

Capital Projects

for the
Upper St. Clair School District

February 12, 2018



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Proposed Additions & Improvements to Upper St. Clair High School

Upper St. Clair, PA

McLean Architects, LLC

The Projects:

- **Upper St. Clair High School:
Community Complex Building &
Pool Addition**
- **Boyce Middle School Field:
Restroom / Concessions Building
with Announcer Booth**



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The Bid Results:

- Bid Amount for ALL WORK including the
Added Special Use Pool: \$22.65M
- Bid Amount for ALL WORK with the base-
bid Single Pool: \$20.34M



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The Original Budget:

- Original Budget Amount including the
Added Special Use Pool: \$19 M
- Original Budget Amount for with the base-
bid Single Pool: \$16 M



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The Added Items:

- New Electrical Service from Truxton Drive.
- Stadium Light-pole relocations & upgrade.
- Visitor's-side bleacher refinishing.
- New stadium scoreboard and sound-system.
- Rock excavations per soils report.
- Fencing along Washington Road.
- Expansion of rest-room counts per County.
- Boyce parking lot paving.



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Adjusted CM Budget:

(December 2017 - prior to bidding)

- Estimate Amount including the Added
Special Use Pool: \$21 - \$22M
- Estimate Amount for with the base-bid
Single Pool: \$19 - \$20M



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The Market:

- Bidder interest is GOOD.
- Labor market is TIGHT.
- Material costs are trending UPWARD.



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The Bids:

- Excellent bidder turn-out with 5 for the General Contract, 5 for the HVAC, and 4 for each on Plumbing and Electrical.
- Bids were close in range, which demonstrates clear definition / understanding of the scope-of-work.



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Capital Improvements to USCHS and Boyce Middle School Athletic Complex (MA 1615)

Tally and Options Summary

GENERAL Construction Contractor	General Construction Base Bid	Alternate No. 1	Alternate No. 1-A (Base Bid)	Alternate No. 1-A (2nd Pool)	Alternate No. 1-B (Base Bid)	Alternate No. 1-B (Pool)	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Alternate No. 7	Alternate No. 7-A	Alternate No. 8	Alternate No. 9	Alternate No. 10	Alternate No. 11	Alternate No. 12	Alternate No. 13	Alternate No. 14 (Base Bid)	Alternate No. 14 (2nd Pool)
Nello Construction 230 East Main Street Carnegie, PA 15106	14,897,000.00	2,300,000.00	(50,000.00)	(15,000.00)	No Bid	No Bid	81,000.00	73,000.00	57,000.00	91,000.00	42,000.00	56,000.00	15,000.00		(265,000.00)		No Change	(210,000.00)	(96,000.00)	218,000.00	218,000.00
Mucci Construction 124 Allen Drive Smock, PA 15480	13,975,000.00	1,850,000.00	(50,275.00)	(15,080.00)	No Bid	No Bid	86,000.00	46,000.00	24,000.00	152,218.00	23,000.00	45,500.00	14,280.00		(189,000.00)		(1.00)	(206,130.00)	(94,500.00)	315,000.00	125,000.00
Hudson Companies 2450 Shenango Valley Fwy Hermitage, PA 16148	15,090,000.00	2,065,000.00	(75,225.00)	(130,685.00)	No Bid	No Bid	75,000.00	50,000.00	45,000.00	107,000.00	22,000.00	48,000.00	15,000.00		(230,000.00)		(25,000.00)	(222,000.00)	(100,000.00)	60,000.00	120,000.00
Yarborough Development 1700 Washington Blvd McKeesport, PA 15133	14,921,000.00	2,490,000.00	(70,000.00)	(50,000.00)	No Bid	No Bid	66,000.00	48,000.00	20,000.00	150,000.00	24,000.00	50,000.00	16,000.00		(200,000.00)		No Change	(199,000.00)	(91,000.00)	266,000.00	147,000.00
Liokeas Construction 1001 Progress Court Bethel Park, PA 15102	14,630,000.00	1,900,000.00	(50,000.00)	(150,000.00)	No Bid	No Bid	100,000.00	50,000.00	40,000.00	90,000.00	32,200.00	70,500.00	28,000.00		(230,000.00)		No Change	(150,000.00)	(50,000.00)	260,000.00	133,800.00

HVAC Construction Contractor	HVAC Construction Base Bid	Alternate No. 1	Alternate No. 1-A (Base Bid)	Alternate No. 1-A (2nd Pool)	Alternate No. 1-B (Base Bid)	Alternate No. 1-B (Pool)	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Alternate No. 7	Alternate No. 7-A	Alternate No. 8	Alternate No. 9	Alternate No. 10	Alternate No. 11	Alternate No. 12	Alternate No. 13	Alternate No. 14 (Base Bid)	Alternate No. 14 (2nd Pool)
Lugalla Mechanical 1 Rutgers Road Pittsburgh, PA 15205	2,050,000.00	440,000.00					12,000.00	No Change	1,500.00						(3,500.00)	81,000.00	(6,000.00)				
First American Industries 617 California Avenue Pittsburgh, PA 15202	2,040,000.00	460,000.00					8,400.00	No Change	1,200.00						(30,000.00)	87,000.00	(15,000.00)				
East West Mfg. & Supply 3849 Willow Avenue Pittsburgh, PA 15234	1,981,000.00	426,000.00					6,400.00	No Change	1,150.00						(23,000.00)	59,000.00	(9,000.00)				
R & B Mechanical 1120 Broughton Road Pittsburgh, PA 15236	2,127,000.00	610,225.00					8,200.00	1,500.00	1,000.00						(20,100.00)	140,700.00	(32,800.00)				
Hranec Sheet Metal 763 Route 21 Uniontown, PA 15401	Withdrew Bid	Withdrew Bid					w/d Bid	w/d Bid	w/d Bid						w/d Bid	w/d Bid	w/d Bid				
	1,982,000.00	330,000.00					7,000.00	1,000.00	1,800.00						(15,000.00)	62,000.00	(14,500.00)				

PLUMBING Construction Contractor	Plumbing Construction Base Bid	Alternate No. 1	Alternate No. 1-A (Base Bid)	Alternate No. 1-A (2nd Pool)	Alternate No. 1-B (Base Bid)	Alternate No. 1-B (Pool)	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Alternate No. 7	Alternate No. 7-A	Alternate No. 8	Alternate No. 9	Alternate No. 10	Alternate No. 11	Alternate No. 12	Alternate No. 13	Alternate No. 14 (Base Bid)	Alternate No. 14 (2nd Pool)
Wheels Mechanical 1473 Route 837 Elrama, PA 15038	1,925,800.00	41,200.00					1,350.00	2,000.00	0.00						(90,000.00)		(250.00)				
Vrabel Plumbing 13 Dewey Lane Gibsonia, PA 15044	1,646,200.00	40,000.00					1,000.00	900.00	No Change						(85,000.00)		(600.00)				
W.G. Tomko, Inc. 2559 State Route 88 Finleyville, PA 15332	2,156,000.00	47,000.00					1,600.00	3,600.00	200.00						(110,000.00)		(500.00)				
Tedesco Plumbing 1107 Long Run Road White Oak, PA 15131	1,529,000.00	40,000.00					2,000.00	2,000.00	2,000.00						(51,500.00)		(500.00)				

ELECTRICAL Construction Contractor	Electrical Construction Base Bid	Alternate No. 1	Alternate No. 1-A (Base Bid)	Alternate No. 1-A (2nd Pool)	Alternate No. 1-B (Base Bid)	Alternate No. 1-B (Pool)	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Alternate No. 7	Alternate No. 7-A	Alternate No. 8	Alternate No. 9	Alternate No. 10	Alternate No. 11	Alternate No. 12	Alternate No. 13	Alternate No. 14 (Base Bid)	Alternate No. 14 (2nd Pool)
A-1 Electric 30 Springfield Avenue Washington, PA 15301	2,344,000.00	103,740.00					2,000.00	8,400.00	10,570.00					(150,000.00)	(47,200.00)		(25.00)				
Allegheny City Electric 3080 Babcock Boulevard Pittsburgh, PA 15237	2,487,000.00	75,000.00					1,500.00	12,000.00	12,500.00					(135,000.00)	(61,000.00)		Not Submitted				
Pitt Electric 602 Becks Run Road Pittsburgh, PA 15210	2,644,000.00	121,800.00					1,990.00	5,600.00	3,800.00					(214,150.00)	(75,600.00)		(225.00)				
Merit Electrical Group 204 Pennsylvania Ave Oakmont, PA 15139	2,589,000.00	94,000.00					2,600.00	11,000.00	11,500.00					(207,000.00)	(105,450.00)		(900.00)				

<u>GENERAL Construction</u> Contractor	General Construction Base Bid	Alternate No. 1
Nello Construction 230 East Main Street Carnegie, PA 15106	14,897,000.00	2,300,000.00
Mucci Construction 124 Allen Drive Smock, PA 15480	13,975,000.00	1,850,000.00
Hudson Companies 2450 Shenango Valley Fwy Hermitage, PA 16148	15,090,000.00	2,065,000.00
Yarborough Development 1700 Washington Blvd McKeesport, PA 15133	14,921,000.00	2,490,000.00
Liokareas Construction 1001 Progress Court Bethel Park, PA 15102	14,630,000.00	1,900,000.00

<u>PLUMBING Construction</u> Contractor	Plumbing Construction Base Bid	Alternate No. 1
Wheels Mechanical 1473 Route 837 Elrama, PA 15038	1,925,800.00	41,200.00
Vrabel Plumbing 13 Dewey Lane Gibsonia, PA 15044	1,646,200.00	40,000.00
W.G. Tomko, Inc. 2559 State Route 88 Finleyville, PA 15332	2,156,000.00	47,000.00
Tedesco Plumbing 1107 Long Run Road White Oak, PA 15131	1,529,000.00	40,000.00

<u>HVAC Construction</u> Contractor	HVAC Construction Base Bid	Alternate No. 1
Lugaila Mechanical 1 Rutgers Road Pittsburgh, PA 15205	2,050,000.00	440,000.00
First American Industries 617 California Avenue Pittsburgh, PA 15202	2,040,000.00	460,000.00
East West Mfg. & Supply 3849 Willow Avenue Pittsburgh, PA 15234	1,981,000.00	426,000.00
R & B Mechanical 1120 Broughton Road Pittsburgh, PA 15236	2,127,000.00	610,225.00
Hranec Sheet Metal 763 Route 21 Uniontown, PA 15401	<u>Withdrew Bid</u> 1,982,000.00	<u>Withdrew Bid</u> 330,000.00

<u>ELECTRICAL Construction</u> Contractor	Electrical Construction Base Bid	Alternate No. 1
A-1 Electric 30 Springfield Avenue Washington, PA 15301	2,344,000.00	103,740.00
Allegheny City Electric 3080 Babcock Boulevard Pittsburgh, PA 15237	2,487,000.00	75,000.00
Pitt Electric 602 Becks Run Road Pittsburgh, PA 15210	2,644,000.00	121,800.00
Merit Electrical Group 204 Pennsylvania Ave Oakmont, PA 15139	2,589,000.00	94,000.00

General Construction

HVAC Construction

Plumbing Construction

Electrical Construction

OPTION SUMMARY

2 Pools				1 Pool	
OPTION 1 Base Bid + Alt's 1, 2, 3, 4, 5, 6, 7, 7A,10,14	OPTION 2 Base Bid + Alt's 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 10, 11	OPTION 3 Base Bid + Alternates 1, 1A, 11	OPTION 4 Base Bid + Alternates 1, 1A, 8, 9, 11, 12	OPTION 5 Base Bid + Alt's 1A, 2, 3, 4, 5, 6, 7, 10, 11	OPTION 6 Base Bid + Alternates 1A, 8, 9, 11, 12, 13
18,048,000.00	17,547,000.00	17,132,000.00	16,657,000.00	15,247,000.00	14,261,000.00
16,655,998.00	16,150,642.00	15,759,644.00	15,364,514.00	14,301,442.00	13,420,014.00
17,697,000.00	17,286,090.00	16,924,090.00	16,472,090.00	15,336,775.00	14,307,090.00
18,198,000.00	17,665,000.00	17,291,000.00	16,892,000.00	15,209,000.00	14,311,000.00
17,334,500.00	16,740,700.00	16,330,000.00	15,950,000.00	14,962,700.00	14,000,000.00

2,584,500.00	2,578,500.00	2,484,000.00	2,480,500.00	2,138,500.00	2,040,500.00
2,596,600.00	2,581,600.00	2,485,000.00	2,455,000.00	2,121,600.00	1,995,000.00
2,473,550.00	2,464,550.00	2,398,000.00	2,375,000.00	2,038,550.00	1,949,000.00
2,888,625.00	2,855,825.00	2,704,425.00	2,684,325.00	2,245,600.00	2,074,100.00
<u>Withdrew Bid</u> 2,383,800.00	<u>Withdrew Bid</u> 2,369,300.00	<u>Withdrew Bid</u> 2,297,500.00	<u>Withdrew Bid</u> 2,282,500.00	<u>Withdrew Bid</u> 2,039,300.00	<u>Withdrew Bid</u> 1,952,500.00

1,970,350.00	1,970,100.00	1,966,750.00	1,876,750.00	1,928,900.00	1,835,550.00
1,688,100.00	1,687,500.00	1,685,600.00	1,600,600.00	1,647,500.00	1,560,600.00
2,208,400.00	2,207,900.00	2,202,500.00	2,092,500.00	2,160,900.00	2,045,500.00
1,575,000.00	1,574,500.00	1,568,500.00	1,517,000.00	1,534,500.00	1,477,000.00

2,468,710.00	2,468,685.00	2,447,715.00	2,250,515.00	2,364,945.00	2,146,775.00
2,588,000.00	2,588,000.00	2,562,000.00	2,366,000.00	2,513,000.00	2,291,000.00
2,777,190.00	2,776,965.00	2,765,575.00	2,475,825.00	2,655,165.00	2,354,025.00
2,708,100.00	2,707,200.00	2,682,100.00	2,369,650.00	2,613,200.00	2,275,650.00

Option 1 Total	Option 2 Total	Option 3 Total	Option 4 Total	Option 5 Total	Option 6 Total
23,173,258.00	22,658,377.00	22,173,859.00	21,507,029.00	20,239,437.00	18,992,789.00

OPTION SUMMARY

2 Pools				1 Pool	
<u>OPTION 1</u> Base Bid + Alt's 1, 2, 3, 4, 5, 6, 7, 7A,10,14	<u>OPTION 2</u> Base Bid + Alt's 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 10, 11	<u>OPTION 3</u> Base Bid + Alternates 1, 1A, 11	<u>OPTION 4</u> Base Bid + Alternates 1, 1A, 8, 9, 11, 12	<u>OPTION 5</u> Base Bid + Alt's 1A, 2, 3, 4, 5, 6, 7, 10, 11	<u>OPTION 6</u> Base Bid + Alternates 1A, 8, 9, 11, 12, 13
16,655,998.00	16,150,642.00	15,759,644.00	15,364,514.00	14,301,442.00	13,420,014.00
2,473,550.00	2,464,550.00	2,398,000.00	2,375,000.00	2,038,550.00	1,949,000.00
1,575,000.00	1,574,500.00	1,568,500.00	1,517,000.00	1,534,500.00	1,477,000.00
2,468,710.00	2,468,685.00	2,447,715.00	2,250,515.00	2,364,945.00	2,146,775.00
<u>Option 1 Total</u> 23,173,258.00	<u>Option 2 Total</u> 22,658,377.00	<u>Option 3 Total</u> 22,173,859.00	<u>Option 4 Total</u> 21,507,029.00	<u>Option 5 Total</u> 20,239,437.00	<u>Option 6 Total</u> 18,992,789.00

GC

HC

PC

EC

Alternates:

- **1** **The Additional POOL**
- **1-A** **Sand / Glass Filter**
- **2** **Storage Area – CC**
- **3** **Storage Areas – Boyce**
- **4** **Softball Announcer Area**
- **5** **Paving Gravel Lot**
- **6/7** **Increased Roof Warranties**
- **8** **Re-use old Stadium Lights**
- **9** **Delete all Work at Boyce**
- **10** **Added HVAC Controls - CC**
- **11** **Combine Locker HVAC**
- **12** **Stadium Scoreboard/Sound**
- **13** **Pool Scoreboard/Timing**
- **14** **Metal Roof-Deck @ Pool**

Alternates: Costs/Savings

• 1	The Additional POOL	\$ 2.42 M
• 1-A	Sand / Glass Filter	\$ - 65,355
• 2	Storage Area – CC	\$ 96,400
• 3	Storage Areas – Boyce	\$ 56,400
• 4	Softball Announcer Area	\$ 37,720
• 5	Paving Gravel Lot	\$ 152,218
• 6/7	Increased Roof Warranties	\$ 82,780
• 8	Re-use old Stadium Lights	\$ - 150,000
• 9	Delete all Work at Boyce	\$ - 310,700
• 10	Added HVAC Controls - CC	\$ 59,000
• 11	Combine Locker HVAC	\$ - 9,526
• 12	Delete Stadium Scoreboard	\$ - 206,130
• 13	Delete Pool Scoreboard	\$ - 94,500
• 14	Metal Roof-Deck @ Pool	\$ 440,000

Alternates: Recommended

• 1	The Additional POOL	\$ 2.42 M
• 1-A	Sand / Glass Filter	\$ - 65,355
• 2	Storage Area – CC	\$ 96,400
• 3	Storage Areas – Boyce	\$ 56,400
• 4	Softball Announcer Area	\$ 37,720
• 5	Paving Gravel Lot	\$ 152,218
• 6/7	Increased Roof Warranties	\$ 82,780
• 8	Re-use old Stadium Lights	
• 9	Delete all Work at Boyce	
• 10	Added HVAC Controls - CC	\$ 59,000
• 11	Combine Locker HVAC	<u>\$ - 9,526</u>
• 12	Delete Stadium Scoreboard	
• 13	Delete Pool Scoreboard	
• 14	Metal Roof-Deck @ Pool	

Total Cost of Recommended Alternates: \$ 2.83 M

Recommendation:

- Award Construction Contracts to the (4) low bidders for the BASE-BID plus the RECOMMENDED ALTERNATES.
- Total Construction Award: \$22.65M



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Post-Bid Items

- *Construction Contingency*
- *Geotechnical Inspection Services*
- *Materials Testing Services*
- *Furniture Contract*

Schedule

June 2017 thru November 2017:

- *Site Investigations (Surveys /Geo-tech)*
- *Design / Drawing Completion*
- *Submissions and Approvals*

December thru February 2018:

- *Bidding of Projects*
- *Award of Construction Contracts*

March 2018 thru August 2019:

- *Construction*