

COUNCIL ROCK SCHOOL DISTRICT DISTRICT OPTION ANALYSIS

Date: 06 March 2025
Update: -

COSTS DO NOT INCLUDE PROPERTY ACQUISITION OR PROPERTY SALE, NOR DO THEY INCLUDE ESCALATION																	
Buildings	STATUS			CONCEPTUAL CAPACITY		BUILDING AREA		PROBABLE CONSTRUCTION COSTS					SOFT COSTS		TOTAL	NOTES	
	Existing Grade Config	Proposed Grade Config	Status	Capacity	Area Per Student (s.f.)	Building Area (s.f.) Renovation	Building Area (s.f.) New	Renovation Costs per s.f.	Addition or New Construction Costs Per s.f.	Total Renovation Costs	Total Addition or New Construction Costs	Total Site Costs (including Demo)	Subtotal Costs in 2025 Dollars	Soft Costs (use 30% as a placeholder)	TOTAL PROBABLE COSTS IN 2025 DOLLARS		
OUTSTANDING RENOVATION PROJECTS	Renovate Newtown Elementary School	K-6	K-6	Renovate	-	-	83000		\$ 250	\$ -	\$ 20,750,000	\$ -	\$ -	\$ 20,750,000	\$ 6,225,000	\$ 26,975,000	7
	Renovate Maureen Welch Elementary School	K-6	K-6	Renovate	-	-	96800		\$ 250	\$ -	\$ 24,200,000	\$ -	\$ -	\$ 24,200,000	\$ 7,260,000	\$ 31,460,000	7
	Renovate Council Rock High School North	9-12	9-12	Renovate	-	-	370560		\$ 250	\$ -	\$ 92,640,000	\$ -	\$ -	\$ 92,640,000	\$ 27,792,000	\$ 120,432,000	7
	Renovate Council Rock High School North and add Administration	9-12	9-12	Renovate & Addition	-	-	370560	35000	\$ 250	\$ 450	\$ 92,640,000	\$ 15,750,000	\$ -	\$ 108,390,000	\$ 32,517,000	\$ 140,907,000	7
	Renovate Council Rock High School South	9-12	9-12	Renovate	-	-	379780		\$ 250	\$ -	\$ 94,945,000	\$ -	\$ -	\$ 94,945,000	\$ 28,483,500	\$ 123,428,500	7
OPTION 1 GRADE BAND ADJUSTMENT K-5 & 6-8	Renovate Newtown Elementary School and Addition to accommodate Wrightstown overcrowding in K-5 model	K-6	K-5	Renovate & Addition	115	150	83000	17250	\$ 250	\$ 600	\$ 20,750,000	\$ 10,350,000	\$ -	\$ 31,100,000	\$ 9,330,000	\$ 40,430,000	7
	Realign grades	-	-	Redistrict	-	-	-	-	-	-	-	-	-	-	-	-	
	Additions to current middle schools to accommodate 500 additional students each for Grades 6-8	7-8	6-8	Additions	1000	175	175000		\$ -	\$ 450	\$ -	\$ 78,750,000	\$ 4,000,000	\$ 82,750,000	\$ 24,825,000	\$ 107,575,000	
															TOTAL	\$ 148,005,000	
OPTION 2 CURRENT GRADE BANDS K-6 & 7-8	Renovate Newtown Elementary School and Addition to accommodate Various Bldg overcrowding in K-6 model	K-6	K-6	Renovate & Addition	275	150	83000	41250	\$ 250	\$ 600	\$ 20,750,000	\$ 24,750,000	\$ -	\$ 45,500,000	\$ 13,650,000	\$ 59,150,000	7
	Realign grades	-	-	Redistrict	-	-	-	-	-	-	-	-	-	-	-	-	
	Small additions to current Grades 7/8 middle schools to accommodate 150 students (plus dining space at HMS)	7-8	7-8	Additions	150	97	14480		\$ -	\$ 600	\$ -	\$ 8,688,000	\$ 1,000,000	\$ 9,688,000	\$ 2,906,400	\$ 12,594,400	
															TOTAL	\$ 71,744,400	

Buildings	STATUS			CONCEPTUAL CAPACITY		BUILDING AREA		PROBABLE CONSTRUCTION COSTS					SOFT COSTS		TOTAL	NOTES
	Existing Grade Config	Proposed Grade Config	Status	Capacity	Area Per Student (s.f.)	Building Area (s.f.) Renovation	Building Area (s.f.) New	Renovation Costs per s.f.	Addition or New Construction Costs Per s.f.	Total Renovation Costs	Total Addition or New Construction Costs	Total Site Costs (including Demo)	Subtotal Costs in 2025 Dollars	Soft Costs (use 30% as a placeholder)	TOTAL PROBABLE COSTS IN 2025 DOLLARS	
Wrightstown - spot Redistricting and Predistricting	No capital improvement costs															
Fully renovate Chancellor Center (including other issues)	-	-	Renovation	0	0	35180	\$ 250	\$ -	\$ 8,795,000	\$ -	\$ 3,234,600	\$ 12,029,600	\$ 3,608,880	\$ 15,638,480	\$ 15,638,480	7
Lease Administrative Space	No capital improvement costs															
Renovate Council Rock High School North	9-12	9-12	Renovate	-	-	370560	\$ 250	\$ -	\$ 92,640,000	\$ -	\$ -	\$ 92,640,000	\$ 27,792,000	\$ 120,432,000	7	
Renovate Council Rock High School North and add Administration	9-12	9-12	Renovate	-	-	370560	\$ 250	\$ 450	\$ 92,640,000	\$ 15,750,000	\$ -	\$ 108,390,000	\$ 32,517,000	\$ 140,907,000	7	
CRHS North - Construct new building on current property	9-12	9-12	New Construction	1900	200	380000	\$ -	\$ 450	\$ -	\$ 171,000,000	\$ 35,000,000	\$ 206,000,000	\$ 61,800,000	\$ 267,800,000	10, 11	
Council Rock HS North - New Construction and add Administration	9-12	9-12	New Construction	1900	200	415000	\$ -	\$ 450	\$ -	\$ 186,750,000	\$ 35,000,000	\$ 221,750,000	\$ 66,525,000	\$ 288,275,000	10, 11	
Renovate Newtown Elementary School	K-6	K-6	Renovate	-	-	83000	\$ 250	\$ -	\$ 20,750,000	\$ -	\$ -	\$ 20,750,000	\$ 6,225,000	\$ 26,975,000	7	
Renovate Newtown Elementary School and Addition to accommodate Wrightstown Overcrowding (10 CRs)	K-6	K-6	Renovate & Addition	250	150	83000	\$ 250	\$ 600	\$ 20,750,000	\$ 22,500,000	\$ -	\$ 43,250,000	\$ 12,975,000	\$ 56,225,000	7	
Sell Richboro MS property	-	-	Sell	-	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Raze Richboro MS building and keep property	-	-	Demolish	-	-		\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 600,000	\$ 2,600,000	12	
Convert Richboro Middle School to Administrative Center	-	-	Renovation	-	-	35000	\$ 350	\$ -	\$ 12,250,000	\$ -	\$ 4,000,000	\$ 16,250,000	\$ 4,875,000	\$ 21,125,000	13	
Fully renovate Chancellor Center (including other issues)	-	-	Renovation	-	-	35180	\$ -	\$ -	\$ 8,795,000	\$ -	\$ 3,234,600	\$ 12,029,600	\$ 3,608,880	\$ 15,638,480	7, 18	
Fix issues with Chancellor Center	-	-	Repair	-	-	35180	\$ 153	\$ -	\$ 5,371,366	\$ -	\$ -	\$ 5,371,366	\$ 2,302,014	\$ 7,673,380	7, 18	
Convert Richboro MS to administration center	-	-	Renovation	-	-	35000	\$ 350	\$ -	\$ 12,250,000	\$ -	\$ 4,000,000	\$ 16,250,000	\$ 4,875,000	\$ 21,125,000	14	
Convert current Wrightstown building to administration center if new school is built	-	-	Renovation	-	-	35000	\$ 350	\$ -	\$ 12,250,000	\$ -	\$ -	\$ 12,250,000	\$ 3,675,000	\$ 15,925,000	14, 15, 19	
Add administration center to Council Rock North HS when renovating or constructing new	-	-	New Construction	-	-	35000	\$ -	\$ 450	\$ -	\$ 15,750,000	\$ 750,000	\$ 16,500,000	\$ 4,950,000	\$ 21,450,000		
Add administration building to 6th grade center when constructing new	-	-	New Construction	-	-	35000	\$ -	\$ 450	\$ -	\$ 15,750,000	\$ 750,000	\$ 16,500,000	\$ 4,950,000	\$ 21,450,000		
Add administration building to new middle school when constructing new	-	-	New Construction	-	-	35000	\$ -	\$ 450	\$ -	\$ 15,750,000	\$ 750,000	\$ 16,500,000	\$ 4,950,000	\$ 21,450,000		
Repairs as needed	-	-	Repairs	-	-	14279	\$ 64	\$ -	\$ 909,894	\$ -	\$ -	\$ 909,894	\$ 389,954	\$ 1,299,848	7	
Move operations to relocated administration buildings and sell	-	-	New Construction	-	-	15000	\$ -	\$ 400	\$ -	\$ 6,000,000	\$ 1,000,000	\$ 7,000,000	\$ 2,100,000	\$ 9,100,000	17	
Move operations to relocated administration buildings and keep	-	-	New Construction	-	-	15000	\$ -	\$ 400	\$ -	\$ 6,000,000	\$ 1,000,000	\$ 7,000,000	\$ 2,100,000	\$ 9,100,000		

COMMENTS AND EXCLUSIONS

The following list includes, but is not limited to clarifications and exclusions for the District Option Analysis:

GENERAL COMMENTS

1	The budget is provided in an order of magnitude format. No programing, physical investigations, or detailed cost estimates were prepared to establish the costs.
2	Order of magnitude budgets are for the cost of facility improvements and do not account for CRSD's operating costs such as facility staffing, facility utility bills, busing, or other misc. operating costs.
3	Unit costs for new construction and renovations are based on costs of similar, recent projects. Costs are based on prevailing wage labor rates for Bucks County, PA. There is no cost included for a responsible contractor policy, Owner Controlled Insurance Policy, or any other special labor agreements.
4	Increased project scope resulting from land development and zoning approvals.
5	Inflationary impacts and economic conditions are not included. All costs are in 2025 dollars. Escalation will need to be added to any option cost when a project option and date that the option might be implemented is chosen.
6	Renovation square footage excludes new roof systems, exterior building envelope and site work.

COMMENTS FOR SPECIFIC OPTIONS

7	Excludes site costs. Dollar values are consistent with 2025 Capital Improvement Plan.
8	New construction square foot costs for 6 th -8 th grade additions assume the programming includes locker rooms and family and consumer science programming.
9	Excludes any construction costs at the existing Middle Schools (Holland and Newtown).
10	CRHS North proposed construction of a new high school on the existing site excludes costs associated with bussing for displaced sports or other programs during the construction phase.
11	CRHS North proposed construction of a new high school assumes maintaining existing track, synthetic turf field, and tennis courts (the existing precast concrete bleachers are proposed to be replaced with new aluminum bleacher system).
12	The budget estimate to demolish the former Richboro Middle School includes costs for environmental remediation and minor interior drive modifications from the STAR Center drive.
13	The budget estimate for the renovation of the former Richboro Middle School to a new district office assumes partial building demolition and associated site restoration.
14	The balance of the building remains unaltered
15	The budget estimate for the Wrightstown Elementary School conversion to the district office assumes the gymnasium and cafeteria remain for public use.
16	The budget for the CRHS South stadium includes the construction of 3,000 bleacher seats, a 4,800 square-foot field house, and the extension of the internal drive to Holland Road to improve traffic circulation for events.
17	Does not include proceeds from the sale of the Twining Road property
18	Excludes costs associated with the temporary relocation of administrative staff during partial or full renovations.
19	Administrative Office relocation would not be centrally located.