



State College Area School District

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To: Curtis Johnson
From: Randy Brown and Michael Fisher
Date: November 27, 2024
Subject: MNE Bid Results

The purpose of this document is to provide a summary of the bid results for the Mount Nittany Elementary project which were opened on November 26.

The project presented at the [Act 34 Hearing](#) on September 30, 2024, consisting of additions and renovations, to the current Mount Nittany Elementary School which opened in 2011, includes 36,627 sq. ft. of new construction and 2,939 sq. ft. of renovations.

As of bid day, estimated total project costs for the base bid amounted to \$22,521,050 compared to those reported at the Act 34 Hearing of \$22,505,146. Total project costs include financing, architect, contingency, testing, inspection, regulatory, and commissioning costs. Note: these project costs considered the solar array as bid alternate addition.

Prior to releasing the bid documents, the design team made the decision to include the solar array in the base bid of the project, with the solar array being a bid alternate deduction.

On bid day, project base bid construction costs were then estimated at \$19,779,076, compared to \$19,880,793 at the Act 34 Hearing, both including the solar array. In addition, the base bids include allowances of \$213,077 which are included in the cost estimates, therefore for comparison purposes the adjusted project base bid construction costs will be \$19,992,153.

Bid Summary

Bid Package	Apparent Low Bid	Base Bid	Accept all Alternates
General	eci Construction	\$13,670,000	\$14,015,700
HVAC	Silvertip, Inc.	\$ 3,278,000	\$ 3,178,000
Plumbing	Silvertip, Inc.	\$ 920,700	\$ 941,800
Electrical	Lecce Electric, Inc.	\$ 3,184,000	\$ 2,810,4200
Total		\$21,052,700	\$20,945,9200
Estimate		\$19,992,153	\$20,412,153
Bid over budget		\$ 1,060,547	\$ 533,767
% over budget		5.30%	2.61%

Note: Accepting all alternates means excluding the solar array as well as a deduction for accepting Nexgen Automation equipment instead of ALC.

Appendix A includes several cost summary scenarios for accepting or rejecting different alternatives.

Bid Differential

In the short time since the bids were opened, CRA has already determined that the largest differential between cost estimates and bid results were in the areas of site work and geothermal fields. Analysis will be completed to better understand the differential in these or any other areas which may be identified.

In evaluating the bid results, CRA shared that a 3-5% differential is an acceptable margin of error between cost estimates and bid results.

Bid Alternates

Although the administration is not prepared to make a formal recommendation on the alternates, the following should be considered.

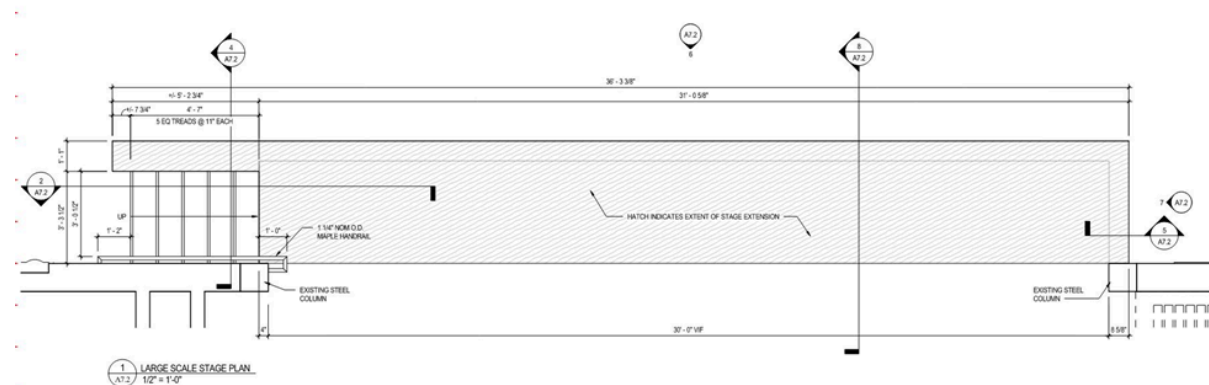
Unclassified Construction: Unclassified construction, if selected which is an ADD to the base bid, will have the contractors be responsible if they hit any rock during foundations and underground work during construction, no matter how much rock is encountered. If the alternate is not selected, any rock encountered during construction will be tracked and will become the responsibility of the owner and processed via a change order. Typically, if the cost of this alternate is low and comparable to other contractor's bids (as it was in this case), this is typically recommended, as it protects the owner during construction from unforeseen conditions and shifts responsibility to the contractor.

Potentially accept

Outdoor Storage Addition: This alternate which is an ADD to the base bid is an approximately 450 square foot addition located at the rear of the addition adjacent to the new kitchen receiving and play fields providing with (2) two overhead doors for maintenance staff to store landscape equipment for maintaining the school campus. This will allow maintenance sheds to be removed from the school site that have to be periodically replaced with a permanent structure.

Potentially accept

Existing Stage Addition: The stage addition, which is an ADD to the base bid, will extend the current stage in the gymnasium by approximately 4-1/2 feet from the current stage and add a stair to access the stage from one side, instead of having to go out into the corridor to access the stage. Please note that stairs could not be extended along the entire front of the stage due to the front of the stage having access doors for storage under the stage.

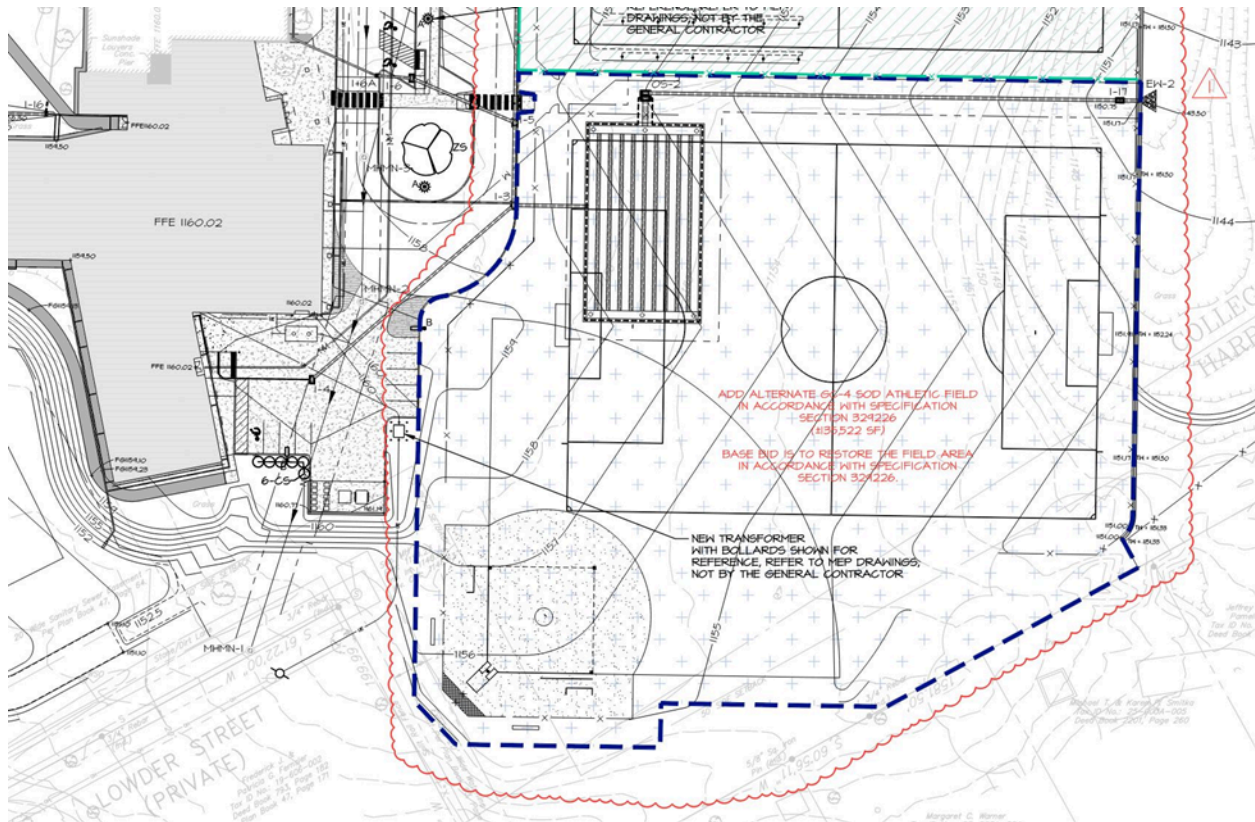


Expect to reject

Photovoltaic Array: The photovoltaic array is in the base bid, but if this alternate would be selected it would be DEDUCTED from the base bid to lower the construction cost. The Photovoltaic array will be 157 KW and/or 262 modules rated 600 W each. It should be noted 30% of the array will also be funded by Inflation Reduction Act dollars. The array will be located on the south facing roofs of the existing school and the large gymnasium roof.

Undetermined

Sod Athletic Field: This alternate includes providing sod instead of grass seed to the south soccer field and softball field. The purpose of this alternate is to allow both of these fields to be used as early as spring 2026 once the project is completed. If the alternative is not selected, it is anticipated that new grass seed will take 2-3 growing seasons to become established before both fields can be utilized by students (Fall 2027 or Spring 2028). This alternate does not include the North soccer field, due to it being completed early in construction, allowing two growing seasons during construction.



Undetermined

Nexgen Automation, ATC Systems: Base Bid: The base bid system shall be an extension of the district's Automated Logic Controls System as furnished and installed by Automated Logic, 1040-4 Benner Pike, State College, PA. Alternate Bid HC-6: is a DEDUCT from the Base Bid to provide an alternate bid system that shall be an extension of the district's existing Reliable Controls System as furnished & installed by Nexgen Automation, 4501 Chambers Hill Road Harrisburg, PA.

Expect to accept

Project Funding

The finance team is preparing a project funding proposal for the Board. As reported previously, this project is expected to be funded in part by bond proceeds as well as capital reserve funds, either in the short term or over time through debt service.

Funding Opportunities

The district will be applying for Inflation Reduction Act (IRA) funding for this project which should amount to \$1,097,574 in reimbursement upon project completion. The IRA funding will offset the budget overage for the base bids resulting in more than \$500,000 in funding for additional projects if all alternates are accepted.

In addition, The Solar for Schools grant program, if awarded, will provide an estimated \$114,000 to \$190,000 if the solar array is included in the project.

Appendix A

State College Area School District
Additions & Renovations Mount Nittany Elementary School

Bid Receipt- November 26, 2024



Crabtree, Rohrbaugh & Associates - Architects
401 East Winding Hill Road
Mechanicsburg, PA 17055
Pennsylvania • Virginia • Maryland • West Virginia

Accept All Alternates		Alternates							
Apparent Low Bid		BASE BID	ADD GC-1, PC-1 & EC-1 Unclassified Construction	ADD GC-2, HC-2, PC-2 & EC-2 Outdoor Storage Addition	ADD GC-3 Existing Stage Addition	DEDUCT EC-4 Photovoltaic Array	ADD GC-5 Sod Athletic Field	ADD/DEDUCT Nexgen Automation	Total Bids If all Alternates were selected at this time
GC:	eci Construction	\$ 13,670,000	\$ 63,800	\$ 92,100	\$ 78,200		\$ 111,600		\$ 14,015,700
HC:	Silvertip, Inc.	\$ 3,278,000		\$ 6,300				\$ (106,300)	\$ 3,178,000
PC:	Silvertip, Inc.	\$ 920,700	\$ 14,200	\$ 6,900					\$ 941,800
EC:	Lecce Electric, Inc.	\$ 3,184,000	\$ 1,000	\$ 6,000		\$ (380,580)			\$ 2,810,420
Total Appraent Low Bids		\$ 21,052,700	\$ 79,000	\$ 111,300	\$ 78,200	\$ (380,580)	\$ 111,600	\$ (106,300)	\$ 20,945,920
		\$ 21,052,700							\$ 20,945,920
Base Bid Budget w/ Solar Allowances in Construction Bids (CONFIRMED)		\$ 19,779,076							\$ 19,779,076
Alternate Budget		\$ 213,077							\$ 213,077
Total Budget		\$ 19,992,153							\$ 20,412,153
Bid Amount over budget		\$ 1,060,547							\$ 533,767
% over budget		5.30%							2.61%
Inflation Reduction Act Reimbursement		\$ (1,097,574)							\$ (1,097,574)
Bid Amount under budget w/ IRA		\$ (37,027)							\$ (563,807)
% under budget		-0.19%							-2.76%

State College Area School District
Additions & Renovations Mount Nittany Elementary School
Bid Receipt- November 26, 2024



Crabtree, Rohrbaugh & Associates - Architects
401 East Winding Hill Road
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Pennsylvania • Virginia • Maryland • West Virginia

Accept All Alternates leaving Solar in project			Alternates						
Apparent Low Bid		BASE BID	ADD GC-1, PC-1 & EC-1 Unclassified Construction	ADD GC-2, HC-2, PC-2 & EC-2 Outdoor Storage Addition	ADD GC-3 Existing Stage Addition	DEDUCT EC-4 Photovoltaic Array	ADD GC-5 Sod Athletic Field	ADD/DEDUCT Nexgen Automation	Total Bids If all Alternates were selected at this time
GC:	eci Construction	\$ 13,670,000	\$ 63,800	\$ 92,100	\$ 78,200		\$ 111,600		\$ 14,015,700
HC:	Silvertip, Inc.	\$ 3,278,000		\$ 6,300				\$ (106,300)	\$ 3,178,000
PC:	Silvertip, Inc.	\$ 920,700	\$ 14,200	\$ 6,900					\$ 941,800
EC:	Lecce Electric, Inc.	\$ 3,184,000	\$ 1,000	\$ 6,000		\$ -			\$ 3,191,000
Total Appraent Low Bids		\$ 21,052,700	\$ 79,000	\$ 111,300	\$ 78,200	\$ -	\$ 111,600	\$ (106,300)	\$ 21,326,500
		\$ 21,052,700							\$ 21,326,500
Base Bid Budget w/ Solar Allowances in Construction Bids (CONFIRMED)		\$ 19,779,076							\$ 19,779,076
Alternate Budget		\$ 213,077							\$ 213,077
Total Budget		\$ 19,992,153							\$ 420,000
Bid Amount over budget		\$ 1,060,547							\$ 914,347
% over budget		5.30%							4.48%
Inflation Reduction Act Reimbursement		\$ (1,097,574)							\$ (1,097,574)
Bid Amount over budget w/ IRA		\$ (37,027)							\$ (183,227)
% under budget		-0.19%							-0.90%

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Accept All Alternates leaving Solar in project			Alternates						
Apparent Low Bid		BASE BID	ADD GC-1, PC-1 & EC-1 Unclassified Construction	ADD GC-2, HC-2, PC-2 & EC-2 Outdoor Storage Addition	ADD GC-3 Existing Stage Addition	DEDUCT EC-4 Photovoltaic Array	ADD GC-5 Sod Athletic Field	ADD/DEDUCT Nexgen Automation	Total Bids If all Alternates were selected at this time
GC:	eci Construction	\$ 13,670,000	\$ 63,800	\$ 92,100	\$ -		\$ 111,600		\$ 13,937,500
HC:	Silvertip, Inc.	\$ 3,278,000		\$ 6,300				\$ (106,300)	\$ 3,178,000
PC:	Silvertip, Inc.	\$ 920,700	\$ 14,200	\$ 6,900					\$ 941,800
EC:	Lecce Electric, Inc.	\$ 3,184,000	\$ 1,000	\$ 6,000		\$ -			\$ 3,191,000
Total Appraent Low Bids		\$ 21,052,700	\$ 79,000	\$ 111,300	\$ -	\$ -	\$ 111,600	\$ (106,300)	\$ 21,248,300
		\$ 21,052,700							\$ 21,248,300
Base Bid Budget w/ Solar Allowances in Construction Bids (CONFIRMED)		\$ 19,779,076							\$ 19,779,076
Alternate Budget		\$ 213,077							\$ 213,077
Total Budget		\$ 19,992,153							\$ 20,412,153
Bid Amount under budget		\$ 1,060,547							\$ 836,147
% over budget		5.30%							4.10%
Inflation Reduction Act Reimbursement		\$ (1,097,574)							\$ (1,097,574)
Bid Amount under budget w/ IRA		\$ (37,027)							\$ (261,427)
% under budget		-0.19%							-1.28%