



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING**

August 2nd, 2022

- **BID SUMMARY**
- **ALTERNATE REVIEW**
- **ACT 34 AT A GLANCE**
- **NEXT STEPS**

AGENDA

GENERAL CONTRACTOR

- LOBAR INC \$51,360,000
- BORO CONSTRUCTION \$54,160,000

PLUMBING CONTRACTOR

- JAY R. REYNOLDS \$3,996,300
- MYCO MECHANICAL \$4,392,000
- VISION MECHANICAL \$4,175,172

HVAC CONTRACTOR

- FREY LUTZ CORP. \$ 9,989,000
WITHDRAWN
- MATCHLINE MECHANICAL \$11,400,000
- BORO CONSTRUCTION \$11,795,000
- MYCO MECHANICAL \$12,362,000
- NORTH BAY MECHANICAL \$11,490,000

ELECTRICAL CONTRACTOR

- BORO CONSTRUCTION \$9,449,000
- PAGODA ELECTRICAL, INC. \$9,640,743



Crabtree, Rohrbaugh & Associates - Architects

401 East Winding Hill Road
Mechanicsburg, PA 17055
Maryland • Pennsylvania • Virginia • West Virginia

Apparent Low Bid	BASE BID	Bid Breakouts	
		Site Work	Grounds Building
GC: Lobar Inc	\$ 51,360,000.00	\$ 6,500,000.00	\$ 519,000.00
HC: Matchline Mechanical, LLC	\$ 11,400,000.00	\$ 150,000.00	\$ 50,000.00
PC: JR Reynolds	\$ 3,996,300.00	\$ 534,000.00	\$ 59,400.00
EC: Boro Construction	\$ 9,449,000.00	\$ 585,000.00	\$ 60,000.00
	\$ -	\$ -	
	\$ -	\$ -	
	\$ 76,205,300.00	\$ 7,769,000.00	\$ 688,400.00

**SITWORK AND GROUNDS BUILDING
INCLUDED IN BASE BID**

TOTAL PROJECT COST- ESTIMATE / BID COMPARISON

		FEB. 2022			Jul-22	
		FINAL ESTIMATE			Bid Tabulation	
NEW CONSTRUCTION MIDDLE / HIGH SCHOOL			NEW CONSTRUCTION MIDDLE / HIGH SCHOOL			
GENERAL CONSTRUCTION	\$	38,555,243	GENERAL CONSTRUCTION	\$	51,360,000	
HVAC CONSTRUCTION	\$	11,401,929	HVAC CONSTRUCTION	\$	11,400,000	
PLUMBING / FIRE PROTECTION	\$	7,838,826	PLUMBING / FIRE PROTECTION	\$	3,996,300	
ELECTRICAL CONSTRUCTION	\$	11,401,929	ELECTRICAL CONSTRUCTION	\$	9,449,000	
UTILITY	\$	2,064,130	UTILITY	\$	1,327,479	
TOTAL ALTERNATES			TOTAL ALTERNATES	\$	600,000	
	Subtotal	\$	71,262,057	Subtotal	\$	78,132,779
CONSTRUCTION RELATED SOFT COSTS			CONSTRUCTION RELATED SOFT COSTS			
	Total	\$	7,119,895	Total	\$	5,404,566
ADDITIONAL SOFT COSTS			ADDITIONAL SOFT COSTS			
	Total	\$	4,938,063	Total	\$	5,362,140
FINANCING			FINANCING			
	Total	\$	1,175,729	Total	\$	1,133,057
MOVABLE FIXTURES AND EQUIPMENT			MOVABLE FIXTURES AND EQUIPMENT			
	Total	\$	2,962,395	Total	\$	2,962,395
TOTAL PROJECT + UTILITIES	\$	87,458,139	TOTAL ESTIMATED PROJECT COST	\$	92,994,937	
			TOTAL OVER BUDGET	\$	5,536,798	

BID SUMMARY

- **CONSTRUCTION SOFT COSTS**
 - CONSTRUCTION CONTINGENCY (\$2M)
 - TESTING & INSPECTIONS
 - REGULATORY AGENCY FEES
 - COMMISSIONING
 - OWNER'S REPRESENTATIVE

- **ADDITIONAL SOFT COSTS**
 - UTILITY ENGINEER
 - CIVIL ENGINEER
 - GEOTECH INVESTIGATION
 - SITE SURVEY
 - ARCHITECT
 - STRUCTURAL ENGINEER
 - MECHANICAL ENGINEER
 - ELECTRICAL ENGINEER
 - PLUMBING ENGINEER
 - FIRE SAFETY ENGINEER
 - ACOUSTIC CONSULTING
 - FOOD SERVICE ENGINEER

ALTERNATES

			Lobar Inc	Matchline Mechanical, LLC	JR Reynolds	Boro Construction	TOTAL BASE BID	ALTERNATE TOTAL	RECOMENDE D ALTERNATES
			General	HVAC	Plumbing	Electrical			
Total Project SF	264,032	Cost/ SF with Site & Grounds	\$ 194.52	\$ 43.18	\$ 15.14	\$ 35.79			
		LOW BASE BID	\$ 51,360,000	\$ 11,400,000	\$ 3,996,300	\$ 9,449,000	\$ 76,205,300		
GC-1, HC-1, PC-1, EC-1	ADD	Unclassified Construction	\$ 1,125,000	\$ 25,000	\$ 169,000	\$ 75,000		\$ 1,394,000	\$ 1,394,000
GC-2, EC-3	ADD	Aux. Gym Bleachers	\$ 51,000			\$ 3,000		\$ 54,000	\$ 54,000
GC-4	DEDUCT	Interior Ground Face CMU	\$ (118,000)					\$ (118,000)	\$ (118,000)
GC-5	ADD	Concrete MVRA	\$ 159,000					\$ 159,000	
GC-6	ADD	Laminated Safety Glazing	\$ 75,000					\$ 75,000	\$ 75,000
GC-7	ADD	Group Toilet Partition Height	\$ 5,000					\$ 5,000	\$ 5,000
GC-8	ADD	EPDM Roofing - 30 Yr (+10yr)	\$ 223,000					\$ 223,000	
GC-10, EC-4	DEDUCT	Auditorium Accent Lighting	\$ (24,700)			\$ (15,000)		\$ (39,700)	\$ (39,700)
GC-11, EC-5	DEDUCT	Outdoor Classroom	\$ (43,000)			\$ (15,000)		\$ (58,000)	\$ (58,000)
GC-12	DEDUCT	Clerestory Window - Café.	\$ (6,700)					\$ (6,700)	
GC-13, EC-6	DEDUCT	Agriculture Canopy	\$ (75,000)			\$ (8,000)		\$ (83,000)	\$ (83,000)
GC-14	DEDUCT	Planetarium Equip Buy-Back	\$ (3,000)					\$ (3,000)	
GC-15, HC-3, PC-5, EC-14	DEDUCT	Grounds Building	\$ (519,000)	\$ (50,000)	\$ (59,400)	\$ (60,000)		\$ (688,400)	
GC-16	ADD	White RP Cyclorama	\$ 7,200					\$ 7,200	\$ 7,200
GC-17, EC-15	DEDUCT	Planetarium Equip. Ommision	\$ (521,000)			\$ (10,000)		\$ (531,000)	\$ (531,000)
GC-18	DEDUCT	Casework Alternate	\$ (45,000)					\$ (45,000)	\$ (45,000)
GC-19	ADD	Built-Up Roof	\$ 1,409,000					\$ 1,409,000	
GC-20, EC-20	DEDUCT	Entry Screen Wall	\$ (6,400)			\$ (2,000)		\$ (8,400)	
HC-2, EC-7	DEDUCT	STEM Paint Boot Exhaust Sys.		\$ (57,000)		\$ (3,500)		\$ (60,500)	\$ (60,500)
PC-3	DEDUCT	Individual Lavatories			\$ (29,200)			\$ (29,200)	
EC-2	ADD	Football Field Lighting				\$ 350,000		\$ 350,000	
EC-8	ADD	Adaptive PE Sound System				\$ 32,000		\$ 32,000	
EC-9	ADD	Fitness Sound System				\$ 27,000		\$ 27,000	
EC-10	ADD	Auxiliary Gym Sound System				\$ 37,000		\$ 37,000	
EC-11	ADD	Music Suite Sound System				\$ 70,000		\$ 70,000	
EC-12	DEDUCT	Lightening Protection System				\$ (55,000)		\$ (55,000)	
EC-13	ADD	Tennis Court Lighting				\$ 407,000		\$ 407,000	
EC-17	ADD	INEC Equip by AtlasIED				\$ 50,000		\$ 50,000	
EC-18	ADD	Fire Alarm by Edwards Sys				\$ 50,000		\$ 50,000	
EC-19	ADD	Fire Alarm by Notifier				\$ 8,500		\$ 8,500	
		LOW BASE BID	\$ 51,360,000	\$ 11,400,000	\$ 3,996,300	\$ 9,449,000	\$ 76,205,300		
		Alternates Total	\$ 1,367,600	\$ 25,000	\$ 169,000	\$ 40,000		\$ 2,631,800	\$ 600,000
								Total Base + Chosen Alternates	\$ 76,805,300

UNCLASSIFIED CONSTRUCTION

GC-1, HC-1, PC-1, EC-1

Scope includes all GC, HC, PC, EC subterranean site work to the depth of foundations, including rock removal. This alternate protects the District from unforeseen costs associated with sub-surface site conditions. Unsuitable soils below the immediate area of work (footer depth) is not included within this alternate and may still be considered beyond the discoverable scope of work.

TOTAL ADD: \$1,394,000

AUX. GYM B LEACHERS

GC-2, EC-3

Scope includes all GC/EC construction as it pertains to the labor and materials to provide bleachers along the south wall of the Auxiliary Gymnasium.

TOTAL ADD: \$54,000

INTERIOR GROUND FACE CMU

GC-4

Scope includes all GC labor and materials associated with interior Ground Face Concrete Masonry Units. These units are proposed in select locations throughout the building. They are proposed for aesthetic purposes.

TOTAL DEDUCT: \$(118,000)

LAMINATED SAFETY GLAZING

GC-6

Scope includes all GC labor and materials to expand the laminated safety glazing scope, providing additional intrusion deterrents at the ground level glazing.

TOTAL ADD: \$75,000

GROUP TOILET PARTITION HEIGHT

GC-7

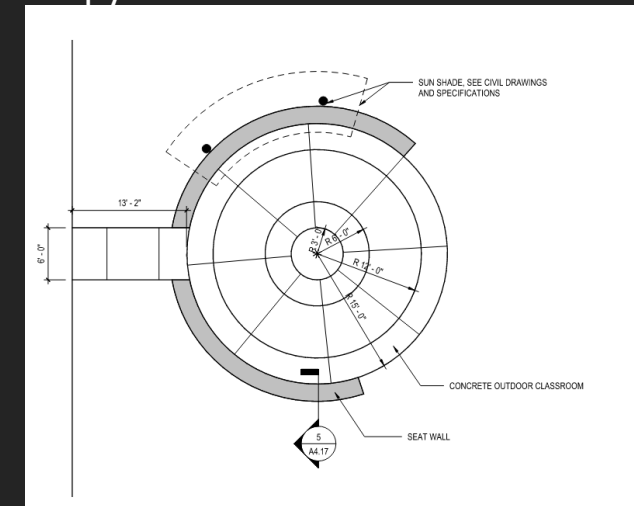
Scope includes all GC labor and materials associated with providing 72 inch extra high Door, Panel and Pilaster elements in group toilet rooms.

TOTAL ADD: \$5,000

OUTDOOR CLASSROOM

GC-11, EC-5

Scope includes all GC and EC labor and materials to provide an outdoor classroom east of the building. Classroom included circular paving, low seat walls, charging stations, and a pre-engineered canopy structure.



TOTAL DEDUCT: \$(58,000)

AGRICULTURE CANOPY

GC-13, EC-6

Scope includes all GC and EC labor and materials associated with providing a canopy over part of the AG Yard north of the greenhouse.

TOTAL DEDUCT: \$(83,000)

WHITE RP CYCLORAMA

GC-16

Scope includes all GC labor and materials to provide an upgraded white cyclorama that allows for greater future flexibility with performance environmental displays.

TOTAL ADD: \$7,200

PLANETARIUM EQUIPMENT OMISSION

GC-17, EC-15

Scope includes all GC and EC labor and materials associated with providing the planetarium equipment including the dome, projectors, hardware, software, and the salvaging / moving of equipment from the existing planetarium. If a deduct is accepted the area designated for the planetarium would be built to accept the equipment at a future date and would be used as a multi-purpose room until said date.

TOTAL DEDUCT: \$(531,000)

REDUCED CASEWORK

GC-18

Scope includes all GC labor and materials to provide a reduced scope of casework within specialized classroom areas. Reduced scope focuses primarily on wall hung cabinets.

TOTAL DEDUCT: \$(45,000)

STEM PAINT BOOT EXHAUST SYSTEM

HC-2, EC-7

Scope includes all HC and EC labor and materials associated with providing mobile self-contained exhaust systems for both the Spray Room and Finishing Room. These systems do not require dedicated mechanical units or hard ducting.

TOTAL DEDUCT: \$(60,500)

AUDITORIUM ACCENT LIGHTING

GC-10, EC-4

Scope includes all GC and EC labor and materials to provide perimeter color changing accent lighting within the auditorium.

TOTAL DEDUCT: \$(39,700)

SECOND ACT 34

- INITIAL PlanCON PART G INDICATES THAT A SECOND ACT 34 IS NOT REQUIRED

REFERENDUM

- INITIAL PlanCON PART G INDICATES THAT THE PROJECT DOES NOT REQUIRE A REFERENDUM

Summer 2024 Open Design Timeline

IS/HS New Construction

TASK

2022											
	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC		
Board Committee Meeting											
School Board Meeting											
Zoning and Sketch Plan Review											
Sketch Plan Meeting w/ Township Planning Com.											
Zoning Variance Application											
Zoning Hearing Board meeting											
Zoning and Sketch Plan Review											
Submit to PPL ROW Department											
Submit Land Development Plans - County / Twp											
County Conservation District NPDES Submission											
Planning Commission Meeting											
Land Development Conditional Approval	April										
Conservation District Approval			June								
Plan Recordation						Sept					
Schematic Design											
Program Verification											
Student / Staff / Leadership Design Collab.											
Preliminary Floor Plans / Elevations											
Preliminary MEP Design											
Probable cost of construction											
Community Meeting											
Board Presentations											
Design Development:											
Structural Design											
Develop MEP Design											
Develop Kitchen Design											
Develop Interior Design - Teacher / Staff											
Probable Cost of Construction											
Board Presentation											
Finalize Code Review											
Act 34 Hearing											
Construction Documents		16-May									
Finalize Civil / Landscape Design											
Finalize Interior Design											
Finalize Structural Design											
Finalize Mechanical Selections											
Finalize Major Electrical Elements											
Finalize Major Plumbing Elements											
Finalize Major Fire Protection Elements											
Finalize Interior Elevations											
Board Presentation											
Finalize Specifications											
Bidding / Construction											
Bidding / Post Bidding											
Board Approves Bids (Special Board Meeting)											
Notice To Proceed											
Construction - New IS / HS											THROUGH SUMMER 2024 →
Construction - Existing HS											2025 →
Construction - Existing IS											2026 →

NEXT STEPS

- BOARD ACTION
 - AUGUST 11TH 2022
- NOTICE TO PROCEED
 - AUGUST 12TH 2022

BIDDING & CONSTRUCTION

- BIDS RECEIVED
 - UTILITIES JULY 2022
 - MS/HS JULY 2022
- PHASE 1 – NEW HS/MS
 - AUGUST 2022
 - SUMMER 2024
- PHASE 2 – RENO HS
 - SUMMER 2024
 - SUMMER 2025
- PHASE 3 – RENO IS
 - SUMMER 2025
 - SUMMER 2026



Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

www.cra-architects.com