



D'HUY Engineering, Inc.

CONSTRUCTION DOCUMENT BUDGET UPDATE

January 16, 2024

Northern York County School District

Budget Update – Northern Elementary School



D'HUY Engineering, Inc.

Schematic Design Phase

June 27, 2023 Board Meeting: \$21,276,921 Presented by SGA
July 18, 2023 Budget Update: \$20,000,000 +/- Presented by SGA

Design Development Phase

October 17, 2023 Budget Update: \$15,463,200 Building Construction
\$ 0.00 Site (Site Costs included in MS)
\$ 2,986,694 Soft Costs, fees and contingency
Total: \$18,449,894

Act 34 Cost \$20,382,727

Construction Document Phase

January 2024 Budget Update: \$19,024,618 Building and Soft Costs
(includes \$771,600 in contingency)
(All site in MS)

Budget Update – Northern Middle School



D'HUY Engineering, Inc.

Schematic Design Phase

June 27, 2023 Board Meeting: \$72,086,365 Presented by SGA
July 18, 2023 Budget Update: \$67,800,000 Presented by SGA

Design Development Phase

October 17, 2023 Budget Update:	\$49,114,900	Building Construction
	\$ 8,010,600	Site (100% of MS and ES)
	<u>\$11,671,164</u>	Soft Costs, fees and contingency
Total:	\$68,796,664	

Act 34 Cost \$68,069,800

Construction Document Phase

January 2024 Budget Update: \$68,769,249 Building, Soft Costs and Total Site
(includes \$5,025,000 in contingency)



Budget Update – NMS & NES Summary

Schematic Design Phase

June 27, 2023 Board Meeting:	\$93,363,286
July 18, 2023 Budget Update:	\$87,800,000

Design Development Phase

Elementary School	\$18,449,894
Middle School	\$68,796,664 (contains all site)
Total	\$87,246,558 (includes \$5,796,600 in contingency)

ACT 34 Total \$88,452,527

Construction Document Phase

Elementary School	\$19,024,618
Middle School	<u>\$68,769,249 (contains site and abatement)</u>
Total	\$87,793,867 (contains \$5,796,600 in contingency)

Reminder: soft costs include systems to be purchased separately from the construction contracts such as furniture, classroom technology, data equipment, construction testing service, etc.

New versus Renovated Middle School



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Item	New MS Budget 165,000	New MS Budget 165,000 Low End	MS DD Budget w/ Design Cont. & Sitework Distributed Proportionately	Comments
Construction Costs				
Middle School Renovations	\$ 66,000,000	\$ 61,875,000	\$ 37,378,300	137,200 SF of Renovations
Middle School Additions			\$ 14,457,000	26,900 SF Additions Total
Total Site Improvements			\$ 5,750,100	
General Contractor Site Work	\$ 10,000,000	\$ 10,000,000	\$ 5,953,100	Includes \$118,600 for Sanitary Utilities
Electrical Contractor Site Work	\$ 1,000,000	\$ 1,000,000	\$ 404,320	
Subtotal Estimated Construction Costs:	\$ 77,000,000	\$ 72,875,000	\$ 57,585,400	\$320.08
Escalation (to 2026 for new)	\$ 4,620,000	\$ 4,372,500	N/A	
Demolition/Abatement/restore Middle School site	\$ 1,000,000	\$ 1,000,000	N/A	
Total Estimated Construction Costs:	\$ 90,320,000	\$ 81,891,250	\$ 57,585,400	
Soft Costs				
	Add costs expended to date on renovation for new			
Total Soft Costs:	\$ 20,670,734	\$ 16,497,578	\$ 11,183,842	
TOTAL PROJECT COST:	\$ 110,990,734	\$ 98,388,828	\$ 68,769,242	

New Construction versus Renovation

- Start over with school design and design fee (lose 1 year design timeframe)
- Start over with land development and NPDES permitting (1 year of permitting)
- New building likely requires PENNDOT intersection improvements
- Much larger site cost with new construction
- Assume new construction cost escalate at least 4% per year to mid 2026
- Need to include SLC demolition to make room and connect to Admin floor elevation
- New water, sewer and electric service
- Include demolition and restoration of the middle school building and parking (?)



Bidding Process

- NPDES Process is in hand
- Land Development Agreements In progress
- Land Development Document Recording Prior to Notice to Proceed
- Building code review Starts 1/22/24
- Committee of Budget Review 1/16/24
- Board meeting to authorize award 1/23/24
- 3-week Public Advertisement 1/24-2/14/24
- Contractors Receive documents 1/22 – 2/1/24
- Pre-bid meeting 2/19/24 (Tentative)
- Bids Due 3/5/24
- Committee Bid Review 3/19/24
- Board Bid Review 3/26/24
- Notice of Intent to Award 3/27/24
- Notice to Proceed 4/15/24
- Construction 4/15/24 – 12/2026 (Both Buildings)

Bid Arrangement



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	ES Contract 1	ES Contract 1 Bid Alternates	MS Contract 2	ES Contract 2 Bid Alternates	Bid for Both Buildings	Alternates for Both Buildings
General Contract						
Electrical Contract						
Plumbing Contract						
HVAC Contract						
Abatement Contract						
Total Bid	\$XXXX	\$XXXX	\$XXXX	\$XXXX	\$XXXX	\$XXXX

ALTERNATES FOR EACH PROJECT

ALT #	DESCRIPTION	Building	APPLIES TO GC	APPLIES TO MC	APPLIES TO EC	APPLIES TO PC
1	State the cost to perform all excavation as UNCLASSIFIED through hydraulic/mechanical means in lieu of CLASSIFIED as specified. Under this Alternate, the surplus soils and rock are to be disposed of legally by the contractor offsite or processed (equal to 2A Modified) for re-use as structural fill onsite.	MS and ES	X		X	X
2A	Provide engineered structural fill or 2A Modified stone in lieu of using onsite materials to a depth of 18" below the new building finished floor slab elevation for the entire new building pad and up to 5' outside the new building's exterior wall line. Under this Alternate, the resulting excess site soils are to be stockpiled onsite and subsequently placed onsite as directed by the civil engineer.	MS and ES	X		X	X
3	Increase the contractor's warranty on all installed work from one year to two years from the date of Substantial Completion.	MS and ES		X	X	X
4	Add to provide sod in lieu of grass seed at locations indicated "Sod Areas" as shown on the Construction Documents.	MS and ES	X			
4A	Add to provide sod in lieu of grass seed at staging area indicated shown on the Construction Documents and Phasing drawings. Under this alternate the general contractor shall dispose of the	MS	X			
5	Deduct to remove the Learning Stair construction	MS only	X	X	X	X
6	Add to replace stage rigging	MS only	X		X	
7	Add to construct a new greenhouse	MS only	X			
8	Deduct to remove Outdoor Classroom	MS only	X			
9	Deduct to remove exterior window enlargement and instead allow exiting to remain and address exterior precast	MS only	X			
10	Add/Deduct to provide Siemens Cerebrus fire alarm system	MS and ES			X	
11	Cost to provide BMS system manufactured by NRG in lieu of one of the listed vendors	MS and ES		X		
12	Cost to provide and install no BMS system and instead have the Owner retain the BMS vendor. Under this alternate the mechanical contract shall still coordinate the installation, balancing and testing of the entire HVAC system. The Owner's vendor will provide and installat of the BMS system and necessary integrations with other contractor provided equipment	MS and ES		X		

, Inc.

Thank you!



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