



# State College Area School District

**Mike Fisher**

**Director of Physical Plant**

240 VILLA CREST DRIVE • STATE COLLEGE, PENNSYLVANIA • 16801

TELEPHONE: 814-231-1026

To: Curtis Johnson

From: Mike Fisher

RE: **PP Building Status Memo**

Date: February 20, 2023

This memo serves as a follow up to the current progress of the new physical plant building. Construction drawings are almost to the 90% complete mark. The March 13 board agenda will include permission to bid this project. Our team has earmarked May 15, 2023 as the date for the Board of Directors to accept the winning bid with construction starting shortly thereafter.

An electric charging station, a solar voltaic system, and the public restrooms will be offered as alternates to the base bid and are included in the total project cost. Public restrooms, while reducing temporary restroom rental costs by approximately \$2,000 annually, will raise custodial demand enough to have a need to add another full time employee (FTE). Estimated construction costs for the alternates are as follows:

- Public Restrooms - \$22,200
- Electric Charging Station - \$10,000
- Rooftop Solar Voltaic System - \$210,000

We have completed another round of total project cost estimating including the three alternates as shown below:

<b>Construction Costs</b>	
1-Sitework	\$814,700.00
2- Demolition	\$0.00
3- Concrete	\$142,720.00
4 - Masonry	\$40,000.00
5 - Metals	\$164,000.00
6 - Wood & Plastics	\$10,000.00
7 - Thermal & Moisture Protection	\$311,700.00
8 - Doors & Windows	\$123,500.00
9 - Finishes	\$239,987.50
10 - Specialties	\$25,900.00
11- Equipment	\$150,000.00
12 - Furnishings	\$150,000.00
15A - Mechanical Plumbing	\$260,100.00
15B - Mechanical HVAC	\$448,800.00
16A - Electrical	\$428,400.00
Alternate #1 - Public Restrooms	\$22,200.00
Alternate #2 - Charging Stations	\$10,000.00
Alternate #3 - Solar	\$210,000.00
Subtotal, Trades Work Division	\$3,309,807.50
Subtotal with Alternates	\$3,552,007.50
General Conditions	\$355,200.75
Overhead and Profit	\$355,200.75
Design Contingency	\$177,600.38
<b>SUBTOTAL CONSTRUCTION COSTS</b>	<b>\$4,440,009.38</b>
<b>Soft Costs</b>	
A/E Fees Basic Services	\$295,000.00
Reimbursable Expenses	\$1,000.00
Building Permit Estimate	\$30,000.00
Zoning Permit Estimate	\$1,000.00
Land Development	\$12,000.00
Geotech & Storm Water Investigation	\$22,268.00
Construction Contingency 10%	\$444,000.94
<b>SUBTOTAL SOFT COSTS</b>	<b>\$805,268.94</b>
<b>SOFT COSTS</b>	<b>\$805,268.94</b>
<b>CONSTRUCTION COSTS</b>	<b>\$4,440,009.38</b>
<b>TOTAL PROJECT ESTIMATE</b>	<b>\$5,245,278.31</b>