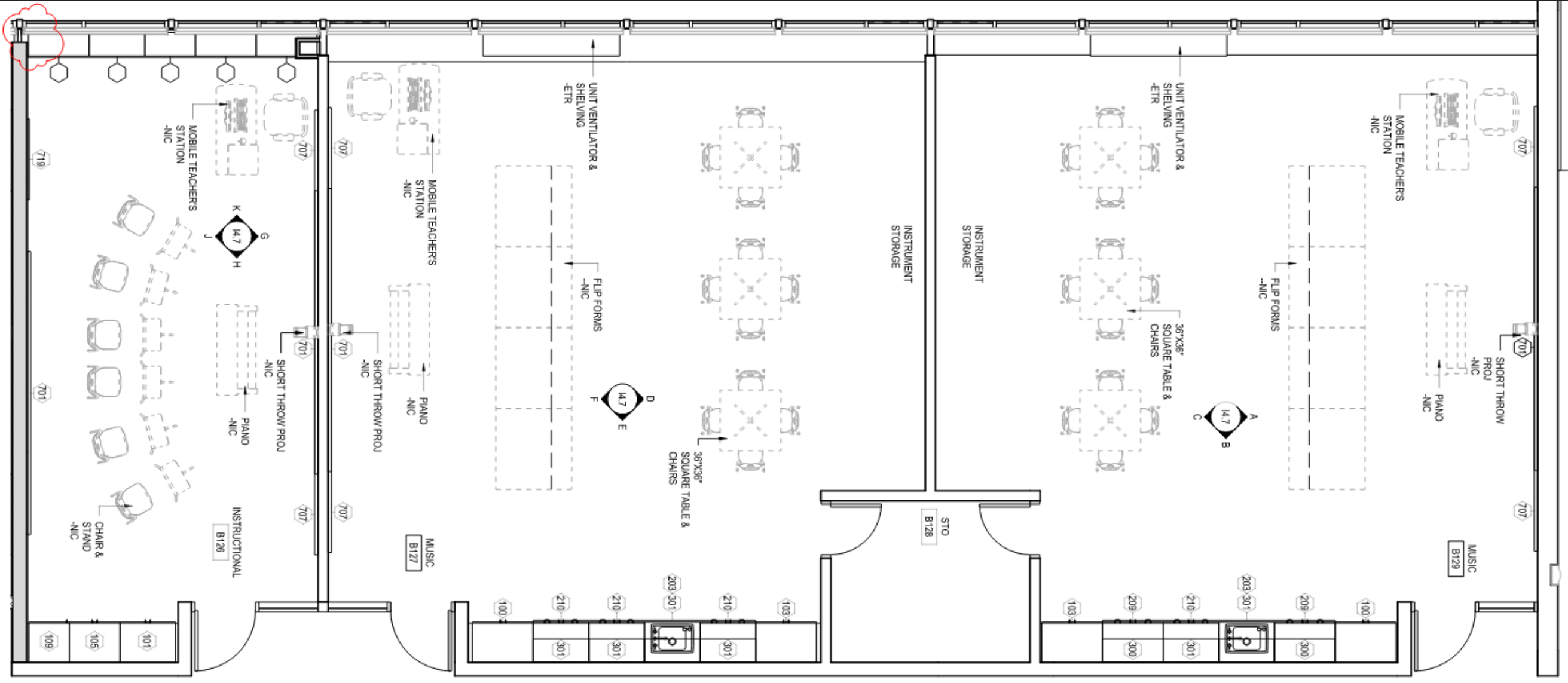
PROPOSED WYOMISSING HILLS K-4



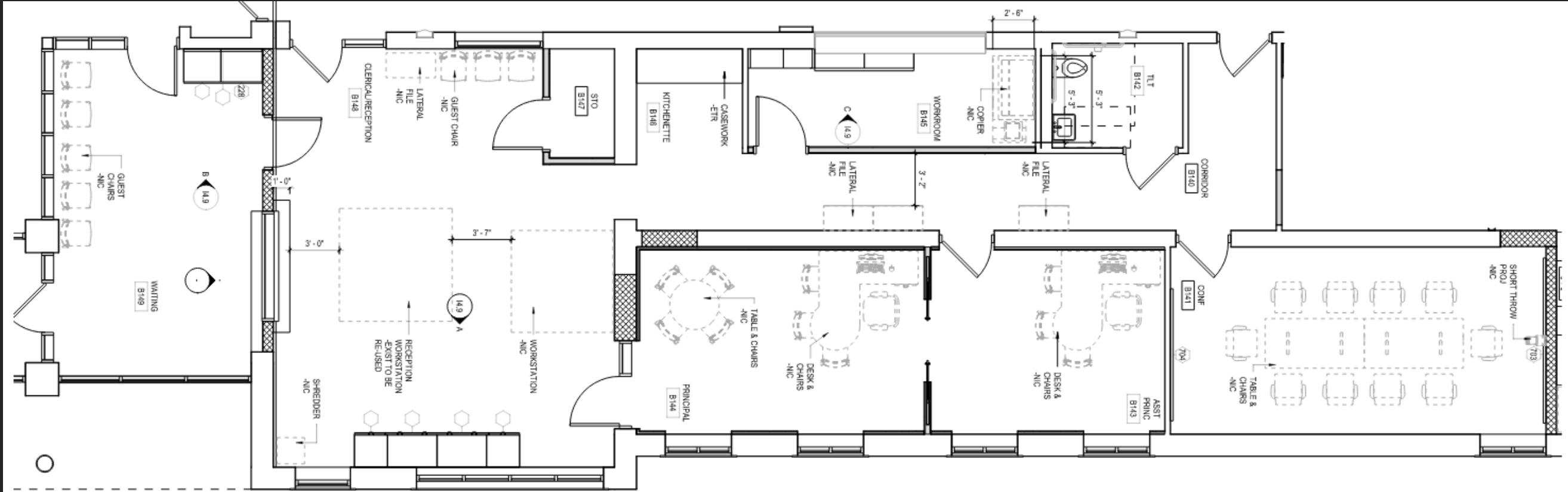
PROPOSED WYOMISSING HILLS K-4



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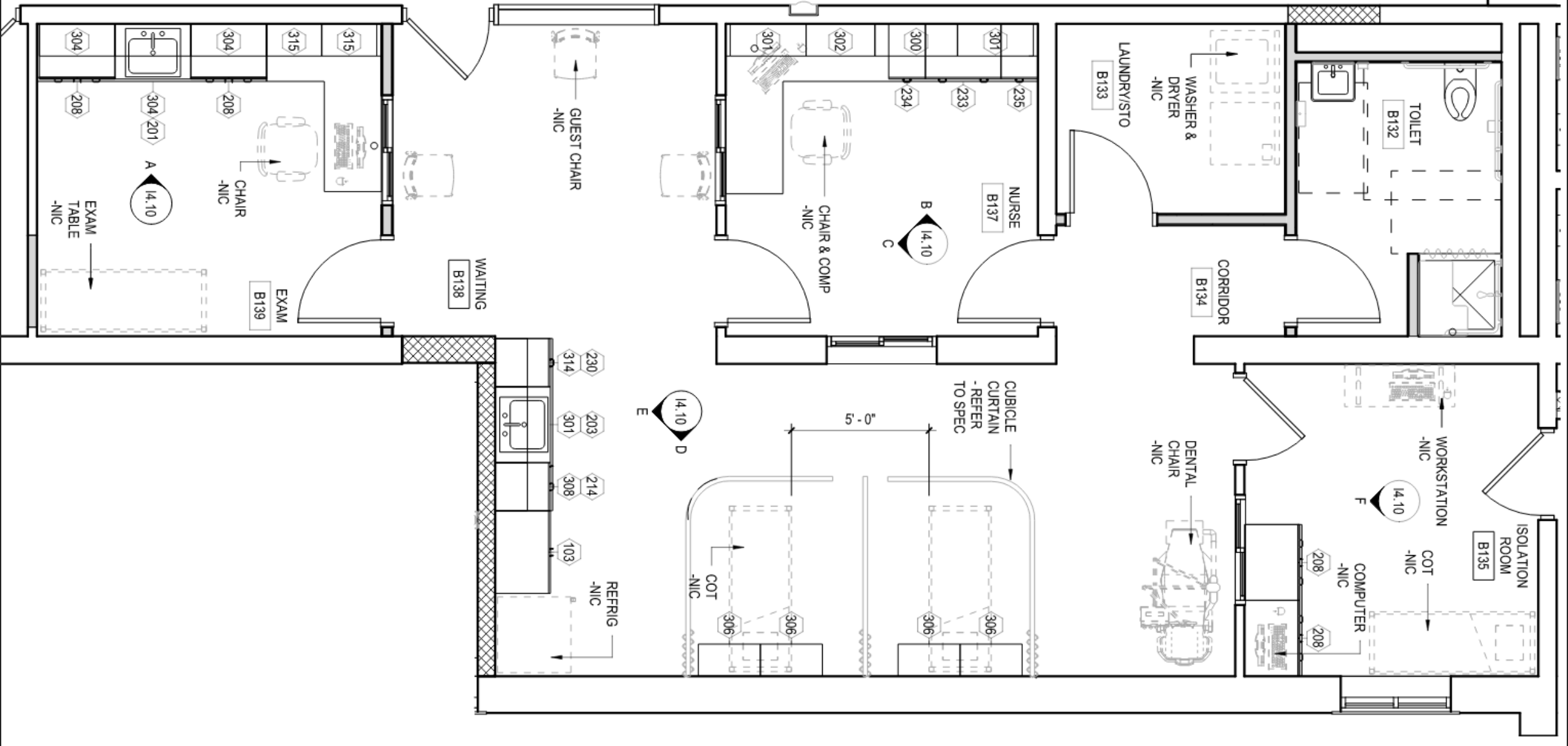


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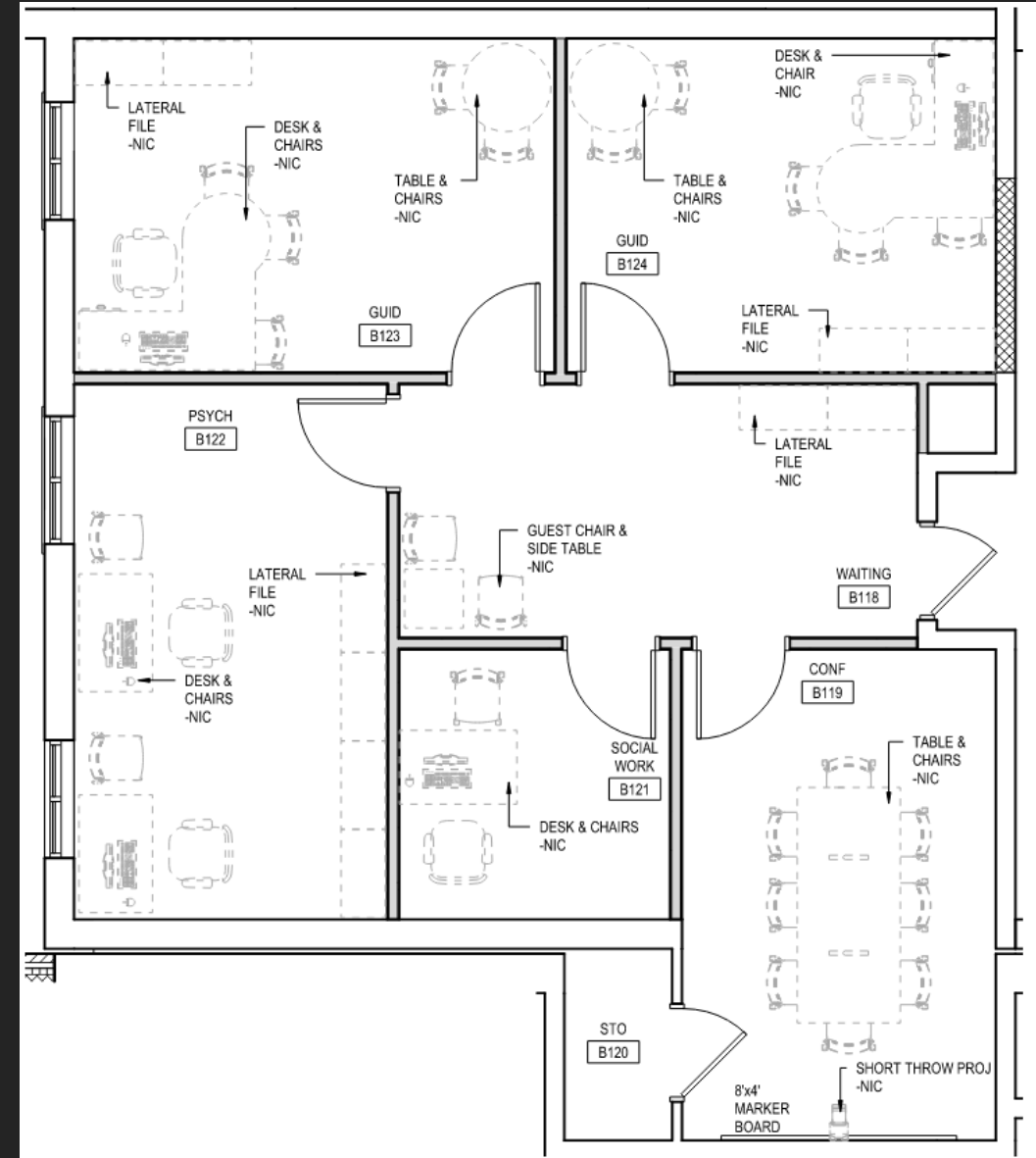
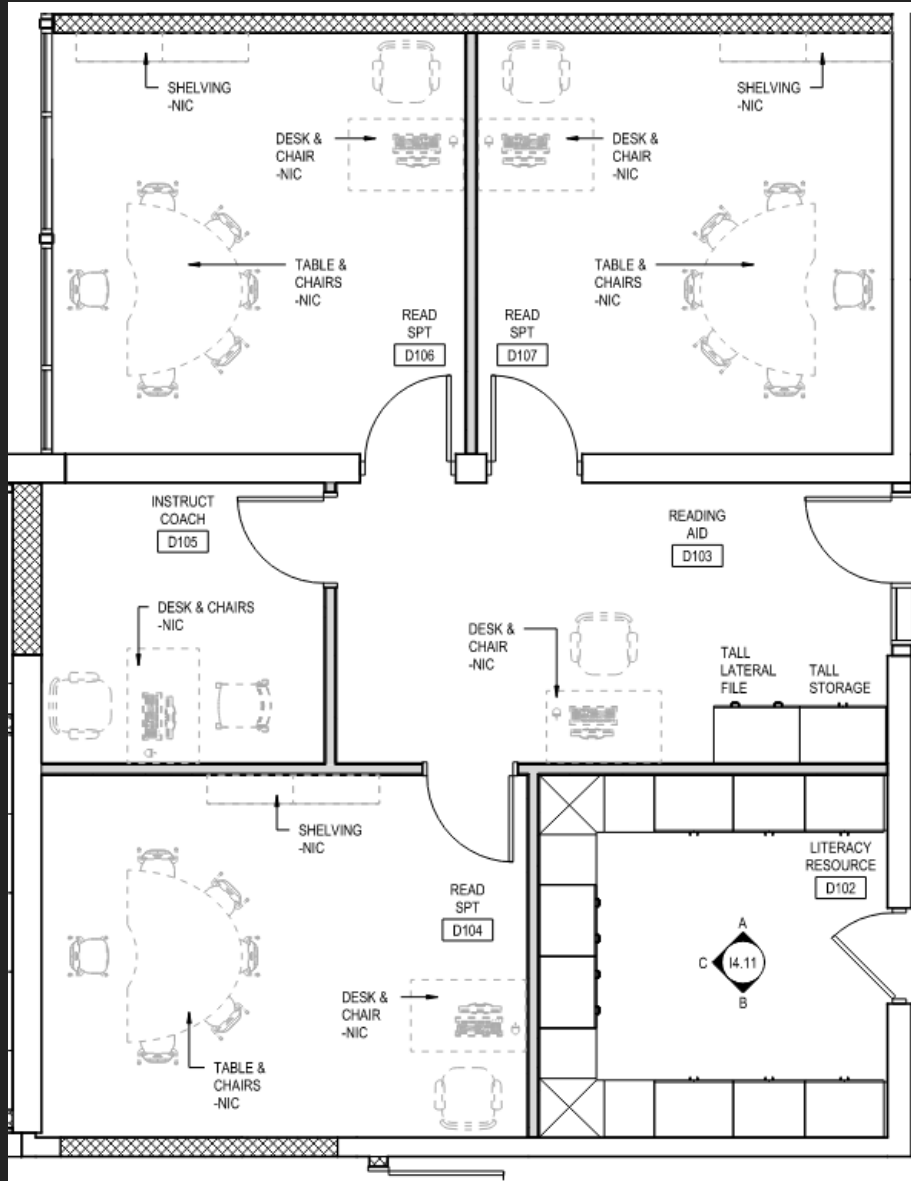
ADMINISTRATION AREA LAYOUT

PROPOSED WYOMISSING HILLS K-4



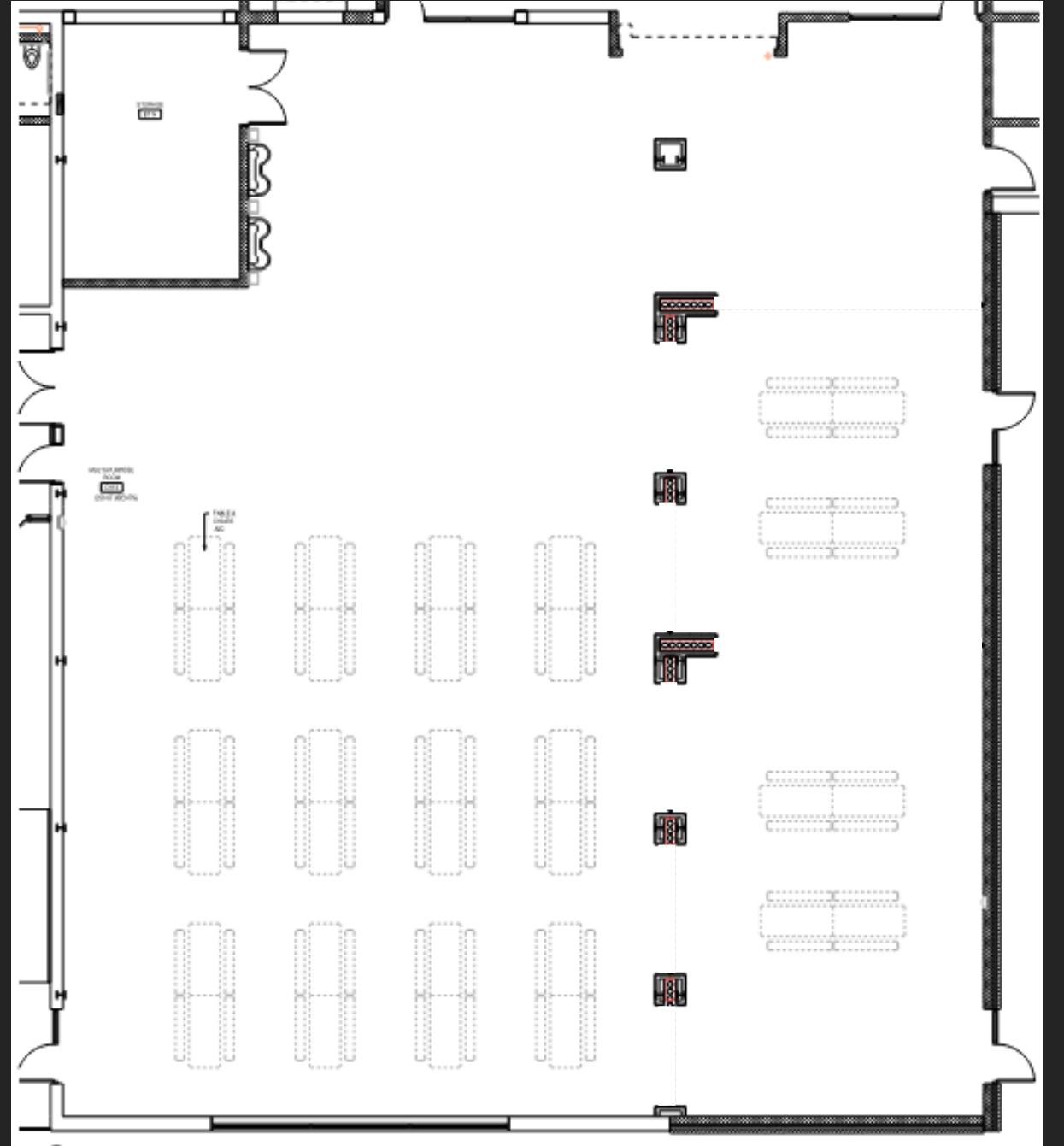
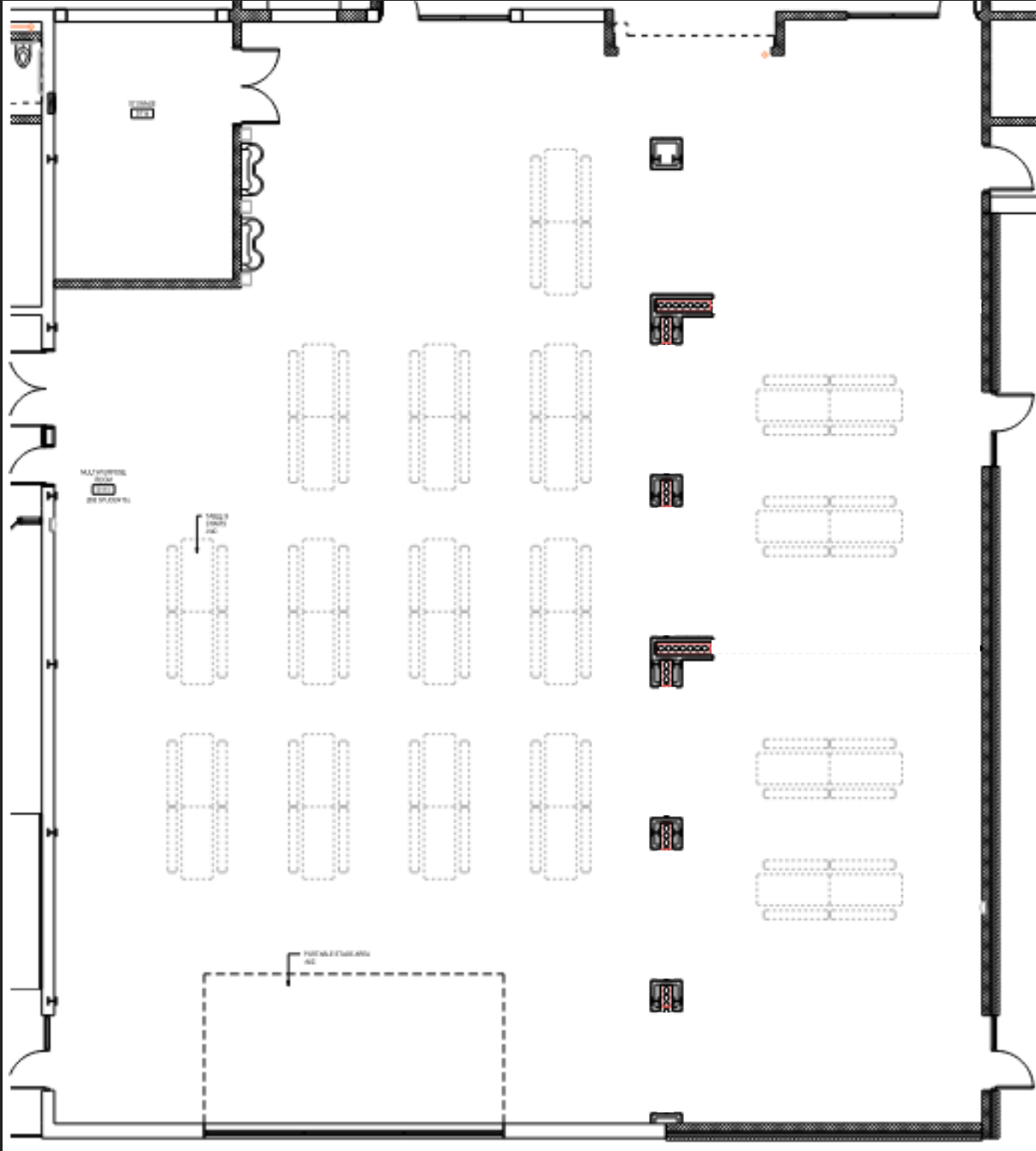
NURSE AREA LAYOUT

PROPOSED WYOMISSING HILLS K-4

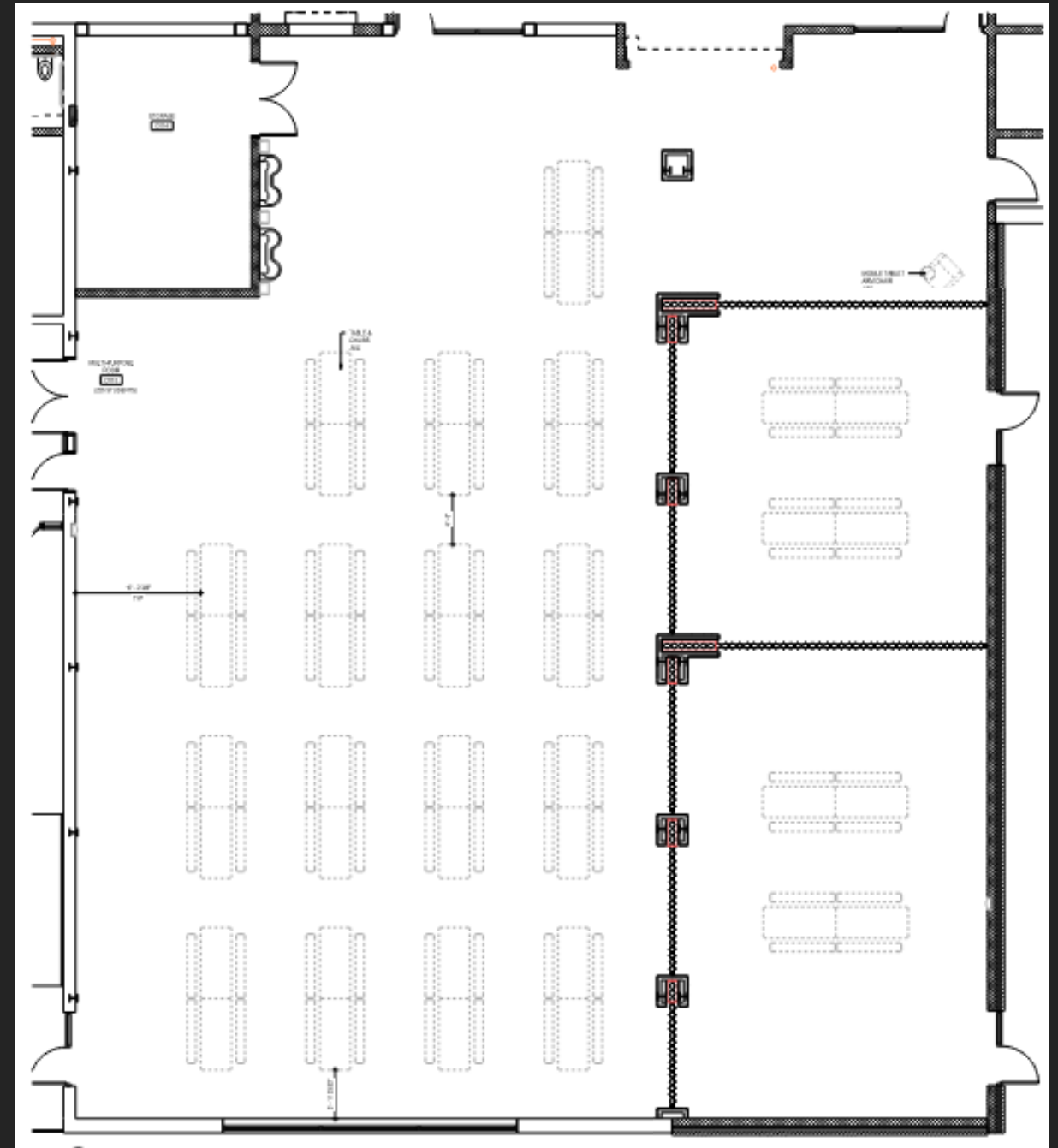
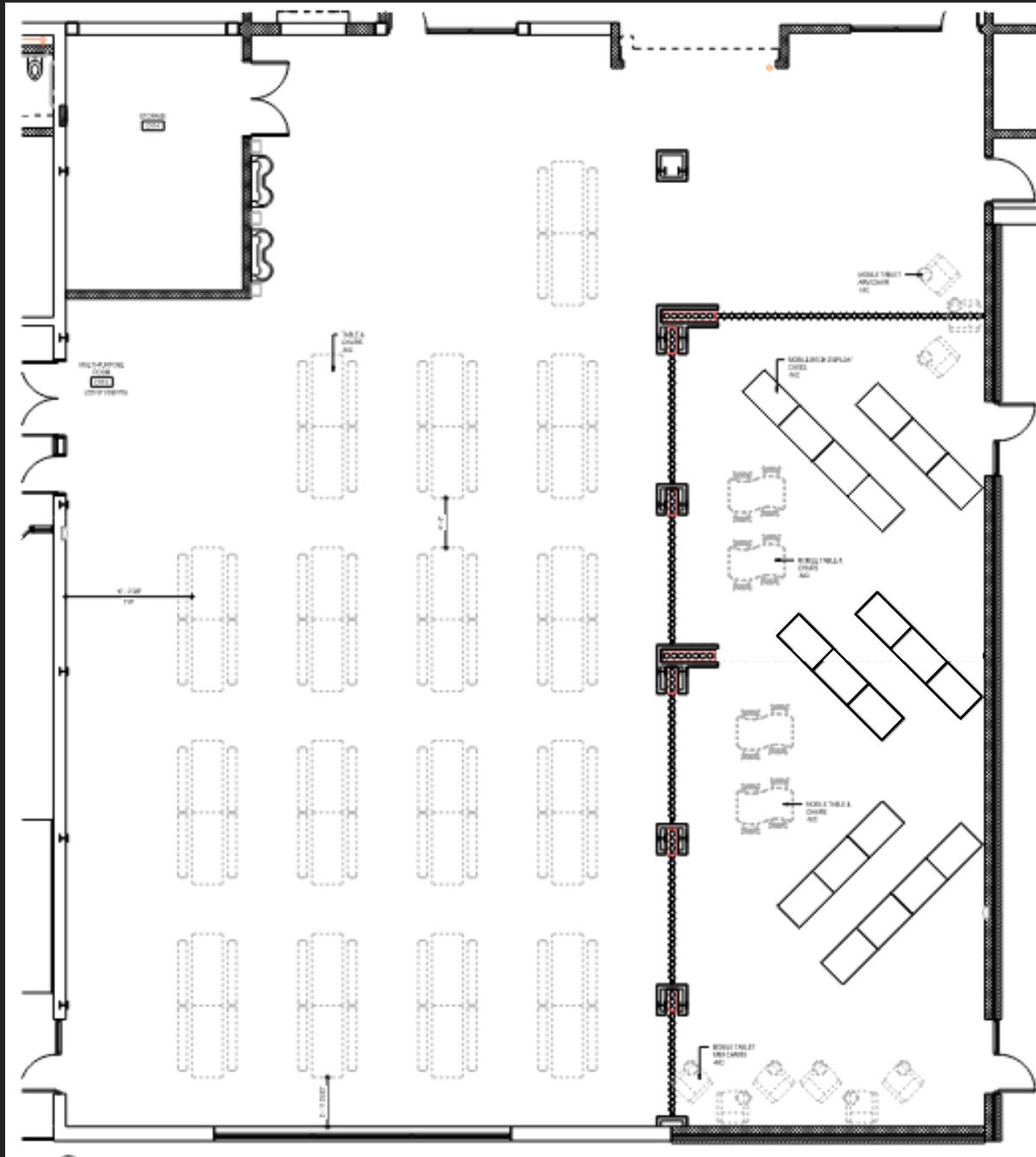


GUIDANCE AND READING SUPPORT AREA LAYOUTS

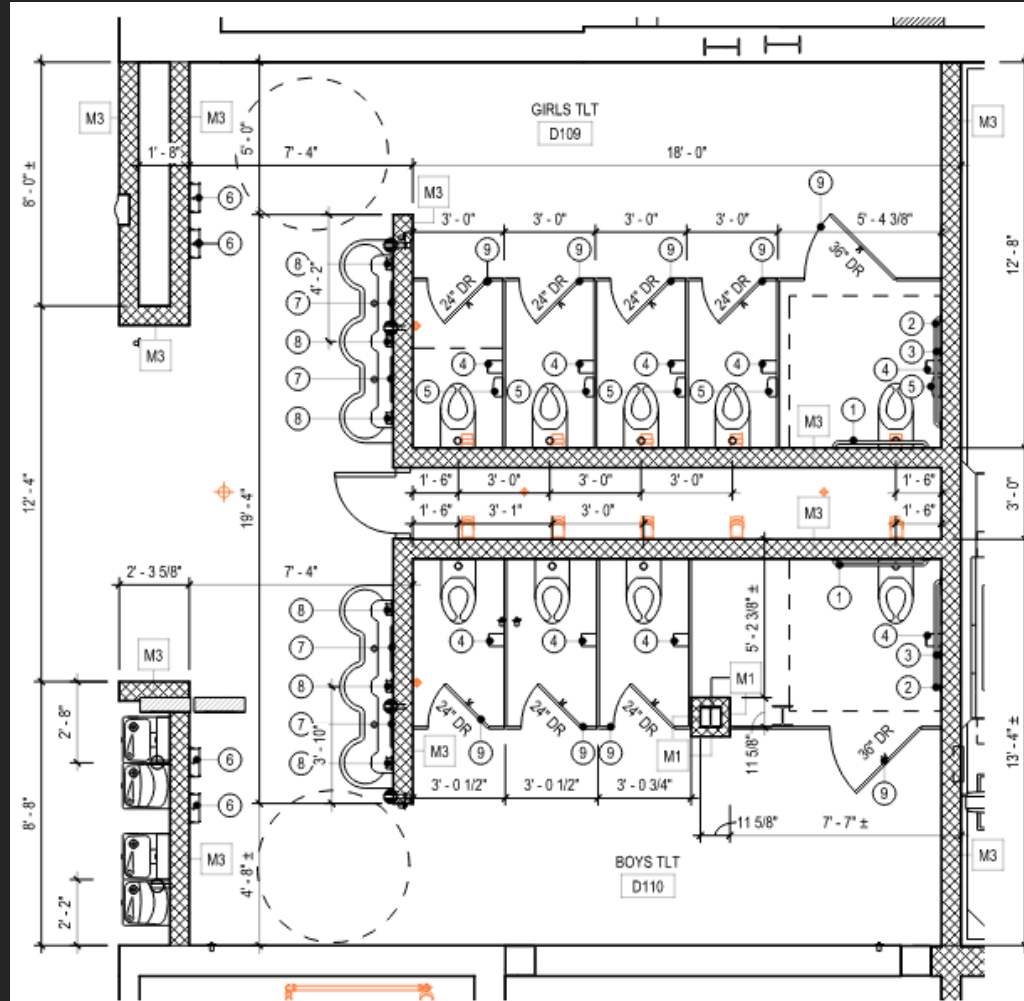
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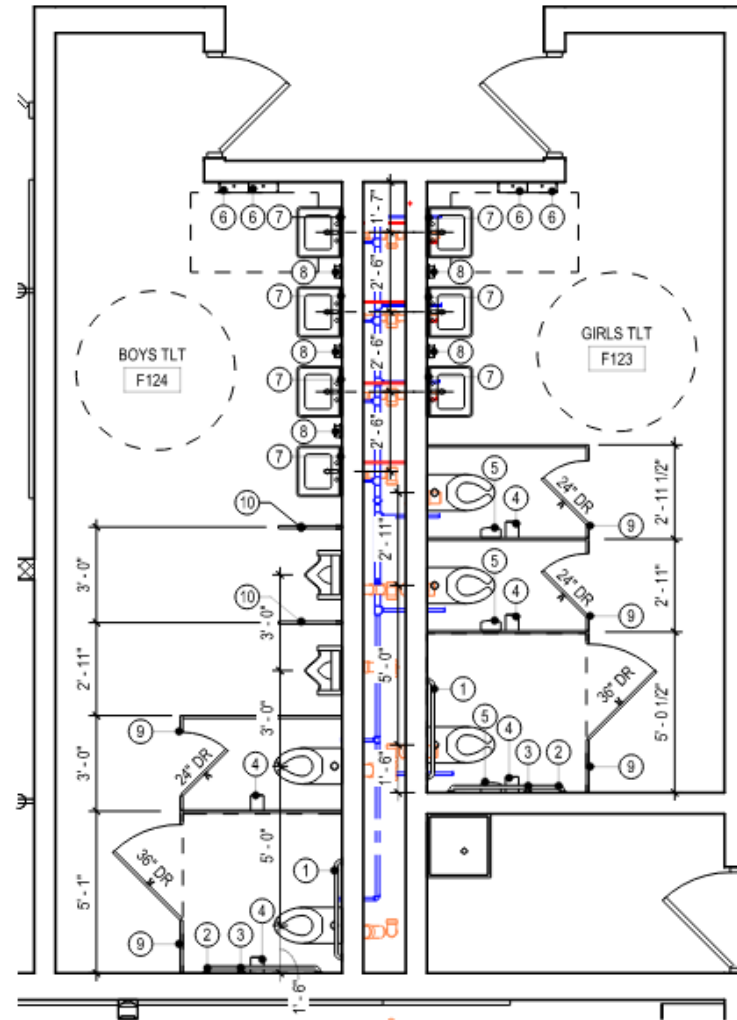
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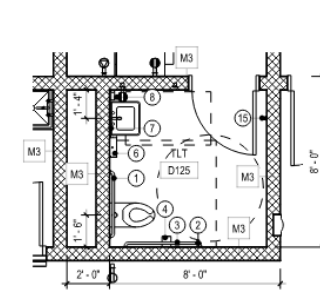
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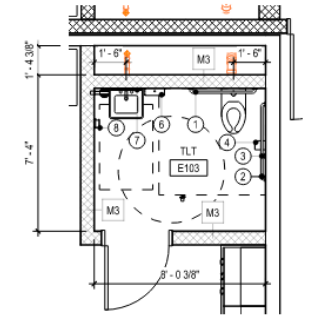
7 LARGE SCALE TOILET PLAN
A4.1 1/4" = 1'-0"



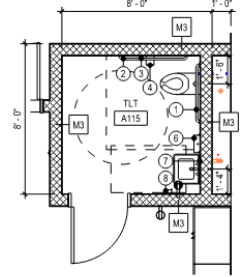
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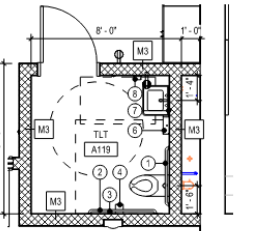
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A4.1 1/4" = 1'-0"



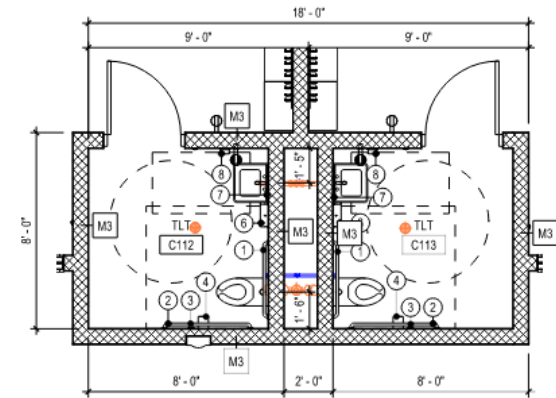
9 LARGE SCALE TOILET PLAN
A4.1 1/4" = 1'-0"



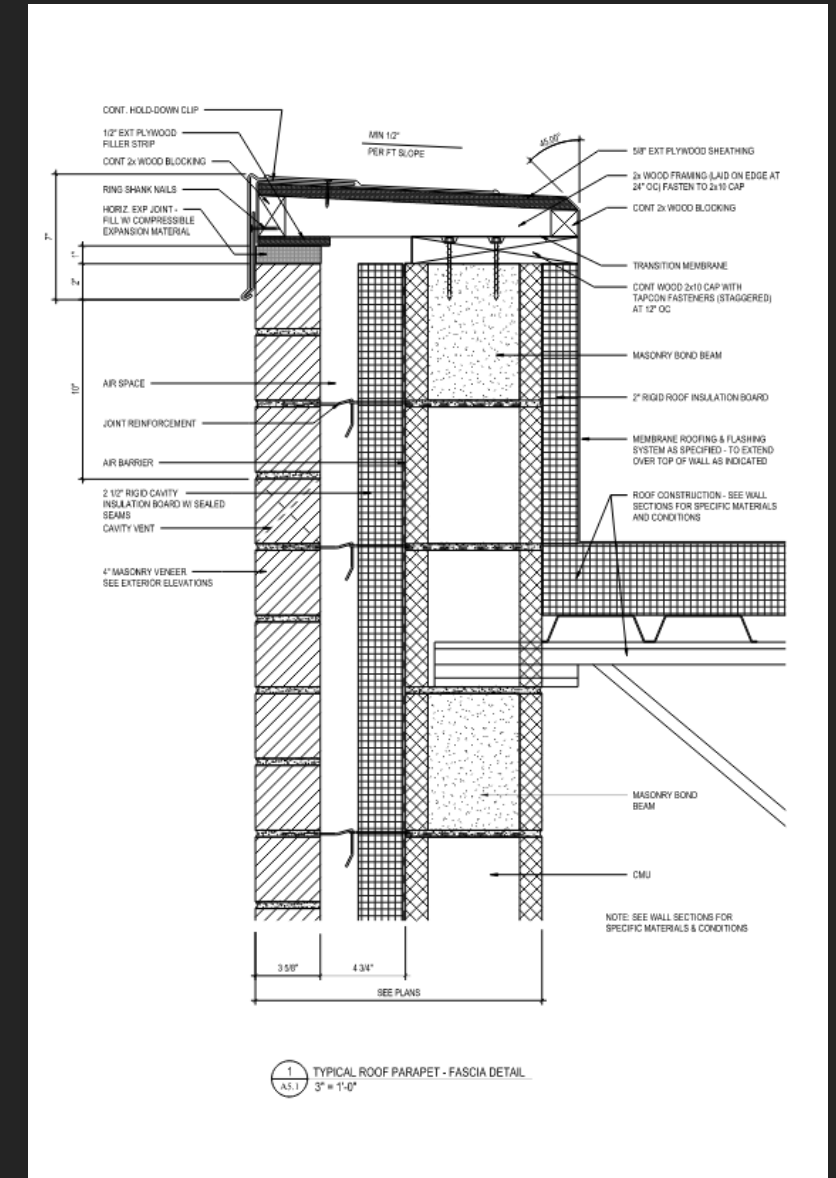
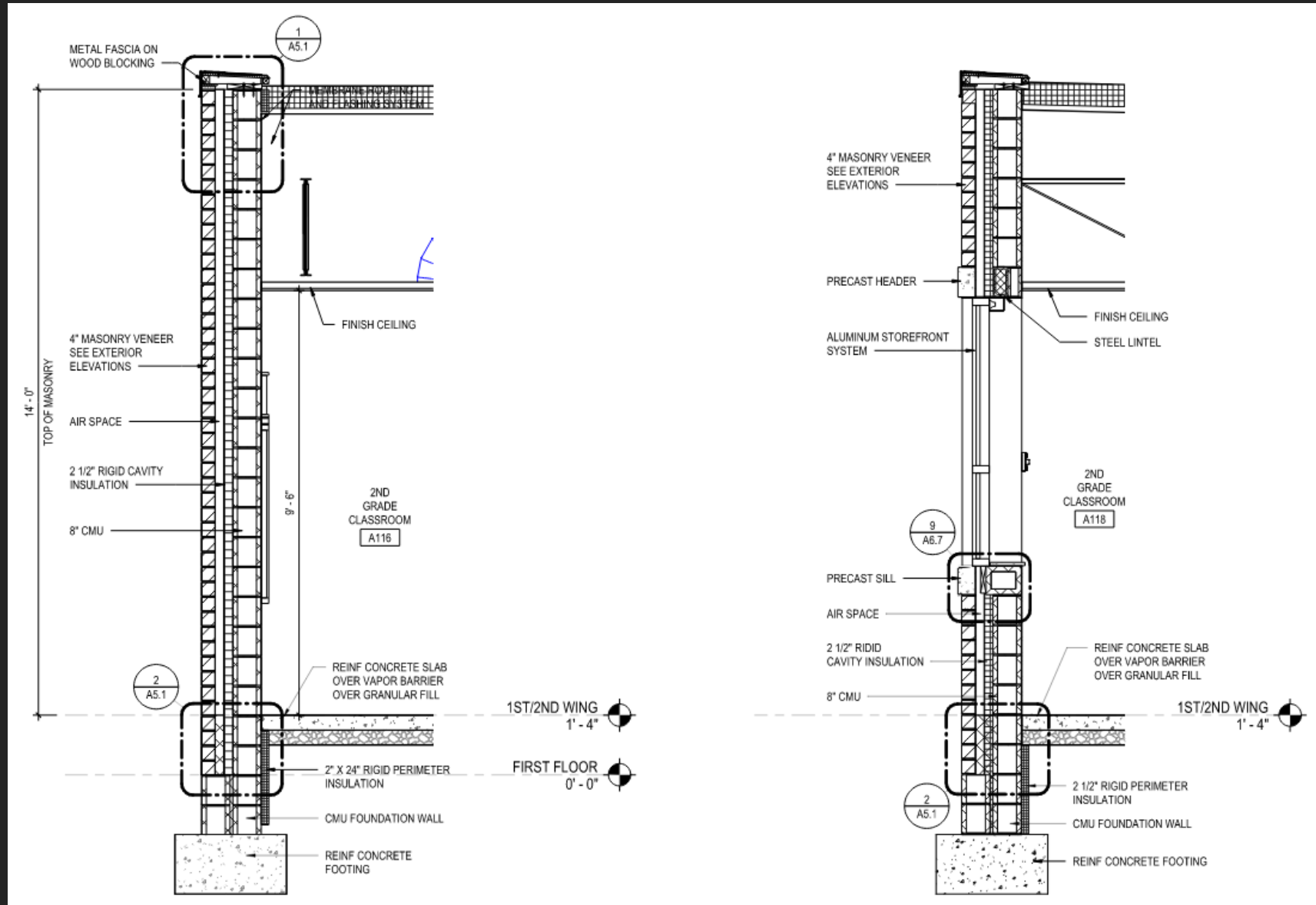
1 LARGE SCALE TOILET PLAN
A4.1 1/4" = 1'-0"



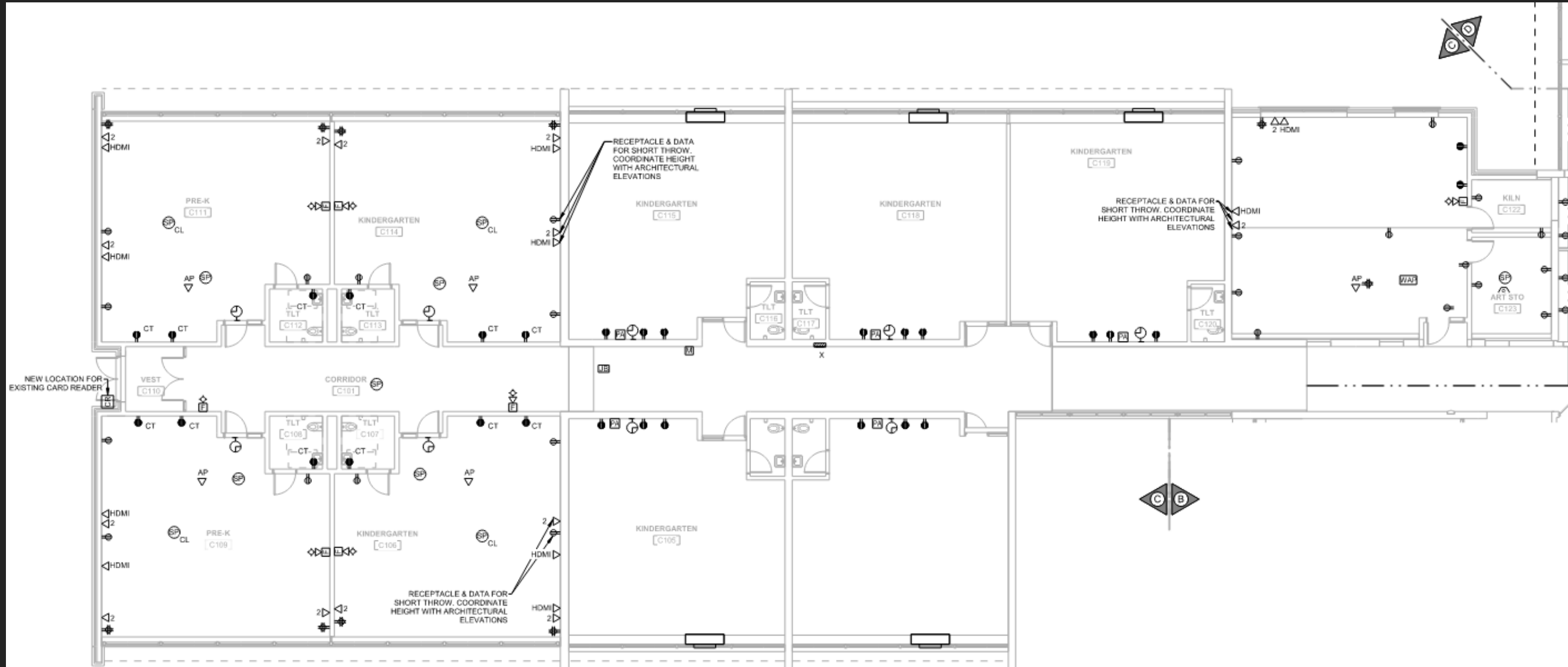
2 LARGE SCALE TOILET PLAN
A4.1 1/4" = 1'-0"



PROPOSED WYOMISSING HILLS K-4

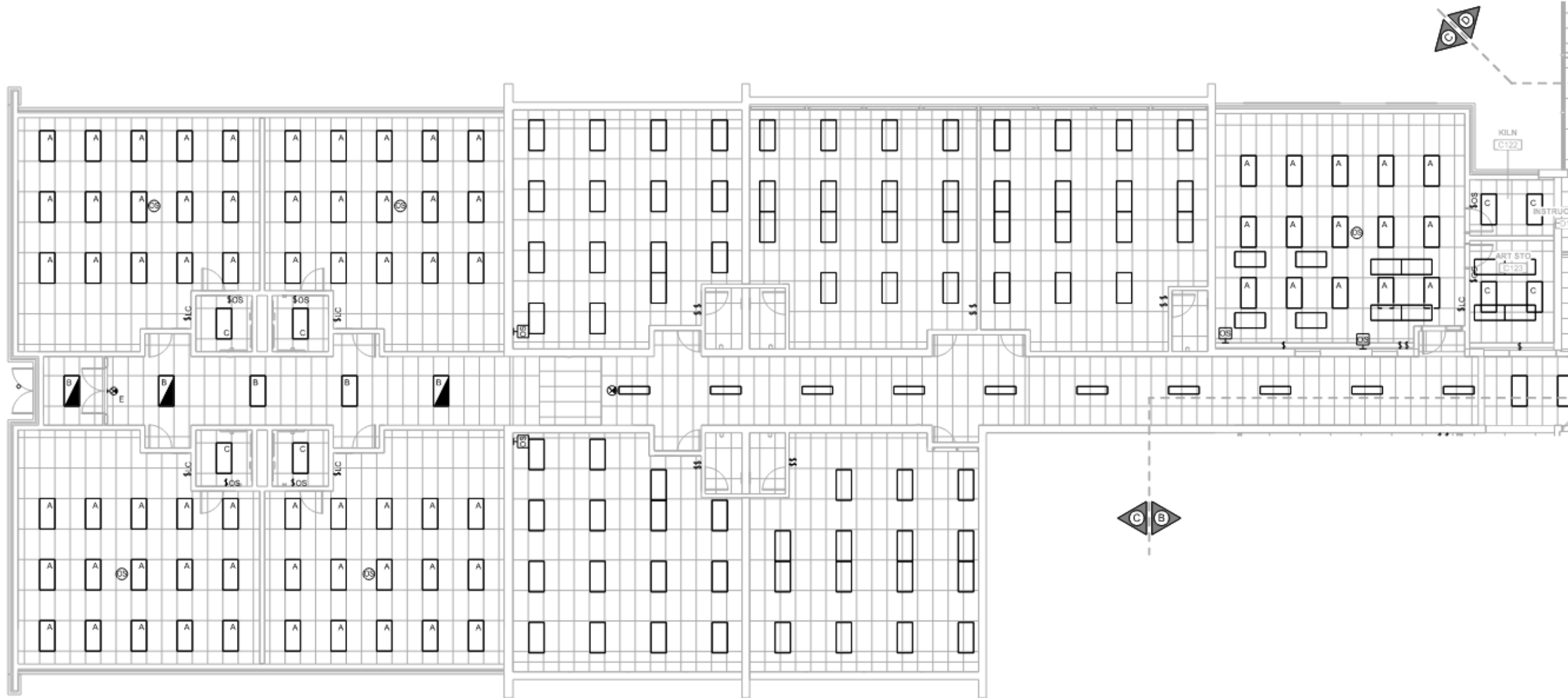


PROPOSED WYOMISSING HILLS K-4



② **FIRST FLOOR PLAN - UNIT C - POWER**
SCALE: 1/8" = 1'-0"

PROPOSED WYOMISSING HILLS K-4



② FIRST FLOOR PLAN - UNIT C - LIGHTING
SCALE: 1/8" = 1'-0"

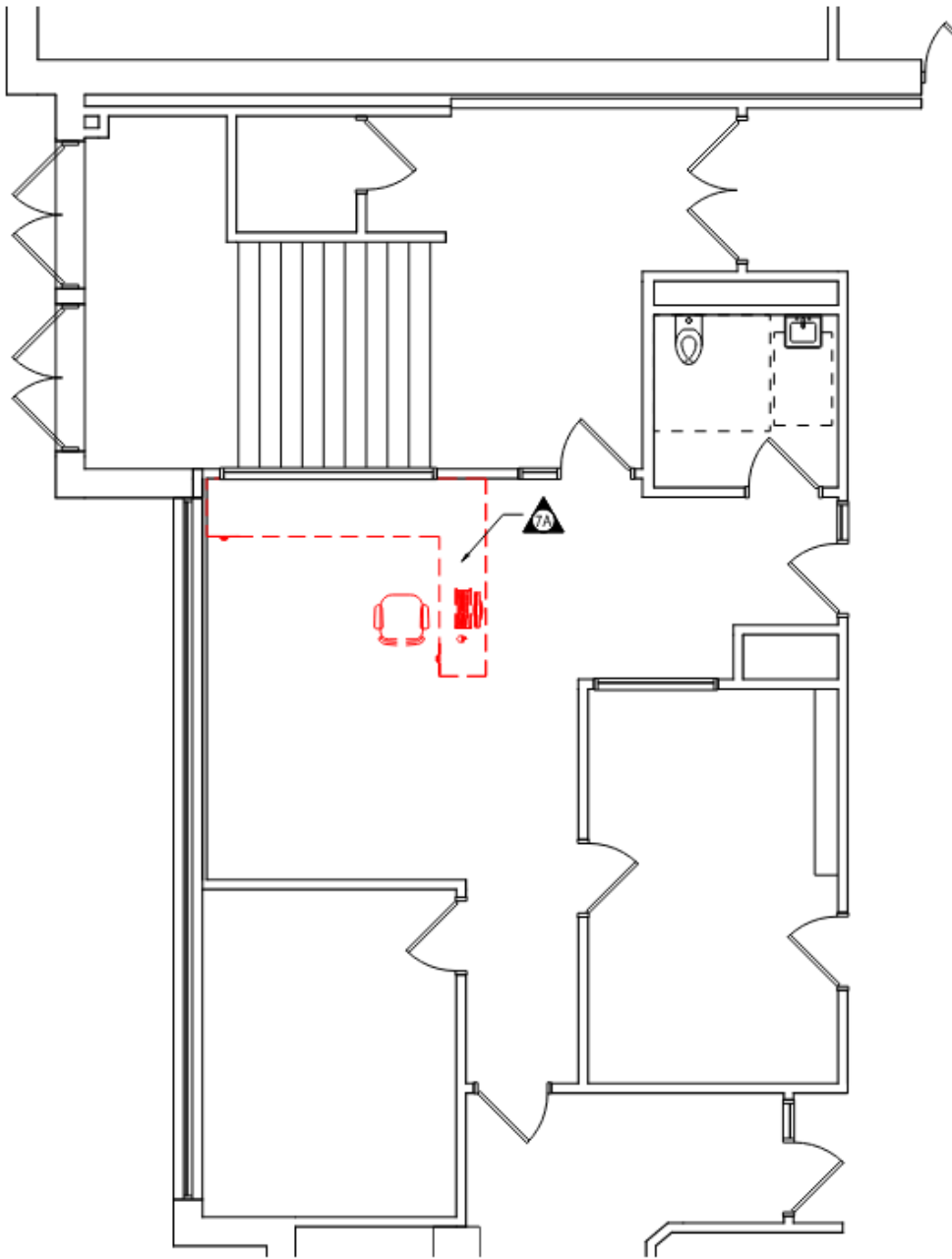
PROPOSED WYOMISSING HILLS K-4



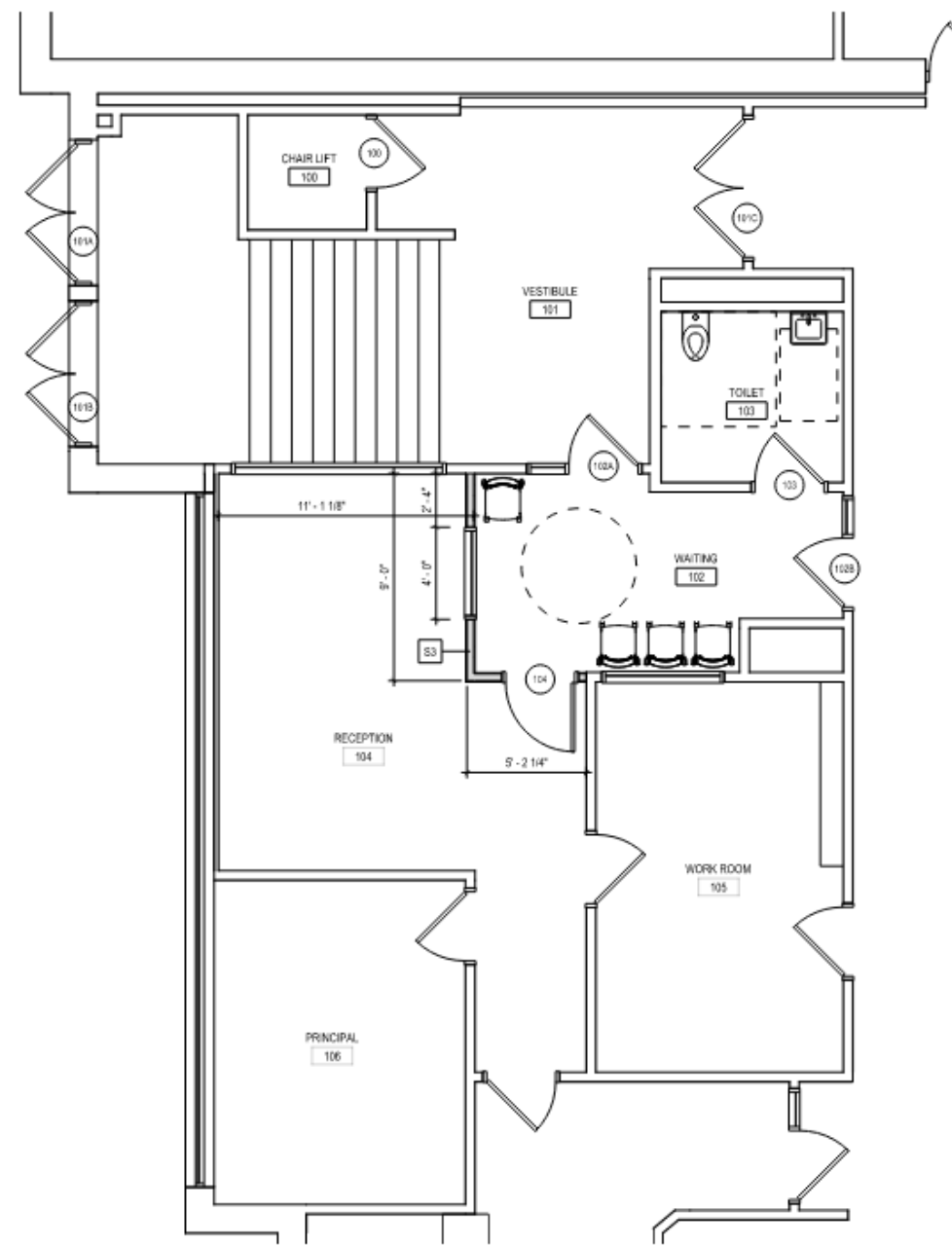
PROPOSED WYOMISSING HILLS K-4



WEST READING EC SECURED ENTRANCE VESTIBULE



1 FIRST FLOOR DEMOLITION PLAN - OFFICE SUITE
1/4" = 1'-0"

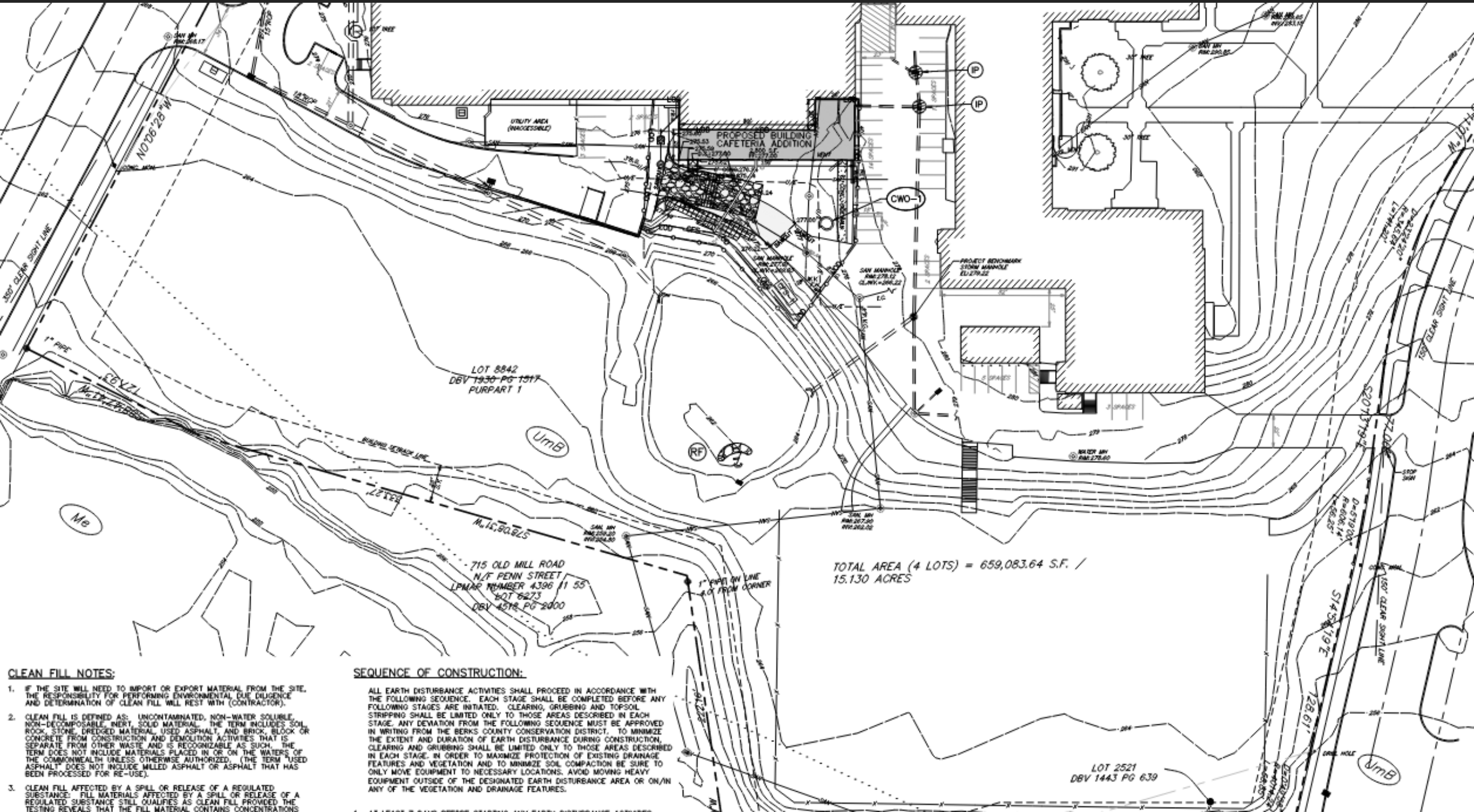


2 FIRST FLOOR PLAN - OFFICE SUITE
1/4" = 1'-0"

PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



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TOTAL AREA (4 LOTS) = 659,083.64 S.F. /
15.130 ACRES

CLEAN FILL NOTES:

1. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH (CONTRACTOR).
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS

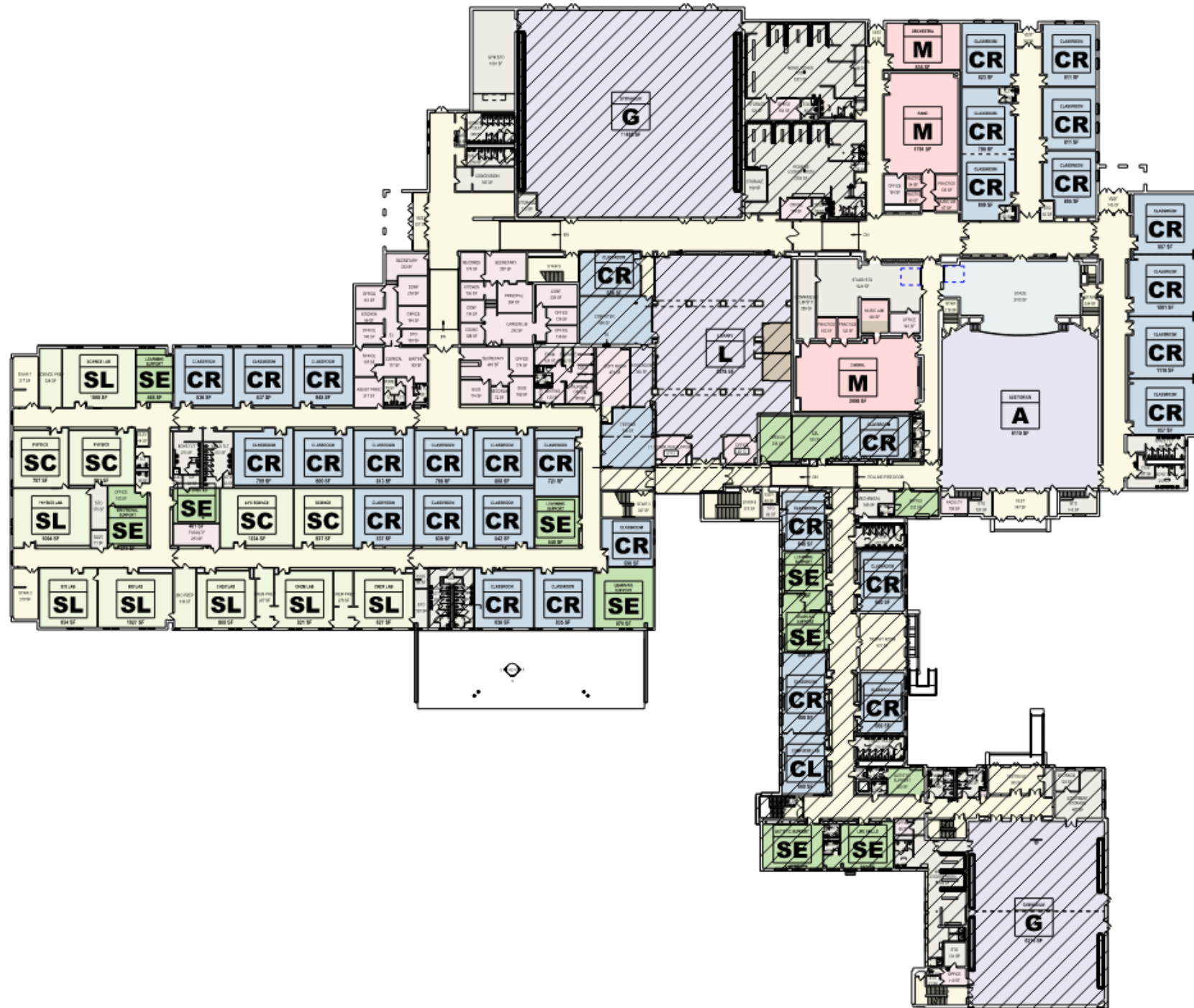
SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGES ARE INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE BERKS COUNTY CONSERVATION DISTRICT. TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE DURING CONSTRUCTION, CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. IN ORDER TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION AND TO MINIMIZE SOIL COMPACTION BE SURE TO ONLY MOVE EQUIPMENT TO NECESSARY LOCATIONS. AVOID MOVING HEAVY EQUIPMENT OUTSIDE OF THE DESIGNATED EARTH DISTURBANCE AREA OR ON/IN ANY OF THE VEGETATION AND DRAINAGE FEATURES.

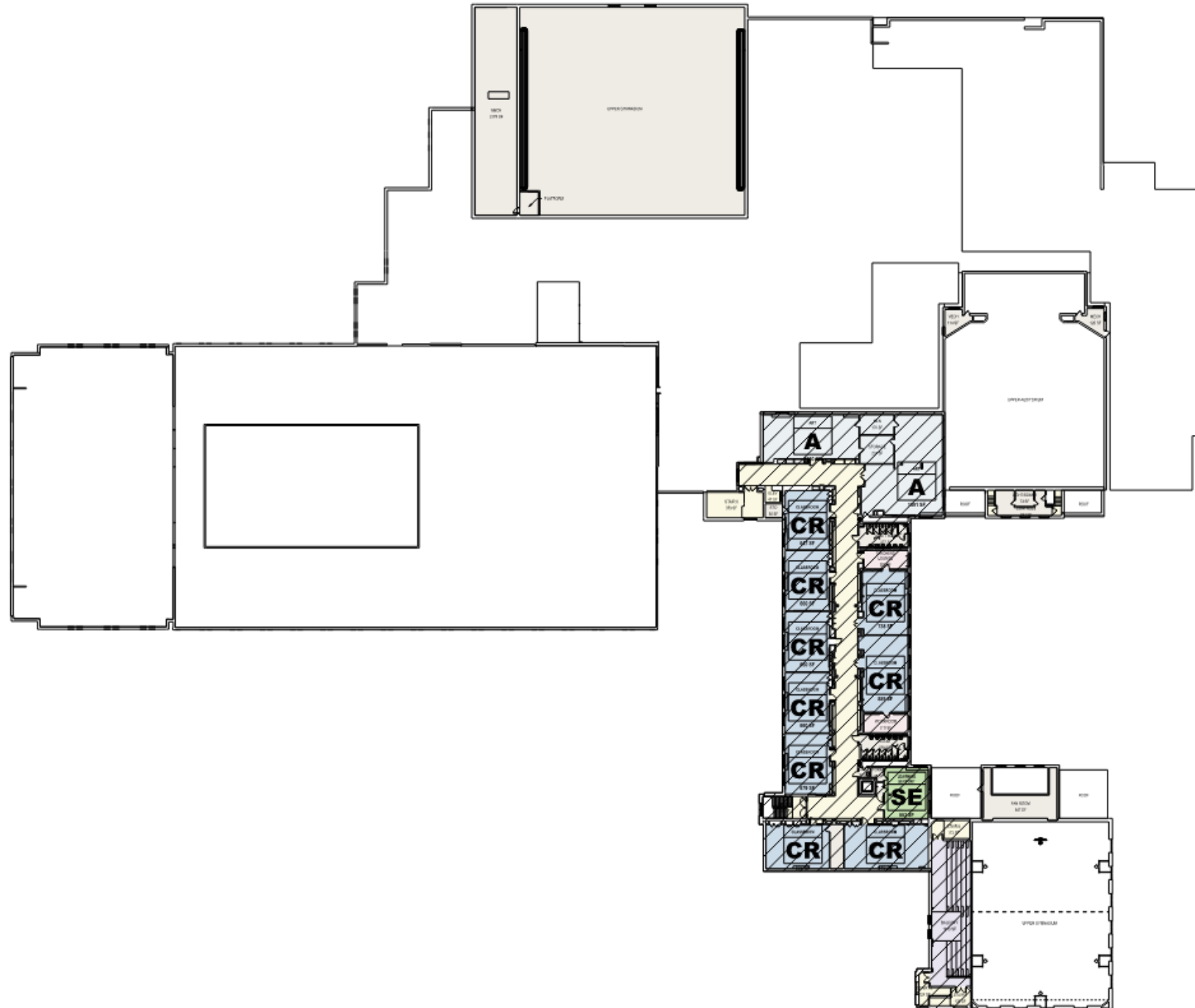
PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



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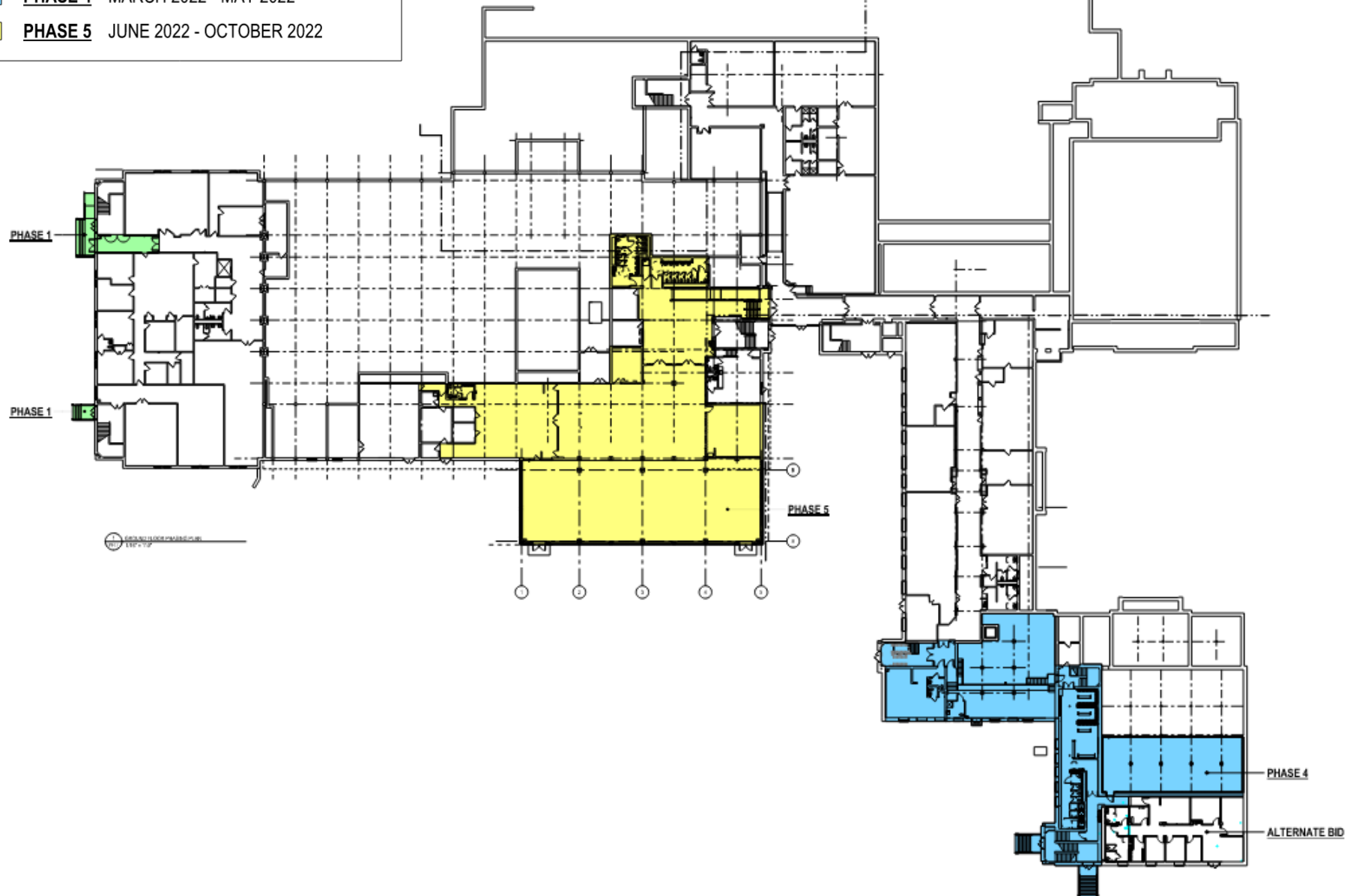


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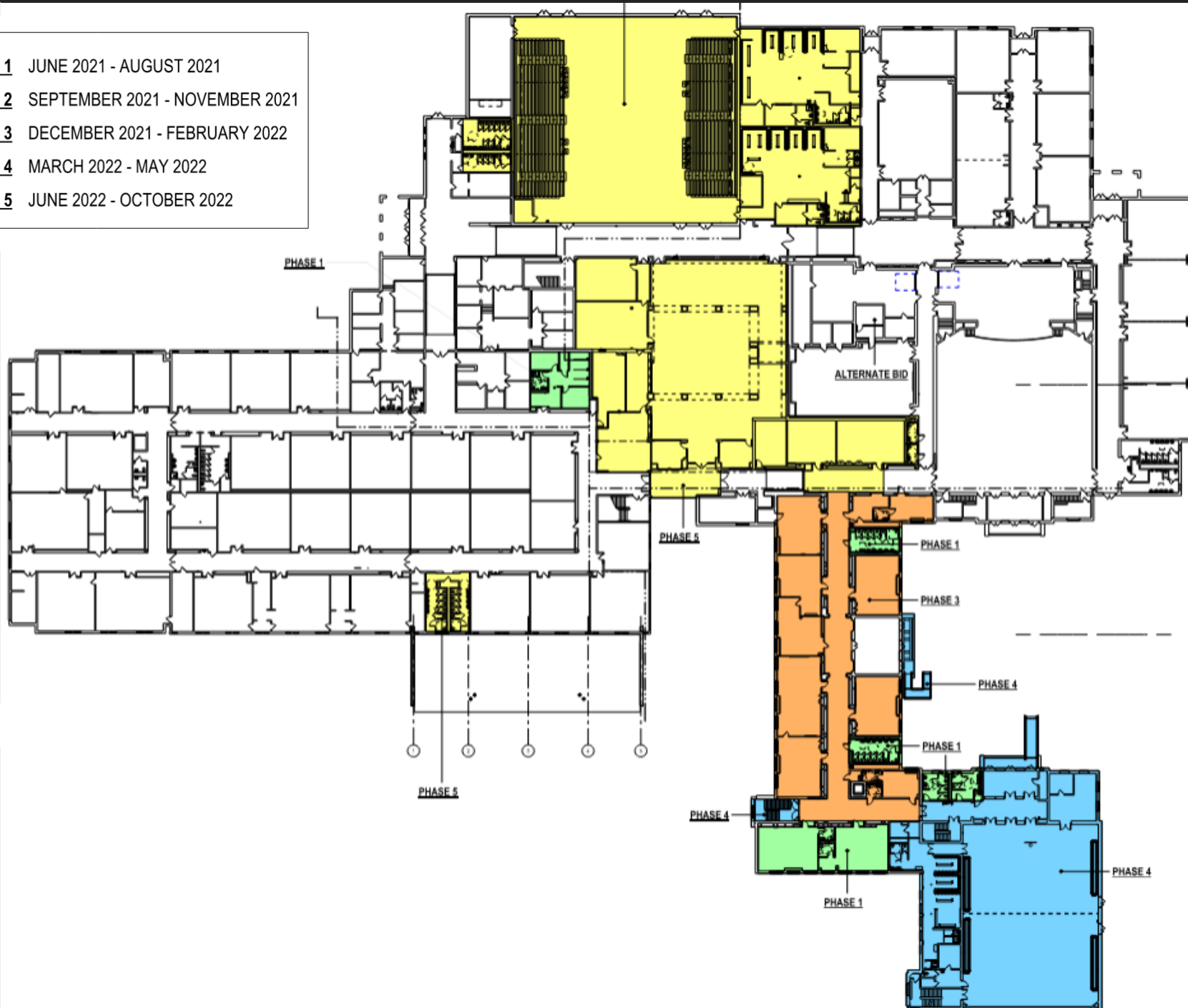
PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL

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- **PHASE 2** SEPTEMBER 2021 - NOVEMBER 2021
- **PHASE 3** DECEMBER 2021 - FEBRUARY 2022
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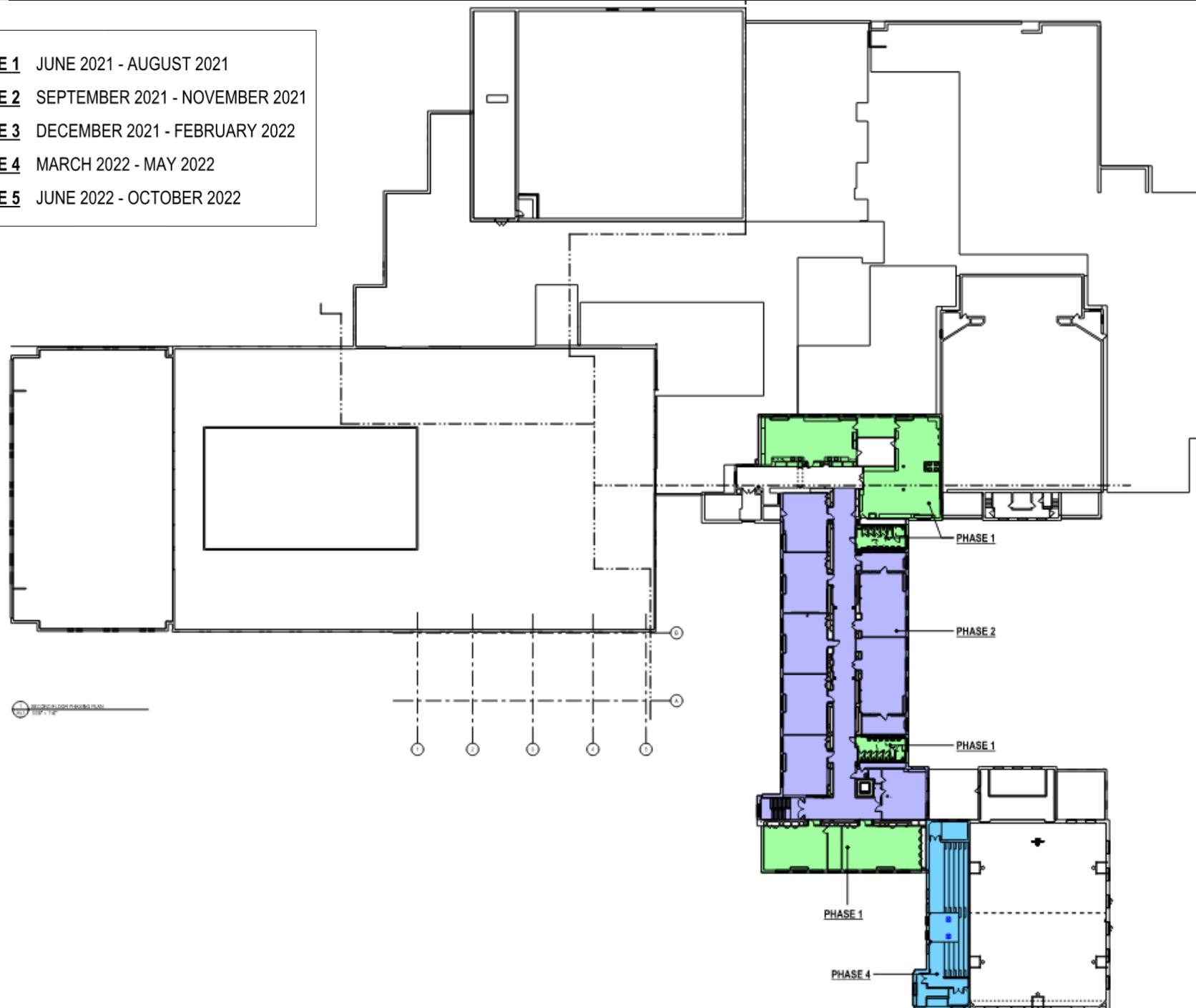
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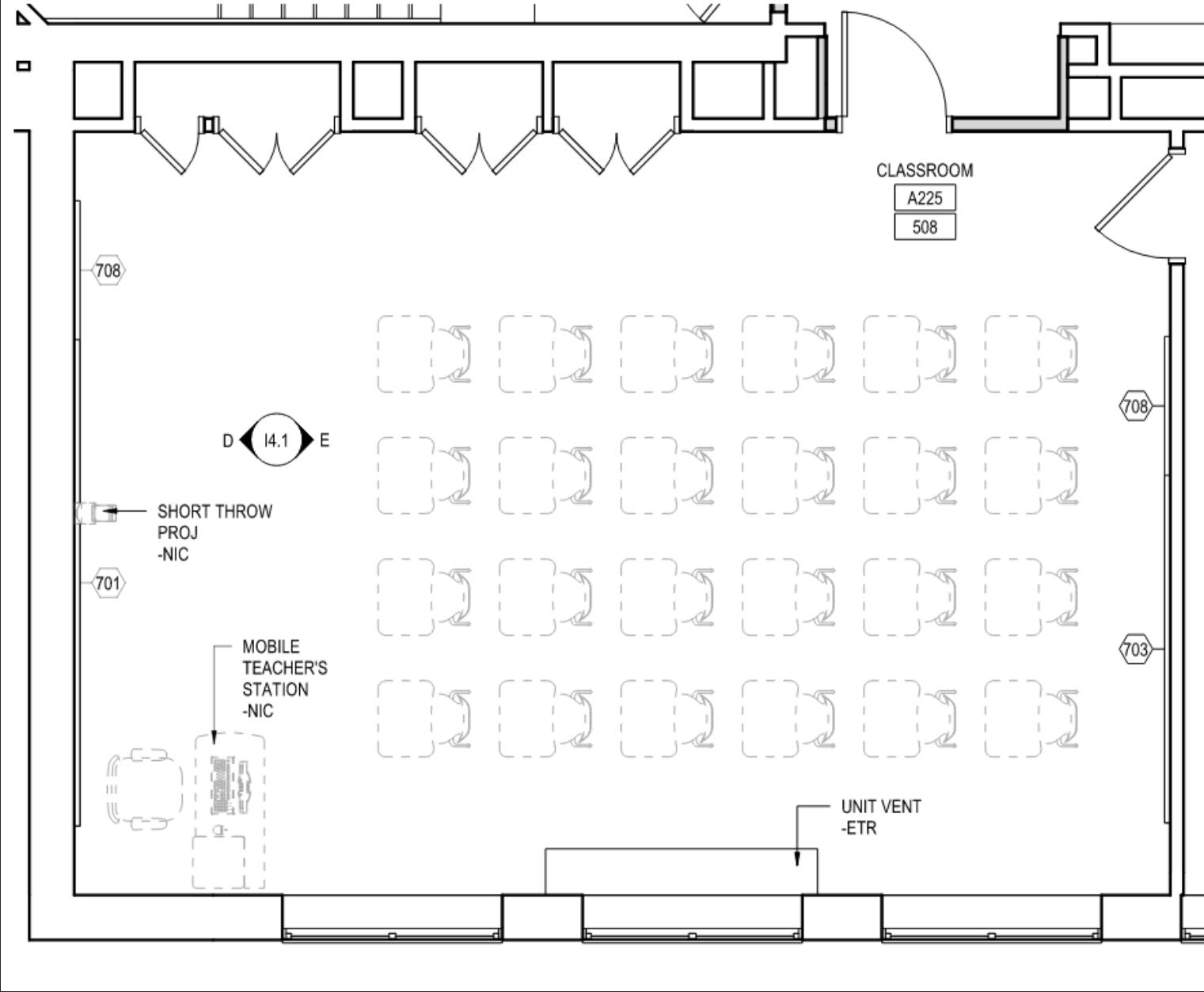
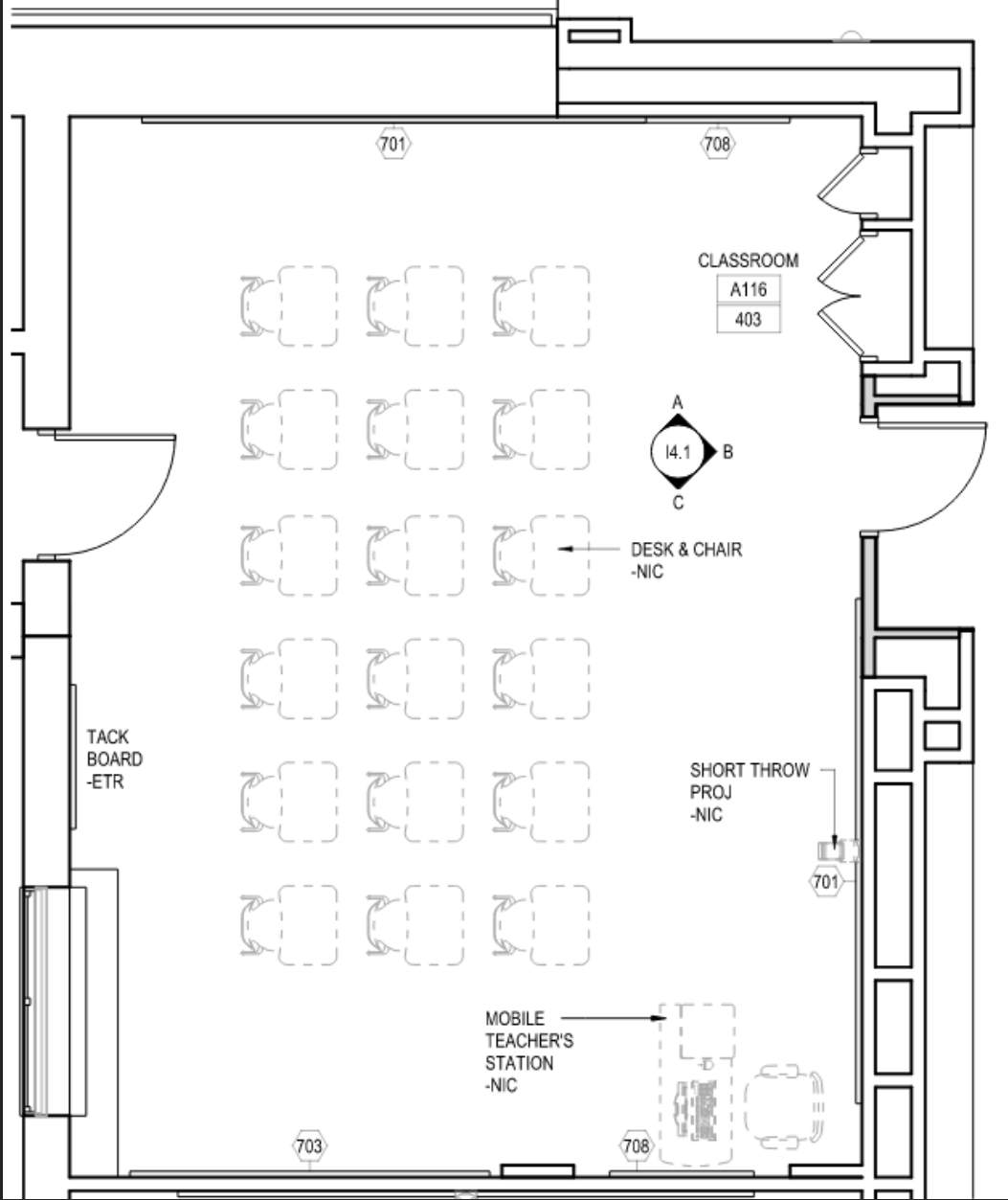


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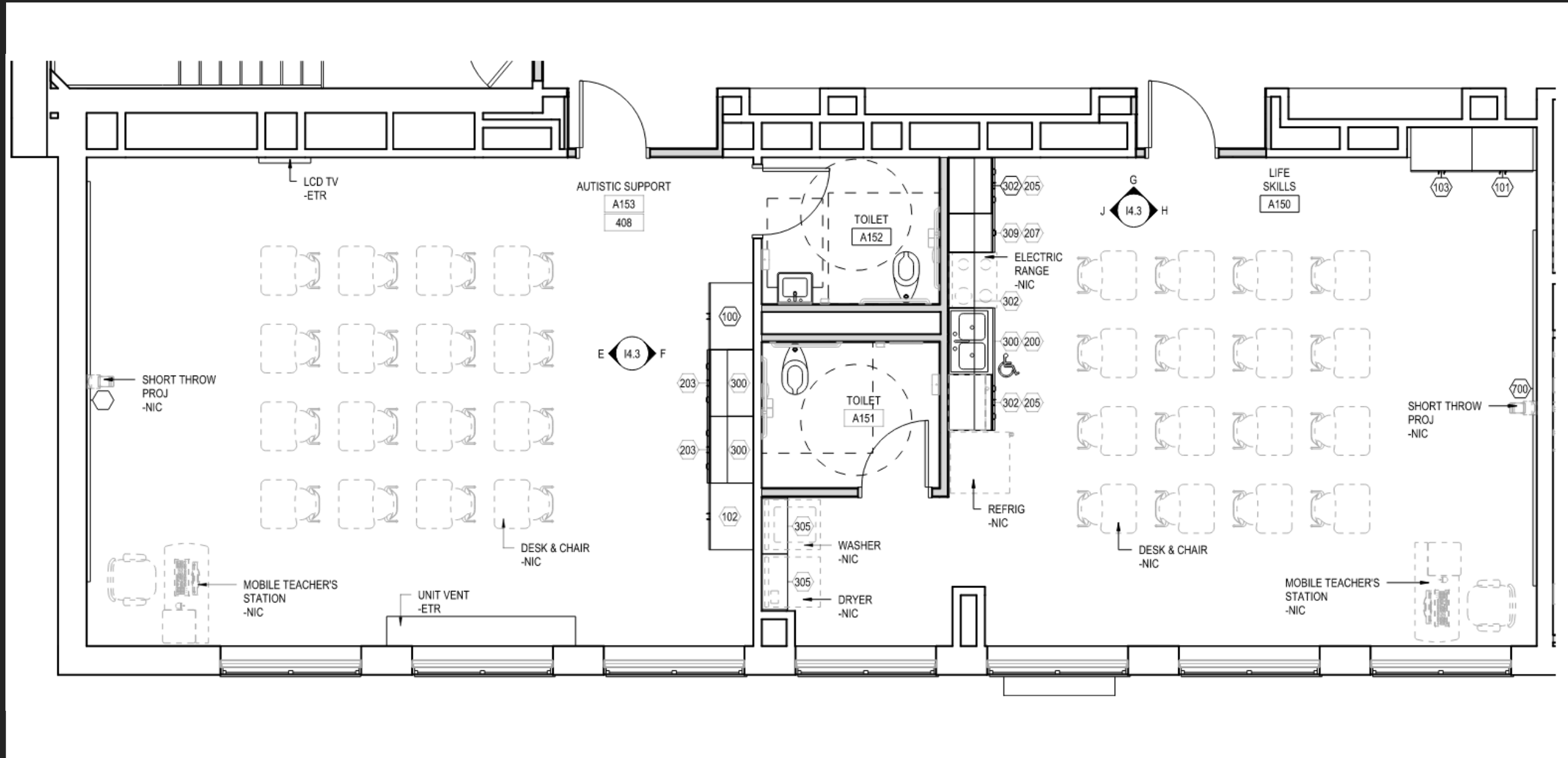
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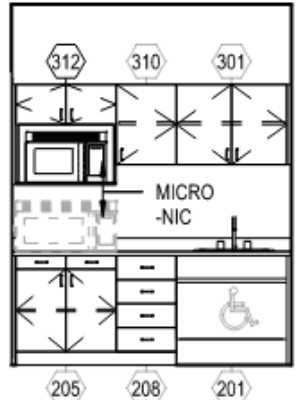
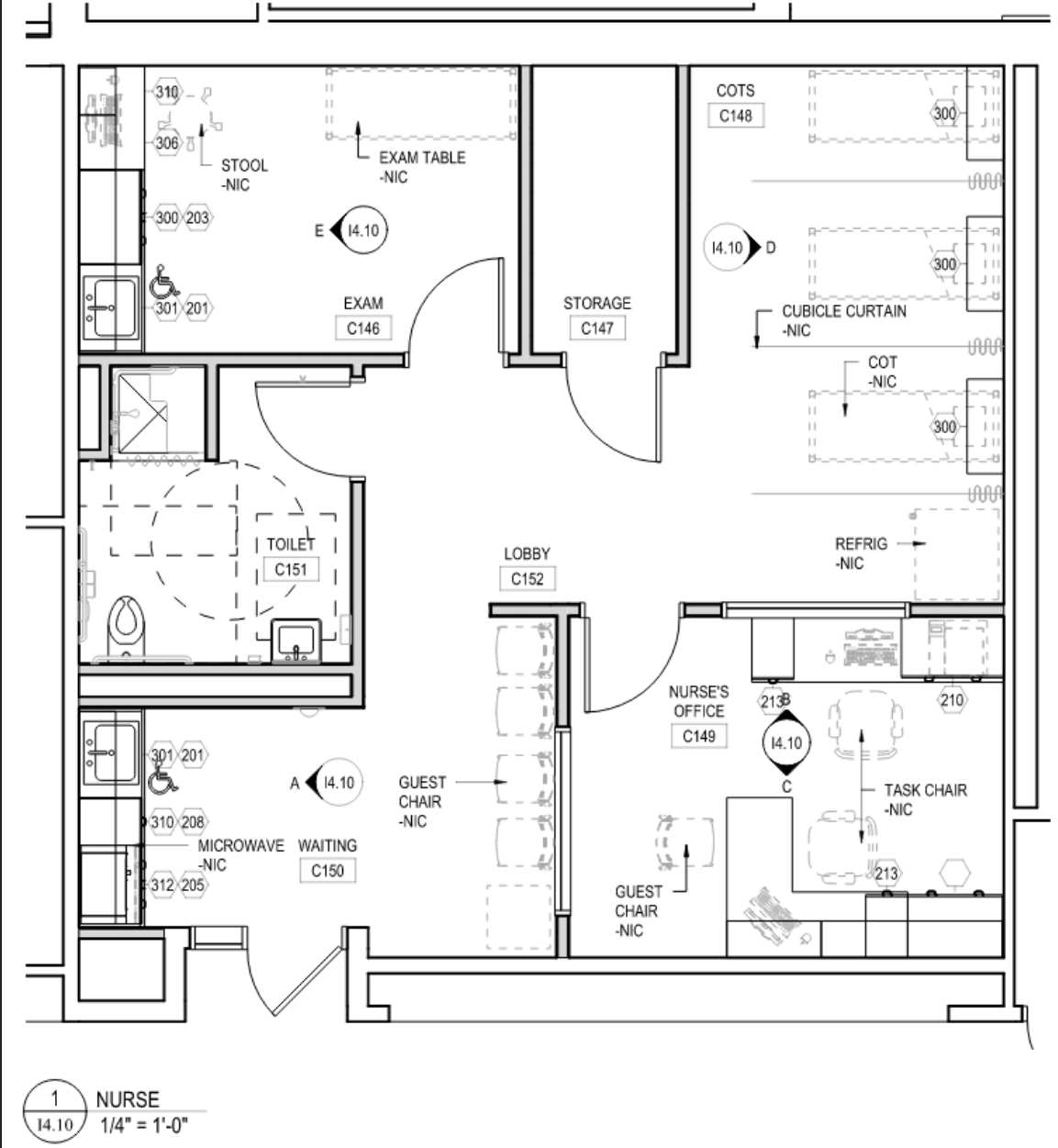
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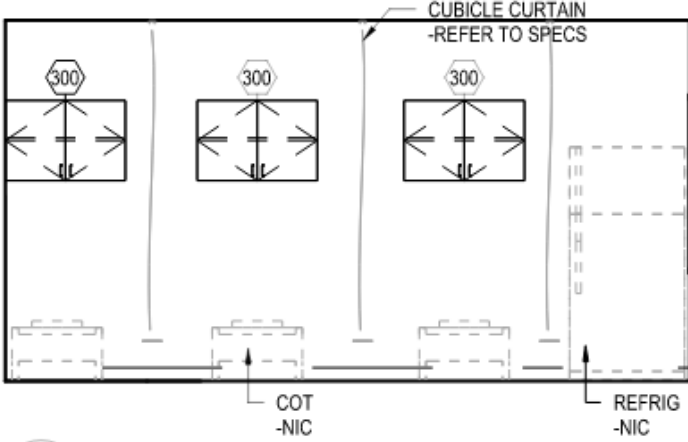
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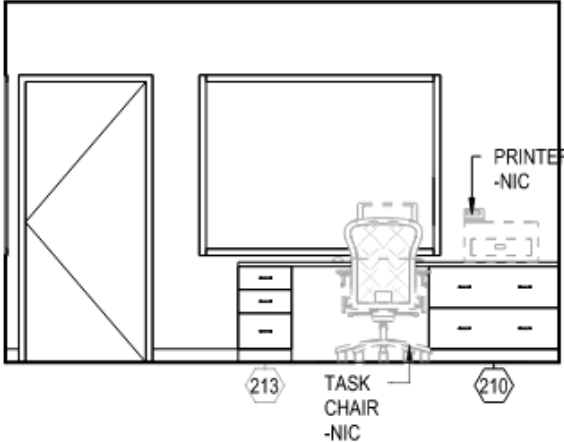
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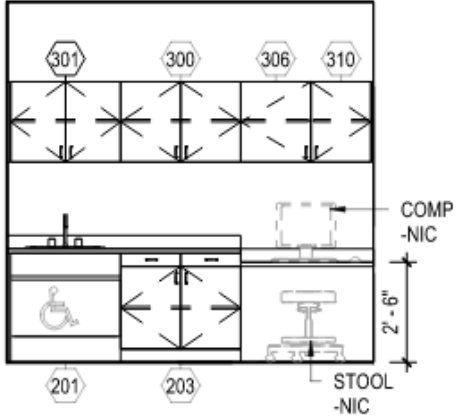
A
14.10 INTERIOR ELEVATION A
1/4" = 1'-0"



D
14.10 INTERIOR ELEVATION D
1/4" = 1'-0"

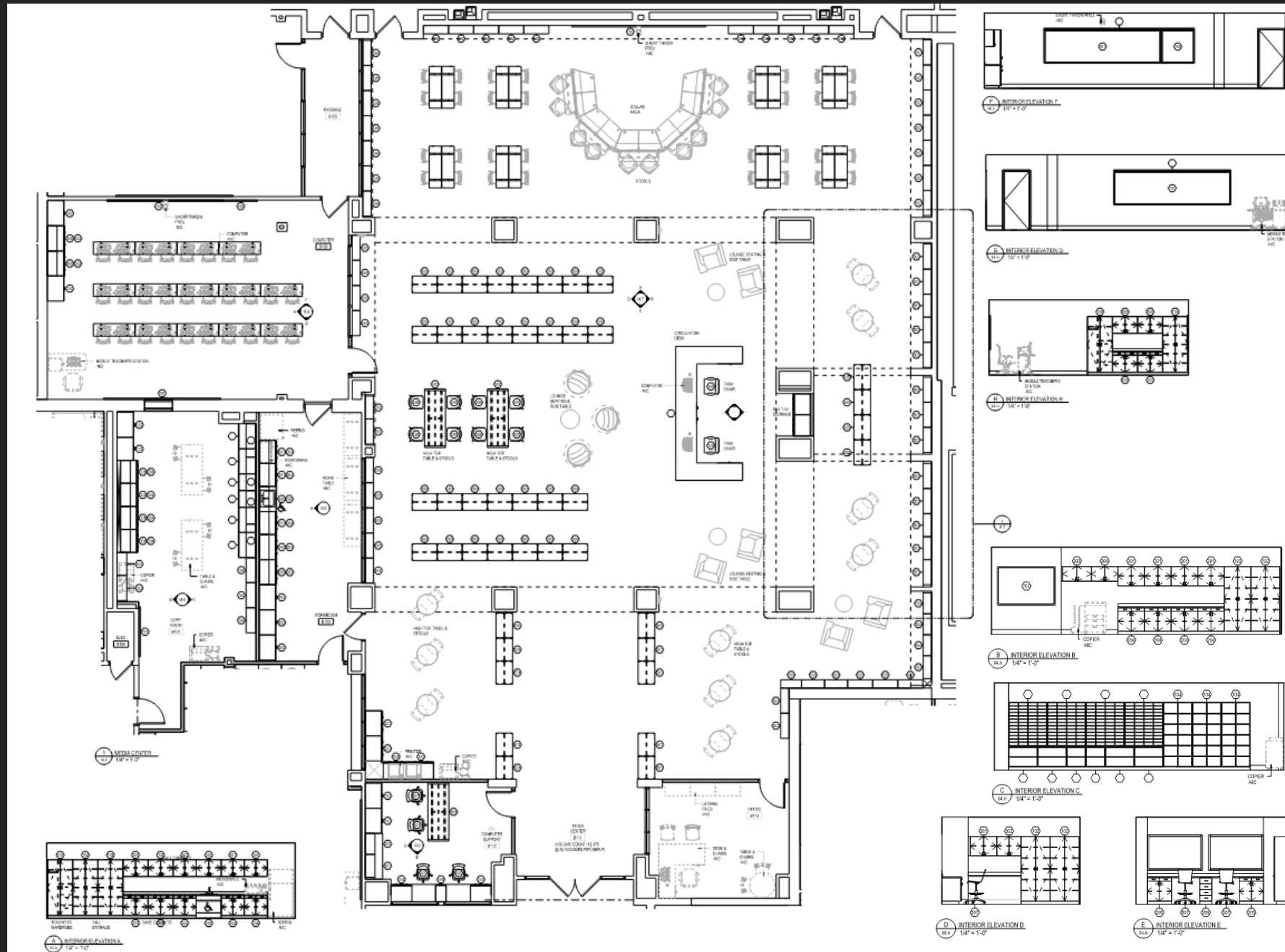


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14.10 INTERIOR ELEVATION B
1/4" = 1'-0"

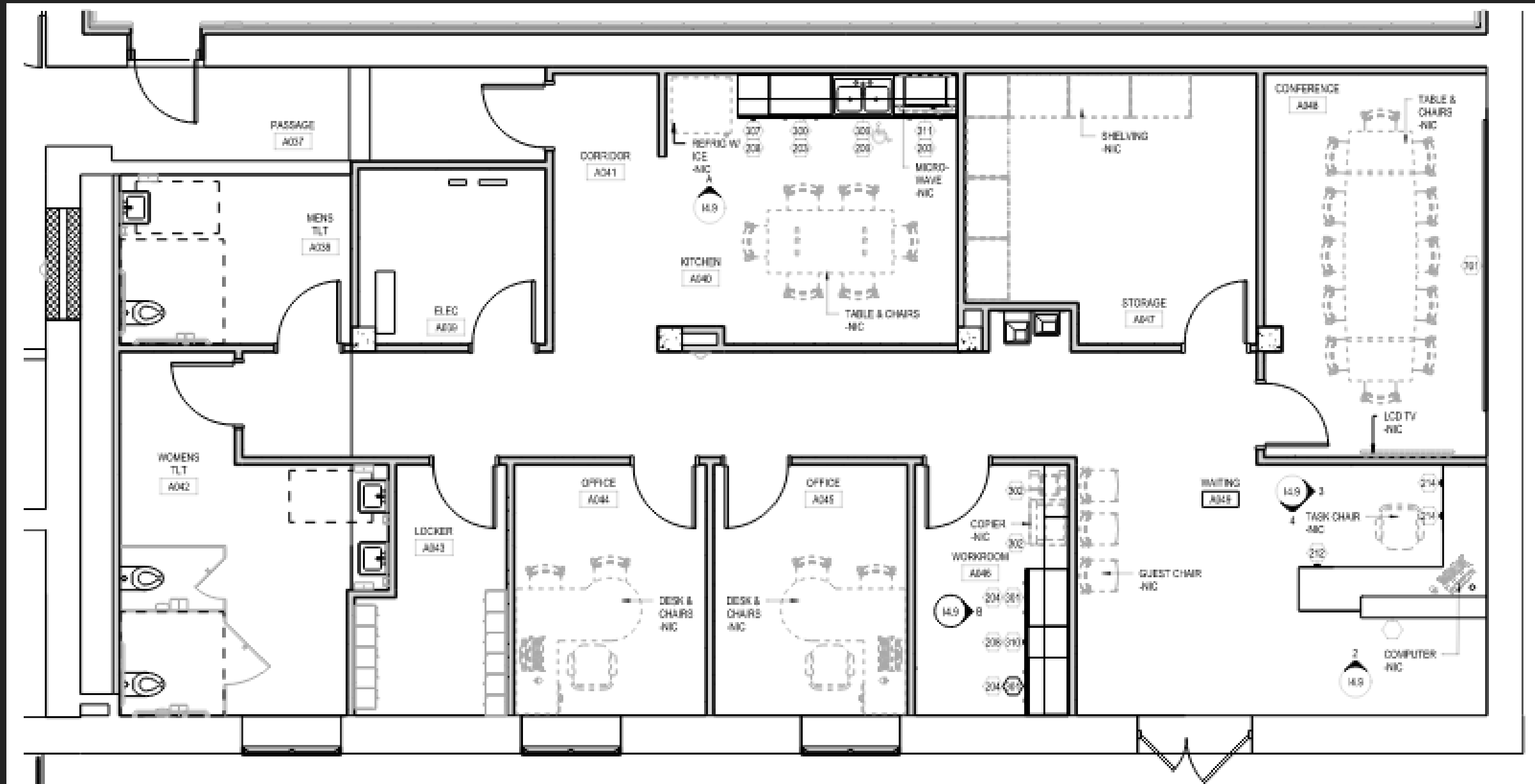


E
14.10 INTERIOR ELEVATION E
1/4" = 1'-0"

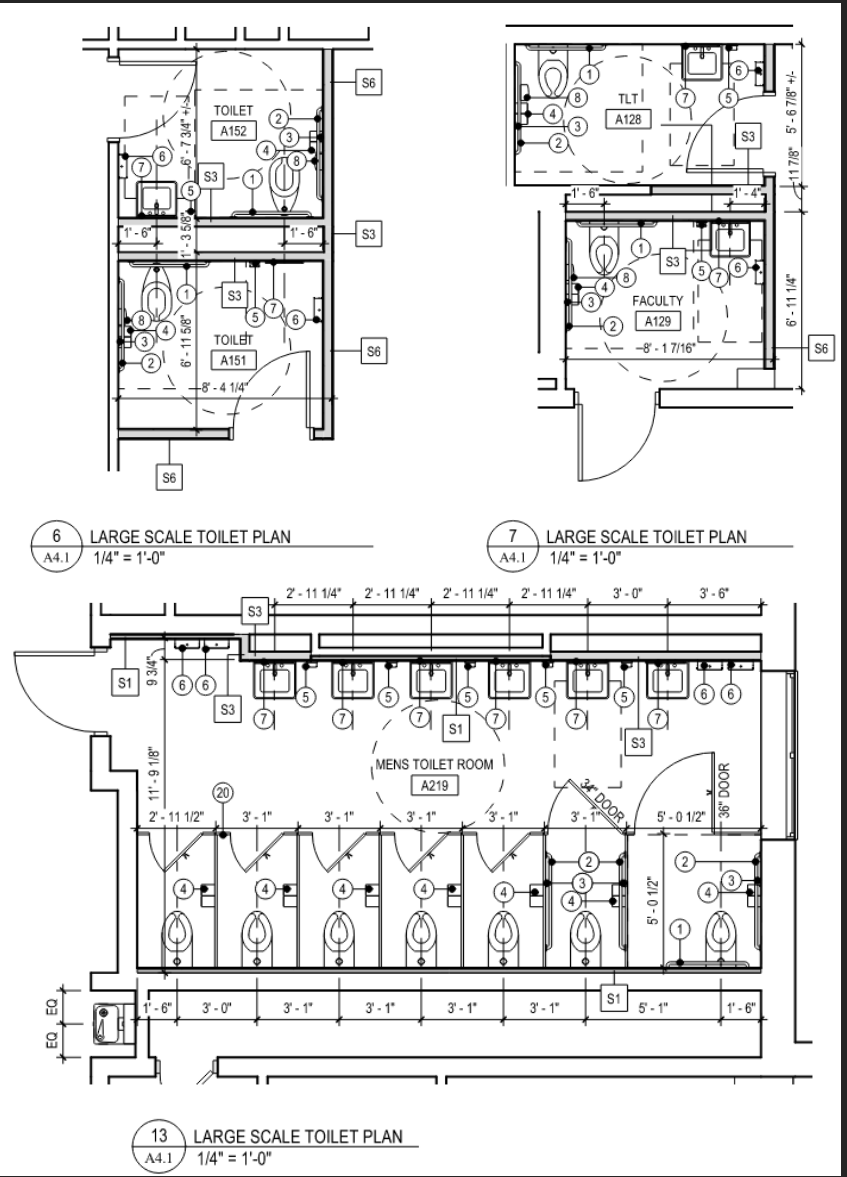
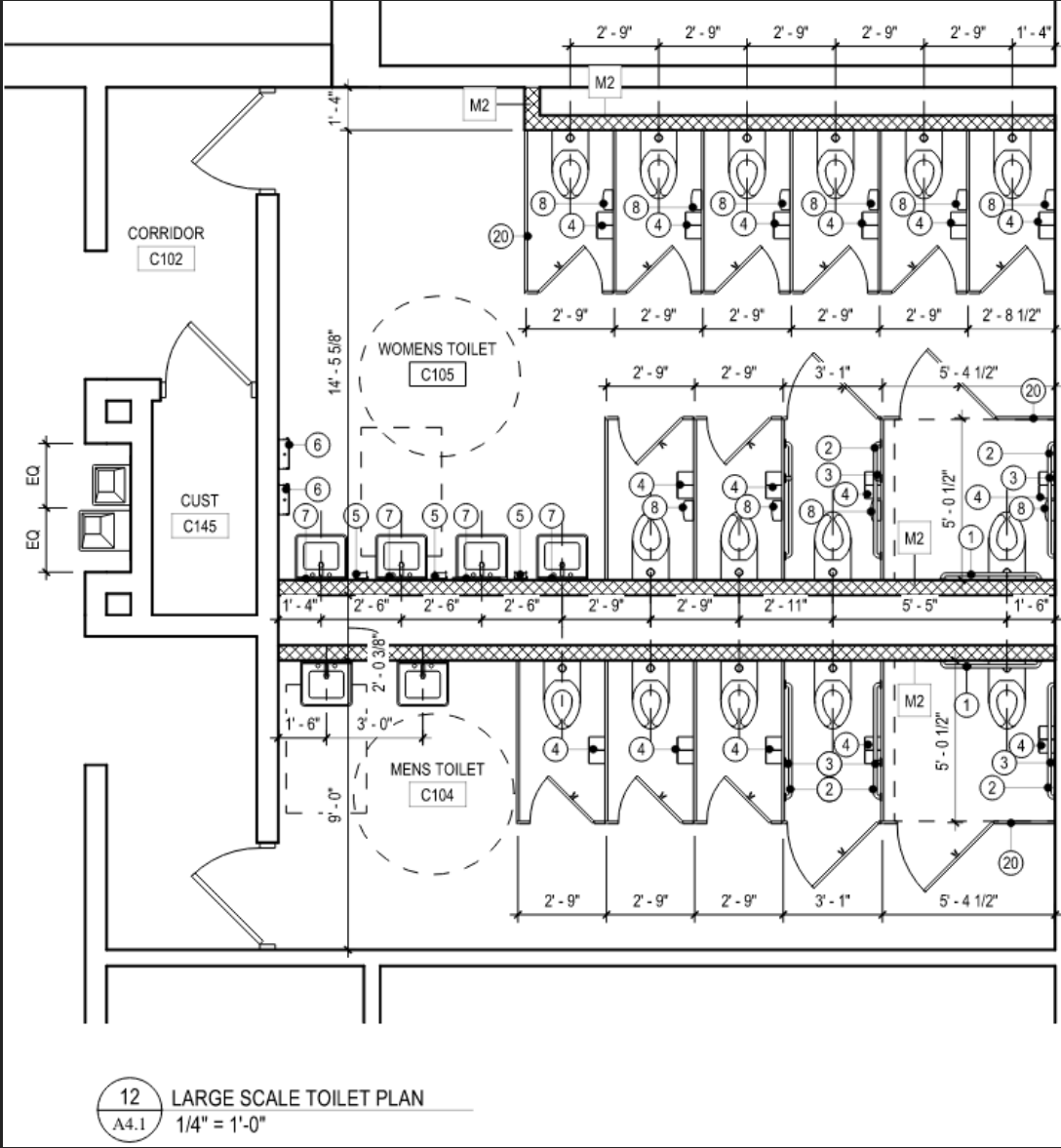
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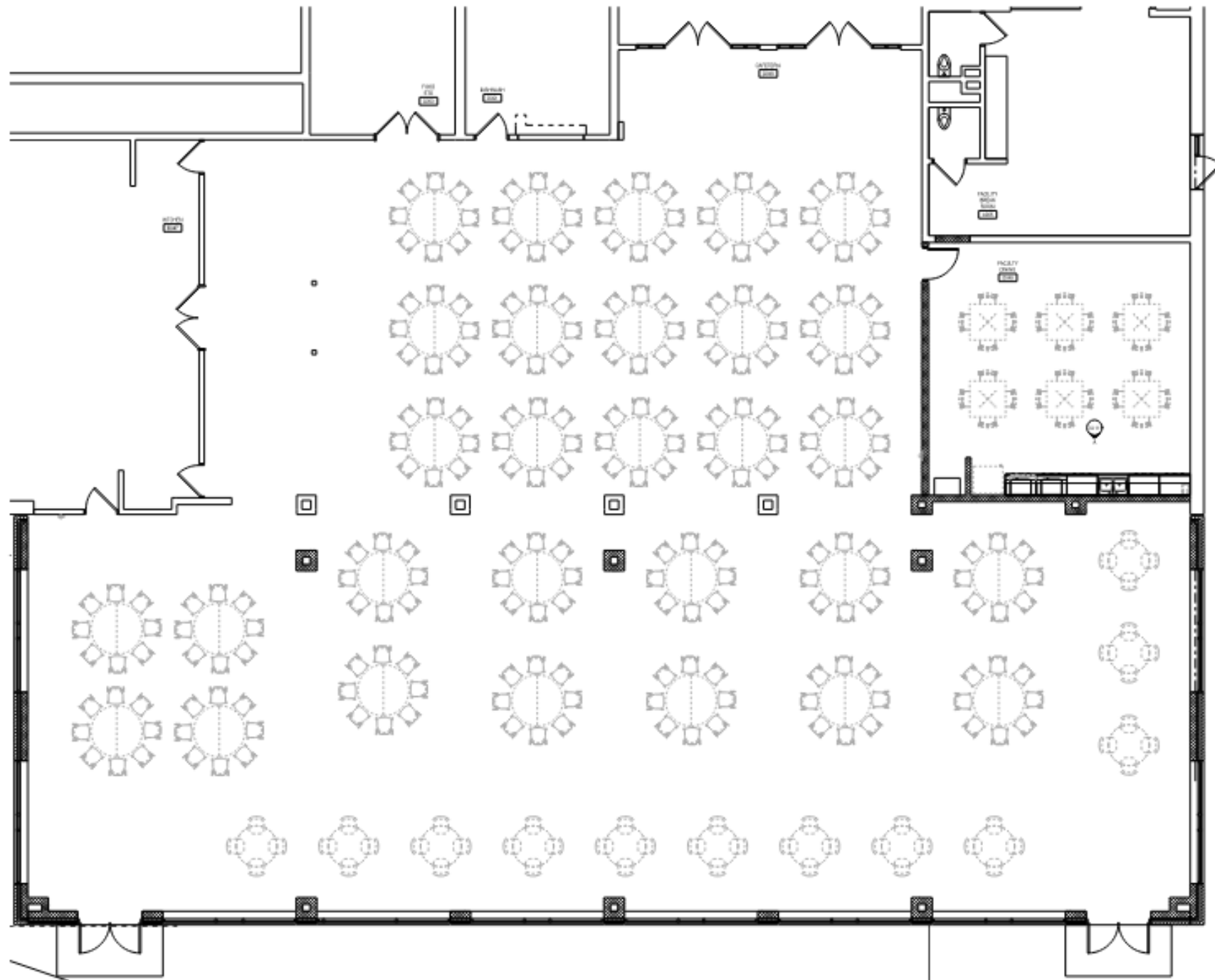
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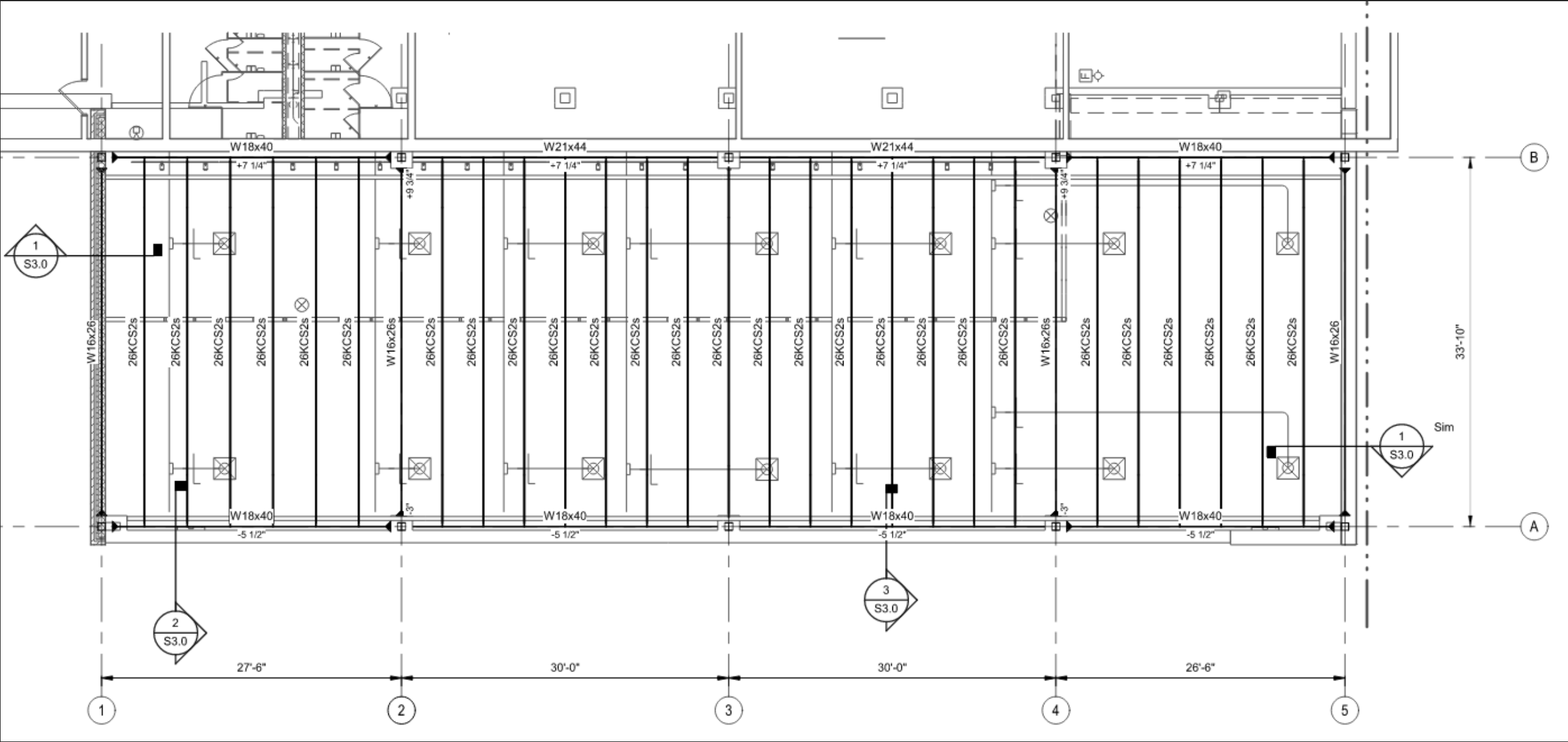
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PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



Architectural section drawing of a building renovation project, showing structural details, materials, and construction notes. The drawing includes a cross-section of the building, highlighting the existing structure and proposed new construction.

Key Components and Materials:

- Roofing:** Membrane Roofing System, 6" Rigid Roof Insulation, Metal Deck.
- Structural:** New Steel Beam, Existing Floor and Structure to Remain, Steel Joist, Steel Beam, 5/8" GWB (Gypsum Wall Board), 6" CMU (Concrete Masonry Unit), 3 1/2" Metal Stud Framing, 5/8" GWB.
- Interior Finishes:** Vented Metal Soffit, Prefinished Architectural Metal Panel, Air Barrier, Nail Base - 4" Rigid Insulation w/ 3/4" FRP Plywood Sheathing, Weather Barrier, 7/8" Sub-Framing Member, 1x4 Wood Trim - Beyond, Aluminum Storefront System.
- Foundation and Exterior:** 8" CMU Pier Beyond, Joint Reinforcement, 8" CMU, Reinforced Concrete Slab over Vapor Barrier over Granular Fill, 2' x 24" Rigid Perimeter Insulation, CMU Foundation Wall, Reinforced Concrete Footing, Cast Stone Sill, 4" Brick Veneer, Air Barrier, 2 1/2" Rigid Cavity Insulation.
- Notes and Removals:** Remove Existing Suspended Ceiling System in its Entirety, Remove Existing Gypsum Board Bulkhead and All Framing in its Entirety, Remove Existing Framing System for New Renovation / Addition, Remove Existing Low Wall for New Renovation / Addition, Remove Existing Construction for New Renovation / Addition.

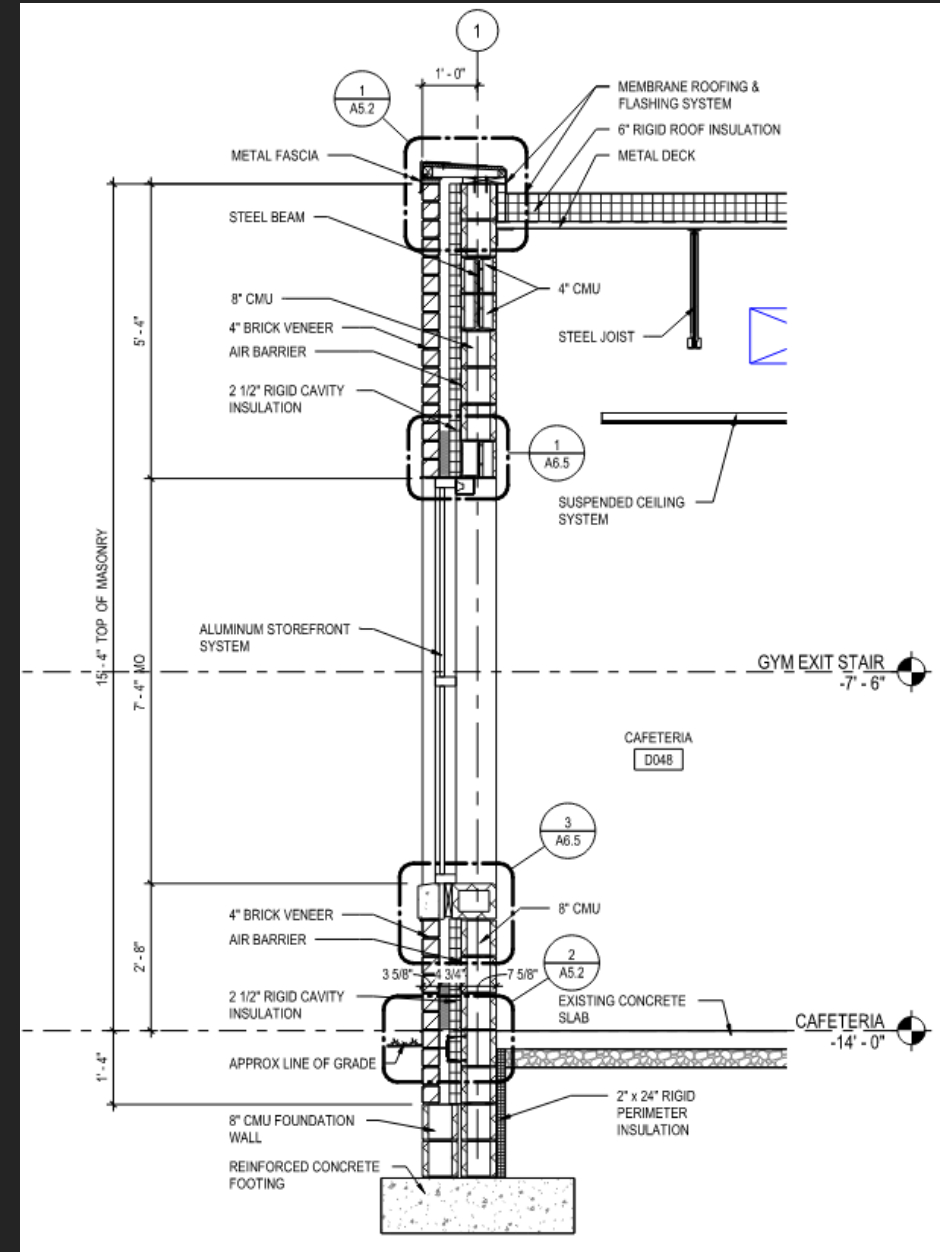
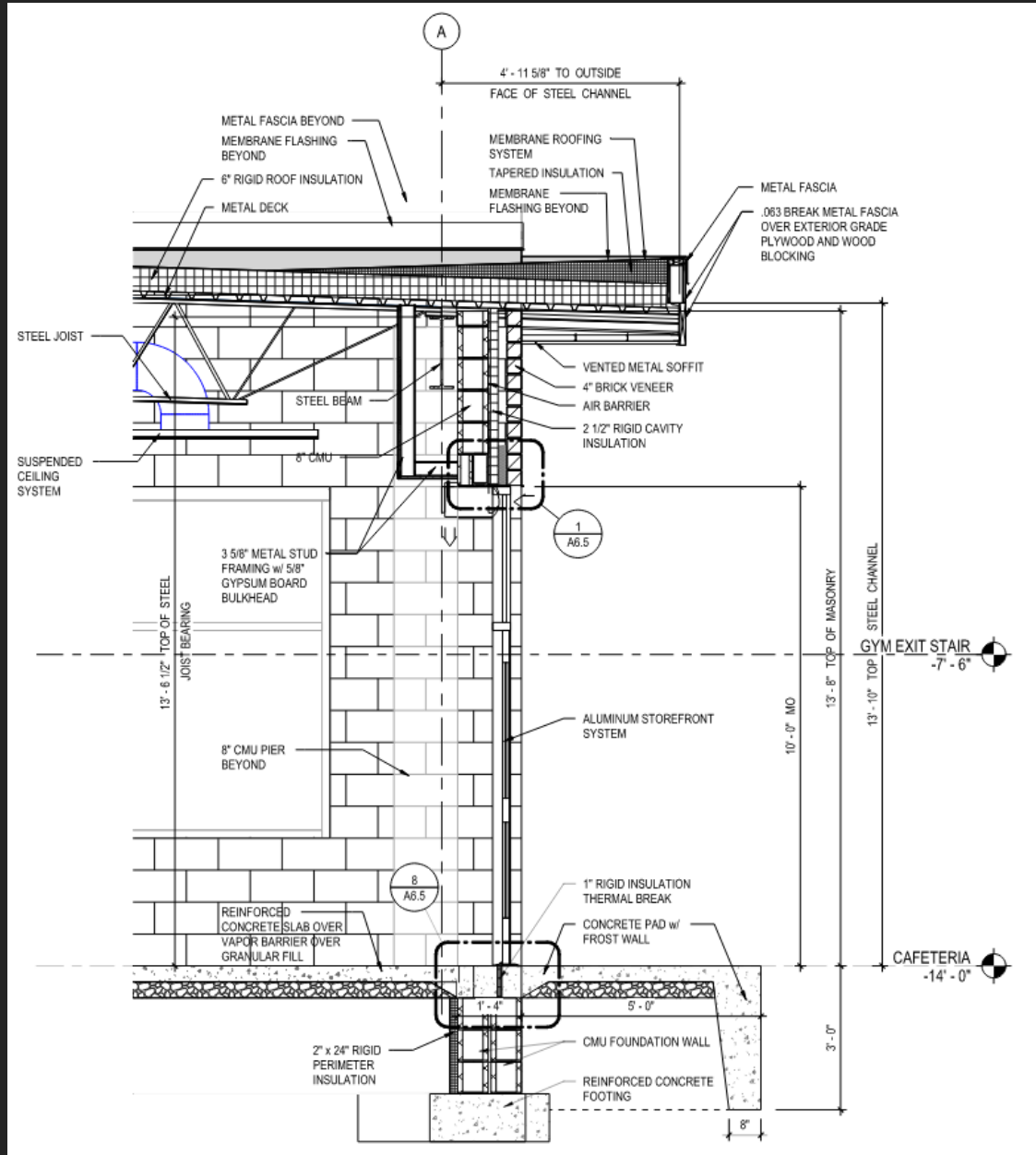
Dimensions and Levels:

- 8'-0" TO OUTSIDE FACE OF STEEL CHANNEL
- 13'-0" TOP OF MASONRY
- 13'-0" TOP OF STEEL CHANNEL
- 7'-4"
- 2'-8"
- 1'-4"
- CAFETERIA -14'-0"
- CAFETERIA 0'-0"
- CAFETERIA 0'-0"

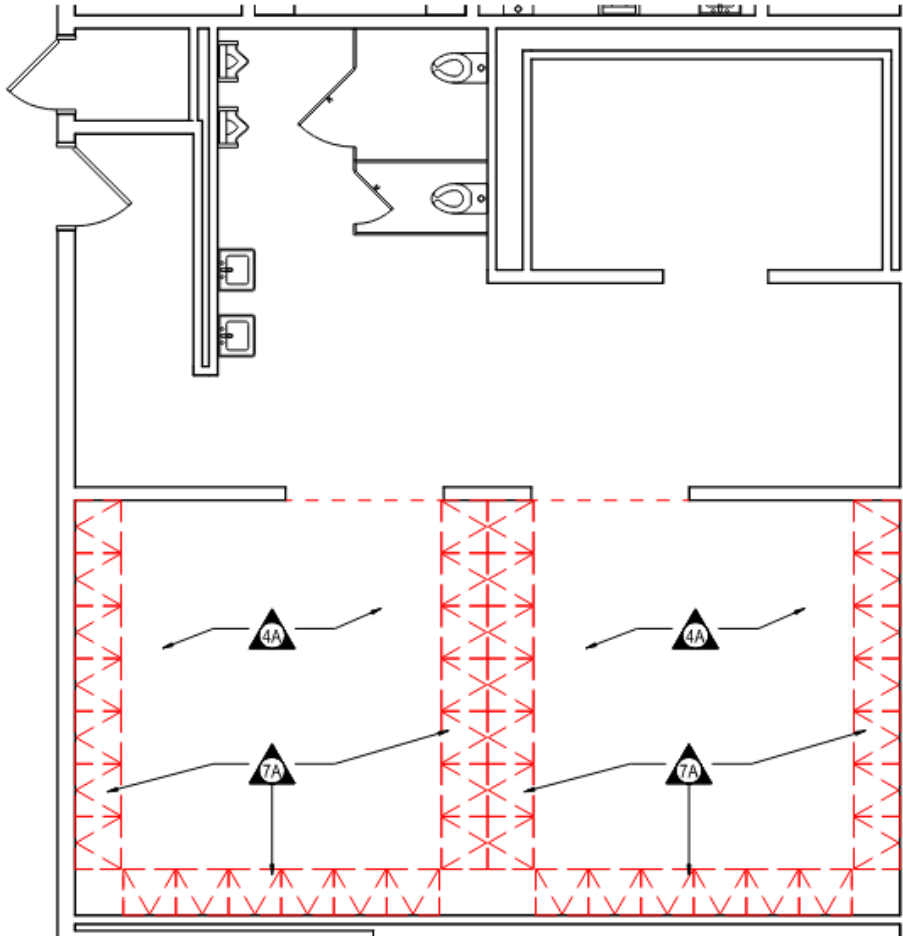
Callouts and Details:

- EXISTING FLOOR WINDOW TO REMAIN
- NEW STEEL BEAM
- EXISTING FLOOR AND STRUCTURE TO REMAIN
- 3 1/2" METAL STUD FRAMING
- 5/8" GWB
- REMOVE EXISTING SUSPENDED CEILING SYSTEM IN ITS ENTIRETY
- REMOVE EXISTING GYPSUM BOARD BULKHEAD AND ALL FRAMING IN ITS ENTIRETY
- EXISTING COLUMN ENCLOSURE TO REMAIN
- 8" CMU COLUMN ENCLOSURE
- REMOVE EXISTING CONSTRUCTION FOR NEW RENOVATION / ADDITION
- STEEL JOIST
- SUSPENDED CEILING SYSTEM BEYOND
- SUSPENDED CEILING SYSTEM
- REMOVE EXISTING FRAMING SYSTEM FOR NEW RENOVATION / ADDITION
- REMOVE EXISTING LOW WALL FOR NEW RENOVATION / ADDITION
- EXISTING CONCRETE SLAB
- NEW CONCRETE SLAB
- CAFETERIA 0048
- 8" CMU PIER BEYOND
- JOINT REINFORCEMENT
- 8" CMU
- REINFORCED CONCRETE SLAB OVER VAPOR BARRIER OVER GRANULAR FILL
- 2' x 24" RIGID PERIMETER INSULATION
- CMU FOUNDATION WALL
- REINFORCED CONCRETE FOOTING
- CAST STONE SILL
- 4" BRICK VENEER
- AIR BARRIER
- 2 1/2" RIGID CAVITY INSULATION
- APPROX LINE OF GRADE

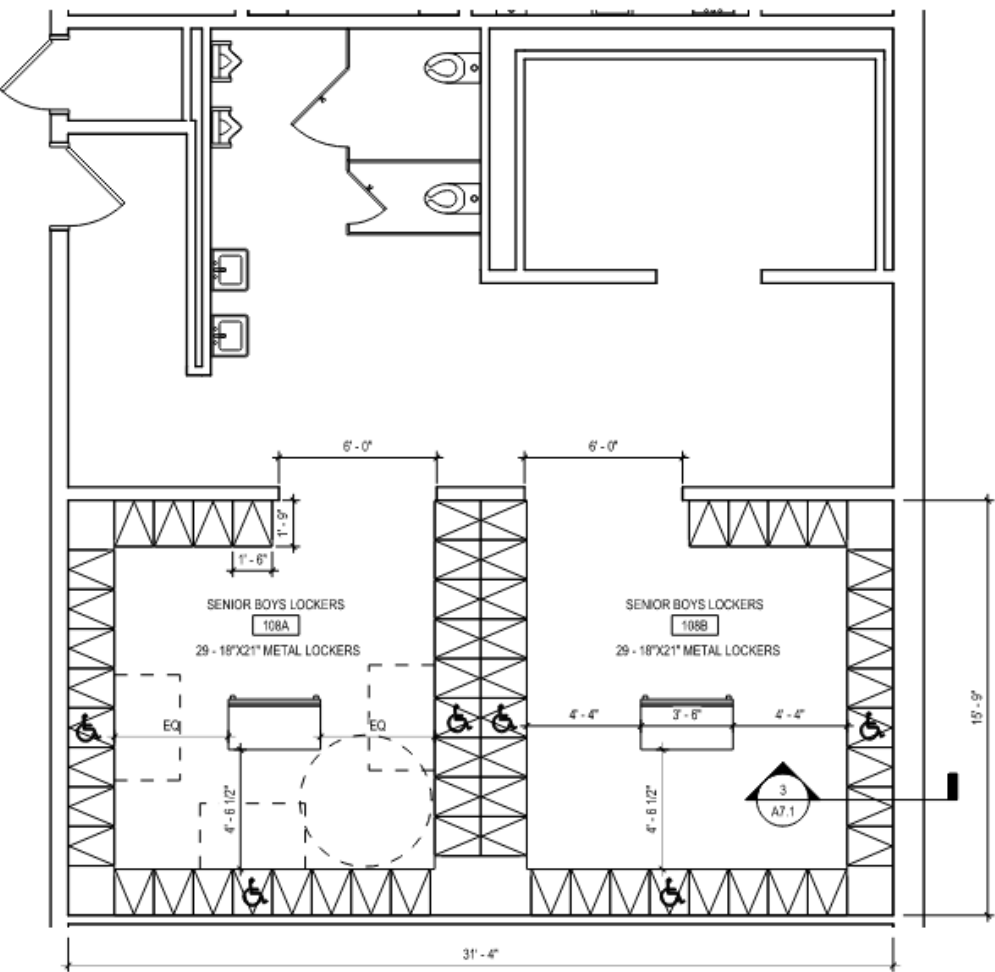
PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



WYOMISSING AREA JR/SR HIGH SCHOOL FIELDHOUSE



1 FIRST FLOOR DEMOLITION PLAN - LOCKER ROOM
A7.1 1/4" = 1'-0"

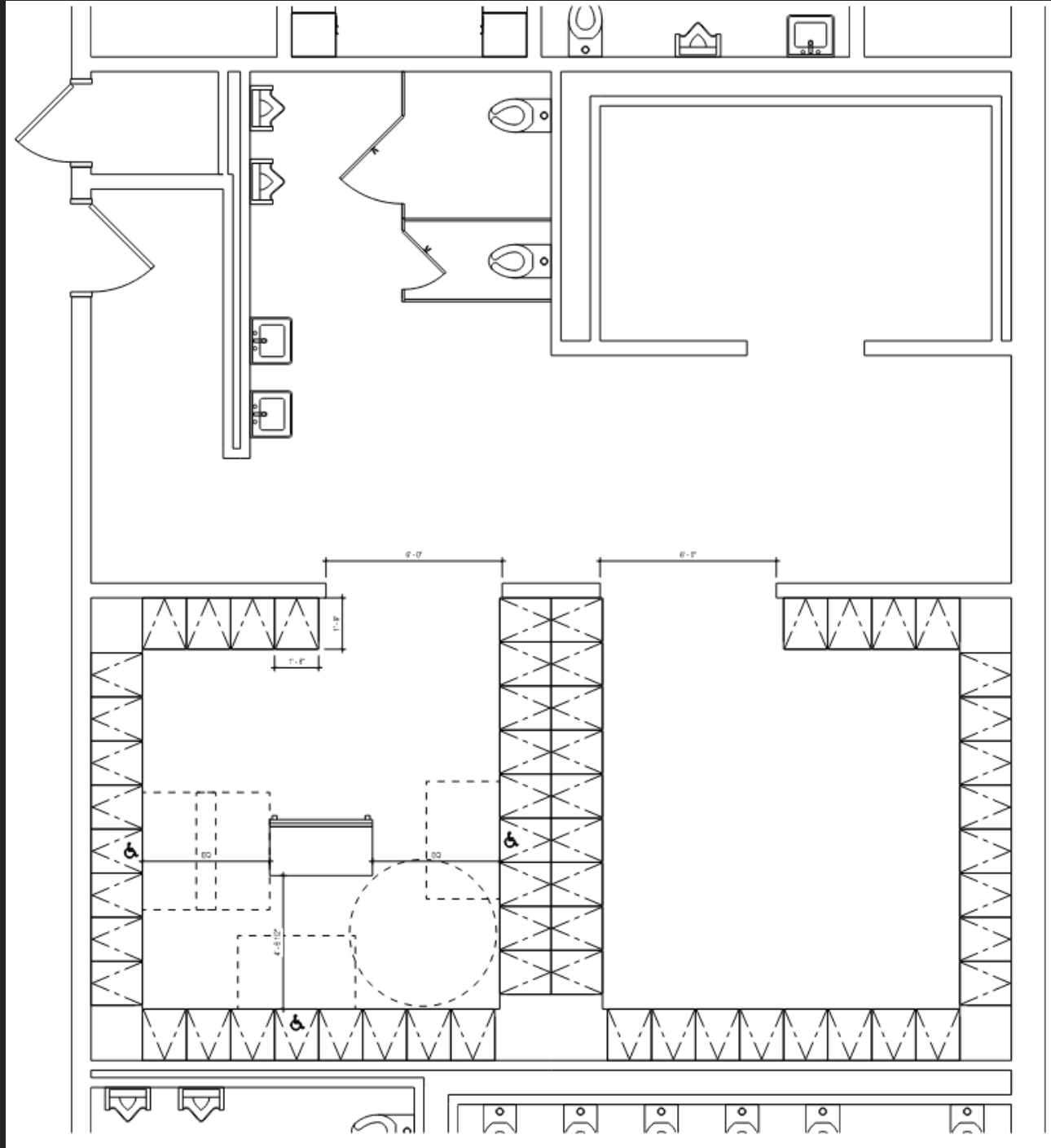


2 FIRST FLOOR PLAN - LOCKER ROOM
A7.1 1/4" = 1'-0"

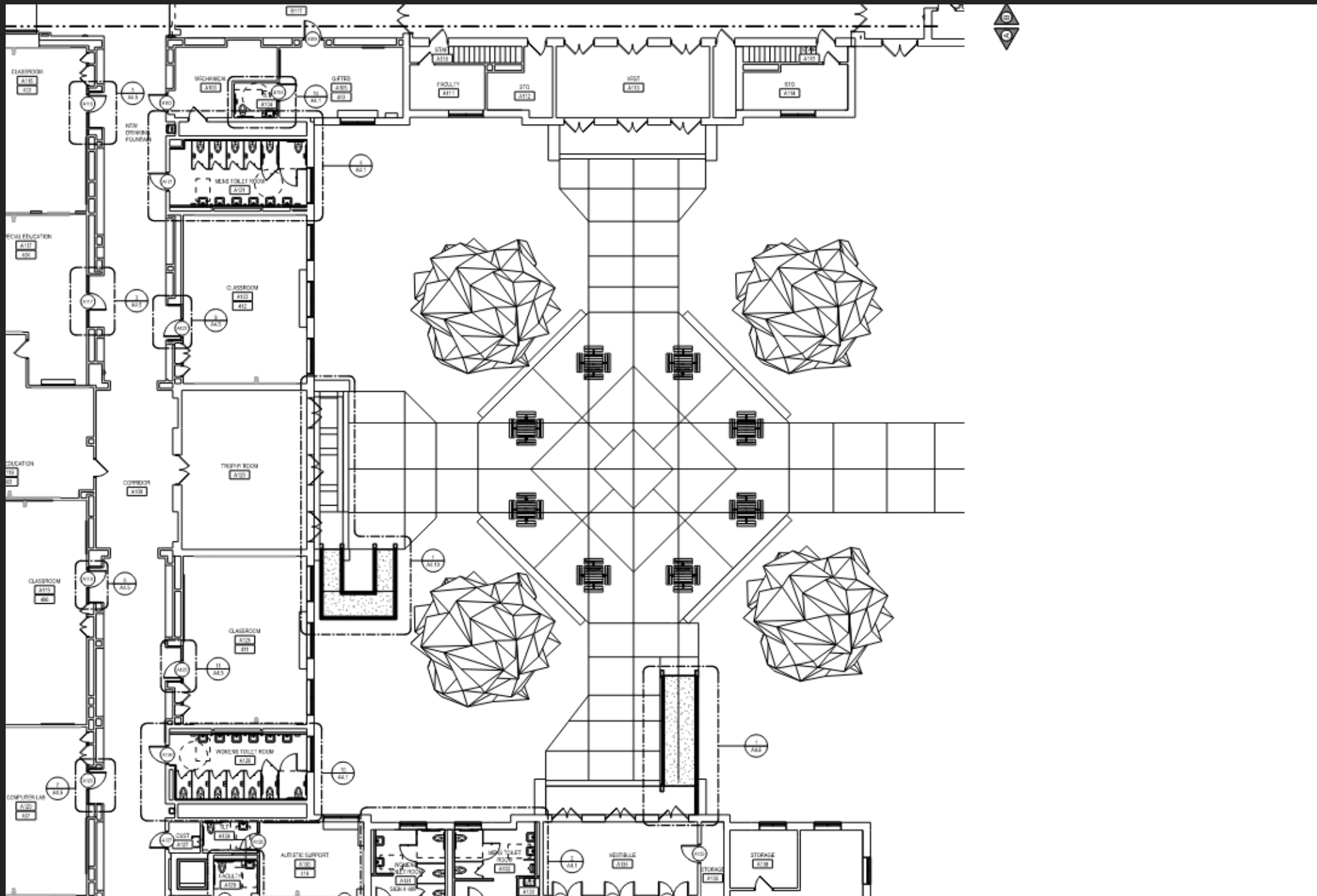
ALTERATION LEGEND	
TAG	REMARK
4 - FLOOR	
4A	REMOVE EXISTING RUBBER FLOORING AND BASE IN ITS ENTIRETY. PATCH AND PREPARE SURFACES TO RECEIVE NEW FLOORING AS SCHEDULED.
7 - EQUIPMENT/CASEWORK	
7A	REMOVE EXISTING FULL ROW OF LOCKER UNITS, INCLUDING ALL ACCESSORIES (HOODS, TRIM, FILLERS, ETC.) AND FASTENERS. PATCH AND PREPARE EXISTING WALL AND FLOOR SURFACES FOR NEW CONSTRUCTION, EQUIPMENT AND FINISHES AS SCHEDULED.

ROOM FINISH SCHEDULE									
NUMBER	NAME	COLOR SCHEME	FLOOR	BASE	WALLS			CEILING FINISH	REMARKS
					WALL FINISH	WAINSCOT FINISH	WAINSCOT HEIGHT		
108A	SENIOR BOYS LOCKERS		AREST	RB	EPX				
108B	SENIOR BOYS LOCKERS								

WYOMISSING AREA JR/SR HIGH SCHOOL FIELDHOUSE



PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



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PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



PROPOSED WYOMISSING AREA JR/SR HIGH SCHOOL



WYOMISSING HILLS ELEMENTARY CENTER

	<u>ORIGINAL SCOPE</u>	<u>ALT. BID SCOPE</u>
FEASIBILITY STUDY	\$10.50 million	
CONSTRUCTION DOCS	\$11.40 million	\$12.40 million

Alternate Bid Items:

- Administration/Nurse Fit-out
- Ground Floor Storage Fit-out
- Elimination of CLA areas

WEST READING ELEMENTARY CENTER

	<u>ORIGINAL SCOPE</u>	<u>ALT. BID SCOPE</u>
FEASIBILITY STUDY	\$900,000	
CONSTRUCTION DOCS	\$800,000	

WYOMISSING AREA JR/SR HIGH SCHOOL

	<u>ORIGINAL SCOPE</u>	<u>ALT. BID SCOPE</u>
FEASIBILITY STUDY	\$13.20 million	
CONSTRUCTION DOCS	\$12.80 million	\$13.40 million

Alternate Bid Items:

- Transportation Office Area Fit-out
- Music Lab Fit-out
- Media Center CLA areas
- Courtyard Redesign
- Front Entrance Signage
- Fieldhouse Locker Room Fit-out

PROJECT ESTIMATE

	<u>BASE BID SCOPE</u>	<u>ALT. BID SCOPE</u>
WYOMISSING HILLS EC	\$11.40 million	\$12.40 million
WEST READING EC	\$800,000	
WYOMISSING AREA JR/SR HS	<u>\$12.80 million</u>	<u>\$13.40 million</u>
TOTAL PROJECT COST:	\$25.00 million	\$26.76 million

FUTURE MILESTONE DATES

03/17/21	Board Workshop
03/23/21	Consultant Coordination Meeting
03/24/21	Door Hardware, Security, Controls Meeting
03/29/21	Construction Phasing Meeting
04/06/21	Asbestos Mitigation Meeting for Jr/Sr High School
04/07/21	Jr/Sr High School Faculty Review Meeting (Final)
04/12/21	Committee Meeting - Review Construction Docs
04/14/21	Hills EC Faculty Review Meeting (Final)
04/14/21	Jr/Sr High School Media Center Meeting
04/26/21	Board Meeting - Approve Construction Docs for Bidding
04/27/21	Advertise / Release Bidding Documents
05/20/21	Receive Bids
05/24/21	Board Meeting - Approve Bids
06/14/21	Start Construction
08/30/22	Substantial Completion
10/30/22	Final Completion

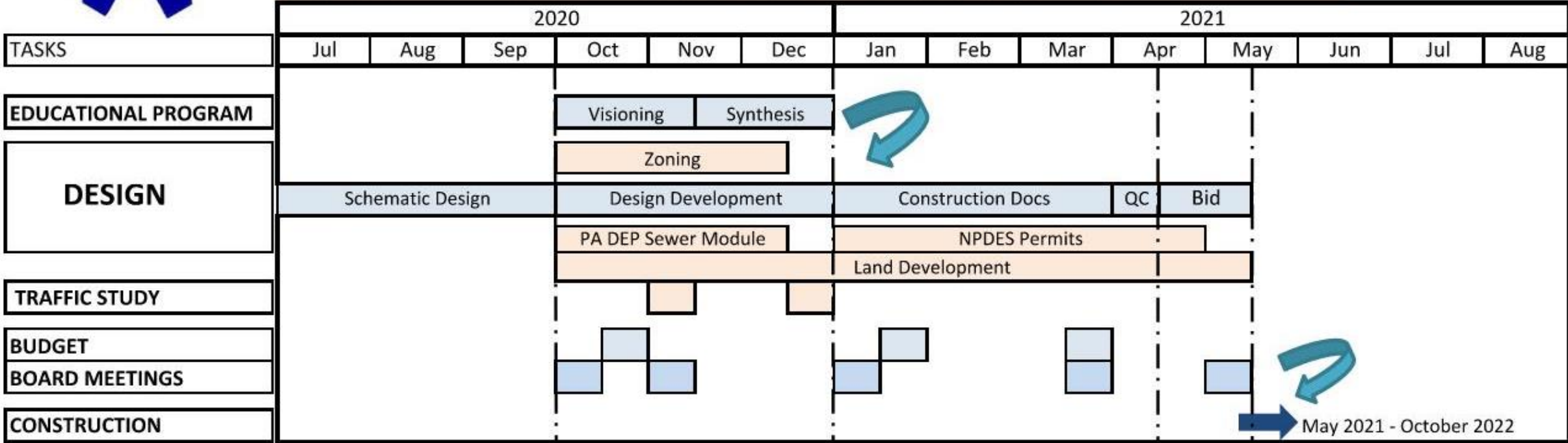
OVERALL PROJECT SCHEDULE



WYOMISSING AREA SCHOOL DISTRICT

DESIGN BUILDING RENOVATIONS & ADDITIONS

REGULATORY REVIEWS & APPROVALS



EDUCATIONAL PROGRAM

- Strategy sessions with faculty/staff/stakeholders
- Establish guiding principles and program
- Define physical parameters to support Vision
- Synthesis of input / Collaboration on design

DESIGN

- Preliminary designs implementing educational program
- Identifies building / site & organization
- Evaluate traffic and Penn Dot requirements

BUDGET

- Discuss scope of work / expectations
- Evaluate building, site and operational costs
- Preliminary costs / Final Board approved budget
- Develop alternates to control budget & flexibility

BOARD MEETINGS

- Proper planning to guide decision making
- Coloration with Board / Administration / Community
- Schedule / Budget



Providing a client oriented
approach to architecture

Questions/Discussions

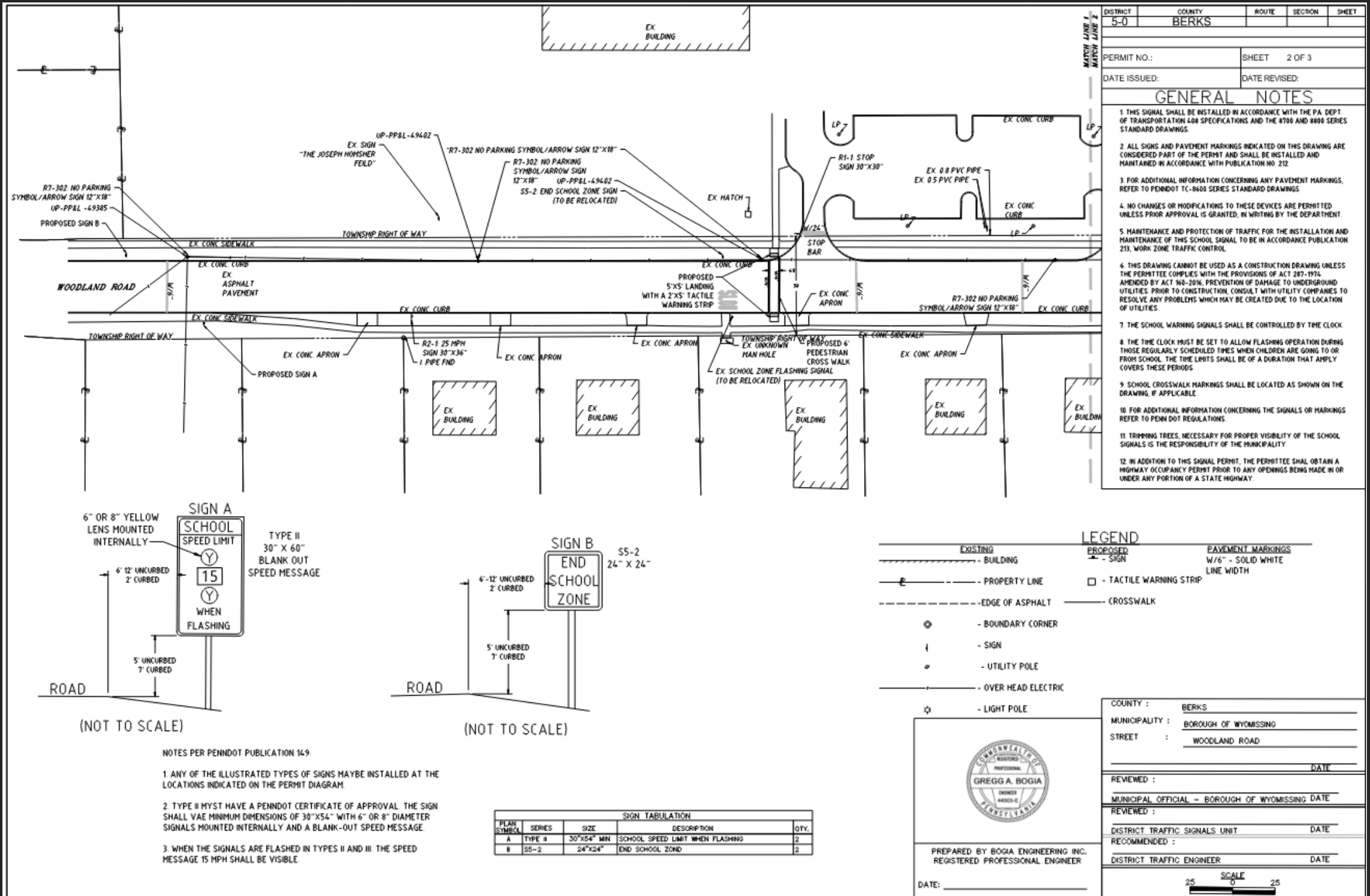


Crabtree, Rohrbaugh & Associates
www.cra-architects.com

WHEC CROSSWALK

- Cost Estimate – \$25,000
- Bid project April/May to award Bids in May
- Construction to start June/July
- Project was approved by the board on 2/24/20
- Bidding was delayed due to Traffic signal installation and maintenance agreement with the Wyomissing Borough.
- Board action for the agreement will take place on 4/26/21

SUPPLEMENTAL PROJECTS



SUPPLEMENTAL PROJECTS

