Methacton School District

High School Additions and Renovations Feasibility Study

Additional Budget Information for Board Use to Provide Direction

Prepared by CHA Solutions

September 5th, 2025

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METHACTON HIGH SCHOOL

PRELIMINARY COST ESTIMATES

	Baseline	Option 1A	Option 1B	Option 2A	Option 2B
Hard Costs					
Interior Renovations	$ 61,450,200	$ 61,310,100	$ 67,051,000	$ 43,901,900	$ 43,901,900
Exterior Shell Upgrades	$ 12,080,000	$ 12,080,000	$ 12,080,000	$ 7,748,000	$ 7,748,000
Additions - New Construction	$ -	$ 9,257,500	$ 9,257,500	$ 44,957,500	$ 49,907,500
Site Improvements	$ 2,060,000	$ 4,660,000	$ 4,660,000	$ 17,460,000	$ 17,460,000
Phasing and Modular Classrooms	$ 5,500,000	$ 5,500,000	$ 5,500,000	$ 2,000,000	$ 2,000,000
Subtotal Hard Costs	$ 81,090,200	$ 92,807,600	$ 98,548,500	$ 116,067,400	$ 121,017,400
Escalation	$ 7,519,000	$ 8,606,000	$ 9,138,000	$ 10,763,000	$ 11,222,000
Total Hard Construction Costs	**$ 88,609,200**	**$ 101,413,600**	**$ 107,686,500**	**$ 126,830,400**	**$ 132,239,400**
Soft Costs					
Fees, Permits, Insurance	$ 9,064,800	$ 10,642,100	$ 11,206,900	$ 13,029,400	$ 13,516,200
Data Equipment, Classroom Technology, FF&E	$ 3,325,000	$ 3,325,000	$ 3,325,000	$ 3,325,000	$ 3,325,000
Contingency	$ 8,860,000	$ 10,142,000	$ 10,768,000	$ 12,684,000	$ 13,224,000
Total Soft Costs	**$ 21,249,800**	**$ 24,109,100**	**$ 25,299,900**	**$ 29,038,400**	**$ 30,065,200**
Total Project Budget	**$ 109,859,000**	**$ 125,522,700**	**$ 132,986,400**	**$ 155,868,800**	**$ 162,304,600**

Additional Scope for Consideration	**Baseline**	**Option 1A**	**Option 1B**	**Option 2A**	**Option 2B**
Interior Finishes and Casework	$ 15,869,700	$ 15,869,700	$ 15,869,700	$ 11,140,700	$ 11,140,700
Parking Lot 8	$ 2,800,000	$ 2,800,000	$ 2,800,000		
Mill Rd Driveway Extension				$ 2,850,000	$ 2,850,000
Total Additional Scope for Consideration	**$ 18,669,700**	**$ 18,669,700**	**$ 18,669,700**	**$ 13,990,700**	**$ 13,990,700**
Total Project Budget with Additional Scope	**$ 128,528,700**	**$ 144,192,400**	**$ 151,656,100**	**$ 169,859,500**	**$ 176,295,300**

Methacton School District
Methacton High School Renovation Project
Order of Magnitude Budget/Scope Options Summary
CHA Project #101390
Revised 8-26-2025

Row #	Item Description	Baseline Renovations of Existing High School			Option 1A Baseline Renovations & New 8-Lane Pool Addition			Option 1B Baseline Renovations, New 8-Lane Pool, and Renovations of Library, Auditorium, Band, and 6 Science Labs			Option 2A Baseline Renovations, New 8-Lane Pool, and Renovate Library, and New Auditorium & Classroom Wing to Replace Area D (Zone 1)			Option 2B Baseline Renovations, New 8-Lane Pool, and Renovate Library, and New Auditorium & Classroom Wing to Replace Area D (Zone 1)			Comments
	Renovations to Existing High School Facility	310,000		Gross SF	310,000		Gross SF	310,000		Gross SF	220,000		Gross SF	220,000		Gross SF	
1	General Contractor - Baseline Interior Light Renovations	283,400	$ 29.09	$ 8,499,100	283,400	$ 29.99	$ 8,499,100	283,400	$ 29.99	$ 8,499,100	209,800	$ 31.84	$ 6,680,900	209,800	$ 31.84	$ 6,680,900	
2	Mechanical Contractor - Baseline Interior Light Renovations	283,400	$ 65.00	$ 18,421,000	283,400	$ 65.00	$ 18,421,000	283,400	$ 65.00	$ 18,421,000	209,800	$ 65.00	$ 13,637,000	209,800	$ 65.00	$ 13,637,000	
3	Electrical Contractor - Baseline Interior Light Renovations	283,400	$ 60.00	$ 17,004,000	283,400	$ 60.00	$ 17,004,000	283,400	$ 60.00	$ 17,004,000	209,800	$ 60.00	$ 12,588,000	209,800	$ 60.00	$ 12,588,000	
4	Plumbing & Fire Protection Contractor - Baseline Interior Light Renovations	283,400	$ 30.00	$ 8,502,000	283,400	$ 30.00	$ 8,502,000	283,400	$ 30.00	$ 8,502,000	209,800	$ 30.00	$ 6,294,000	209,800	$ 30.00	$ 6,294,000	
5	General Contractor - Natatorium Area Renovations	10,200	$ 312.26	$ 3,185,100	10,200	$ 188.33	$ 1,921,000	10,200	$ 188.33	$ 1,921,000	10,200	$ 188.33	$ 1,921,000	10,200	$ 188.33	$ 1,921,000	
6	Mechanical Contractor - Natatorium Area Renovations	10,200	$ 75.00	$ 765,000	10,200	$ 65.00	$ 663,000	10,200	$ 65.00	$ 663,000	10,200	$ 65.00	$ 663,000	10,200	$ 65.00	$ 663,000	
7	Electrical Contractor - Natatorium Area Renovations	10,200	$ 60.00	$ 612,000	10,200	$ 60.00	$ 612,000	10,200	$ 60.00	$ 612,000	10,200	$ 60.00	$ 612,000	10,200	$ 60.00	$ 612,000	
8	Plumbing & Fire Protection Contractor - Natatorium Area Renovations	10,200	$ 50.00	$ 510,000	10,200	$ 30.00	$ 306,000	10,200	$ 30.00	$ 306,000	10,200	$ 30.00	$ 306,000	10,200	$ 30.00	$ 306,000	
9	General Contractor - Tech. Ed. Area Renovations	16,400	$ 25.00	$ 410,000	16,400	$ 100.00	$ 1,640,000	16,400	$ 100.00	$ 1,640,000							
10	Mechanical Contractor - Tech. Ed. Area Renovations	16,400	$ 65.00	$ 1,066,000	16,400	$ 65.00	$ 1,066,000	16,400	$ 65.00	$ 1,066,000							Reconfigure Space in Options 1A and 1B
11	Electrical Contractor - Tech. Ed. Area Renovations	16,400	$ 60.00	$ 984,000	16,400	$ 60.00	$ 984,000	16,400	$ 60.00	$ 984,000							
12	Plumbing & Fire Protection Contractor - Tech. Ed. Area Renovations	16,400	$ 30.00	$ 492,000	16,400	$ 30.00	$ 492,000	16,400	$ 30.00	$ 492,000							
13	Option 1B Renovations in Auditorium, Music Suite, and 6 Classrooms							30,350	$ 189.16	$ 5,740,900							
14	Allowance for Renovations to Student Commons (near Library)																MEP Upgrades Captured Above
15	Allowance for District-Wide Data Center - Scope TBD			$ 1,000,000			$ 200,000			$ 200,000			$ 200,000			$ 200,000	
16	**Total Baseline Interior Renovations**	**310,000**	**$ 198.23**	**$ 61,450,200**	**310,000**	**$ 197.77**	**$ 61,310,100**	**310,000**	**$ 216.29**	**$ 67,051,000**	**220,000**	**$ 199.55**	**$ 43,901,900**	**220,000**	**$ 199.55**	**$ 43,901,900**	
							$ 1,000,000			$ 1,000,000			$ 1,000,000			$ 1,000,000	
17	GC - Roof Replacement Allowance			$ 4,960,000			$ 4,960,000			$ 4,960,000			$ 2,908,000			$ 2,908,000	Assume 120,000 SF of Roof Replacement of Roof Membrane, Insulation, and Edge Metal with New EPDM Roof. Options 2A and 2B carry 66,000 SF of replacement. All Options include $400k for cutting/patching and temp. roofing for HVAC Upgrades
18	GC - Exterior Glazing Upgrades - R/R Glazing in Existing Openings			$ 4,650,000			$ 4,650,000			$ 4,650,000			$ 3,300,000			$ 3,300,000	
19	General Contractor - Masonry Repairs Allowance			$ 2,170,000			$ 2,170,000			$ 2,170,000			$ 1,540,000			$ 1,540,000	Allowance to be Confirmed Pending Investigation and Scope of Masonry Repairs
20	General Contractor - Allowance for Remediation of Water Infiltration Issues near Textiles Classroom in B-Wing			$ 300,000			$ 300,000			$ 300,000			N/A			N/A	Allowance to be Confirmed Pending Investigation and Scope of Optimal Remediation Solution
21	**Total Baseline Exterior Shell Upgrades**	**310,000**	**$ 38.97**	**$ 12,080,000**	**310,000**	**$ 38.97**	**$ 12,080,000**	**310,000**	**$ 38.97**	**$ 12,080,000**	**220,000**	**$ 35.22**	**$ 7,748,000**	**220,000**	**$ 35.22**	**$ 7,748,000**	
22	**Total Baseline Interior Renovations and Exterior Shell Upgrades**	**310,000**	**$ 237.19**	**$ 73,530,200**	**310,000**	**$ 236.74**	**$ 73,390,100**	**310,000**	**$ 255.26**	**$ 79,131,000**	**220,000**	**$ 234.77**	**$ 51,649,900**	**220,000**	**$ 234.77**	**$ 51,649,900**	
	New 8-Lane Pool Addition					14,300	Gross SF		14,300	Gross SF		14,300	Gross SF		14,300	Gross SF	
23	General Contractor - Natatorium Additions				14,300	$ 350.00	$ 5,005,000	14,300	$ 350.00	$ 5,005,000	14,300	$ 350.00	$ 5,005,000	14,300	$ 350.00	$ 5,005,000	
24	Mechanical Contractor - Natatorium Additions				14,300	$ 75.00	$ 1,072,500	14,300	$ 75.00	$ 1,072,500	14,300	$ 75.00	$ 1,072,500	14,300	$ 75.00	$ 1,072,500	
25	Electrical Contractor - Natatorium Additions				14,300	$ 60.00	$ 858,000	14,300	$ 60.00	$ 858,000	14,300	$ 60.00	$ 858,000	14,300	$ 60.00	$ 858,000	
26	Plumbing & Fire Protection Contractor - Natatorium Additions				14,300	$ 40.00	$ 572,000	14,300	$ 40.00	$ 572,000	14,300	$ 40.00	$ 572,000	14,300	$ 40.00	$ 572,000	
27	Pool Equipment						$ 1,750,000			$ 1,750,000			$ 1,750,000			$ 1,750,000	
28	**Total Natatorium Addition**				**14,300**	**$ 647.38**	**$ 9,257,500**	**14,300**	**$ 647.38**	**$ 9,257,500**	**14,300**	**$ 647.38**	**$ 9,257,500**	**14,300**	**$ 647.38**	**$ 9,257,500**	
	Auditorium & Classroom Additions											73,000	Gross SF		84,000	Gross SF	
29	General Contractor - Auditorium & Classroom Additions										73,000	$ 300.00	$ 21,900,000	84,000	$ 300.00	$ 25,200,000	
30	Mechanical Contractor - Auditorium & Classroom Additions										73,000	$ 65.00	$ 4,745,000	84,000	$ 65.00	$ 5,460,000	
31	Electrical Contractor - Auditorium & Classroom Additions										73,000	$ 60.00	$ 4,380,000	84,000	$ 60.00	$ 5,040,000	
32	Plumbing & Fire Protection Contractor - Auditorium & Classroom Additions										73,000	$ 25.00	$ 1,825,000	84,000	$ 25.00	$ 2,100,000	
33	Auditorium Theatrical Lighting & A/V Allowance												$ 1,000,000			$ 1,000,000	
34	General Contractor - Building Demolition for New Auditorium & Classroom Additions										90,000	$ 15.00	$ 1,350,000	90,000	$ 15.00	$ 1,350,000	
35	General Contractor - Allowance for Phasing, Cutting and Patching, and Temporary Enclosures for New Auditorium & Classroom Additions												$ 500,000			$ 500,000	
36	**Total New Auditorium & Classroom Additions**										**73,000**	**$ 489.04**	**$ 35,700,000**	**84,000**	**$ 483.93**	**$ 40,650,000**	
	Abatement, Demolition, and Site Improvements																
37	Allowance for Site Improvements, Building Pad Preparation, SWM, and Utility Relocation for Natatorium Addition						$ 1,000,000			$ 1,000,000			$ 1,000,000			$ 1,000,000	
38	Allowance for Site Improvements, Building Pad Preparation, SWM, and Utility Relocation for Auditorium & Classroom Additions												$ 2,500,000			$ 2,500,000	
39	GC Parking Lot and Circulation Improvements		Lot A	$ 1,400,000		Lot A & C	$ 1,700,000		Lot A & C	$ 1,700,000		2X Site	$ 12,000,000		2X Site	$ 12,000,000	
40	Demolition of Existing DAO Facilities			$ 160,000			$ 160,000			$ 160,000			$ 160,000			$ 160,000	
41	Allowance for Abatement of Existing High School and DAO Facilities			$ 500,000			$ 500,000			$ 500,000			$ 500,000			$ 500,000	Allowance to be revised pending DAO Abatement requirements is confirmed
42	Allowance for Church Parking Lot Construction and Site Restoration			Not Included			$ 300,000			$ 300,000			$ 300,000			$ 300,000	
43	Allowance for Lane Widening or Other Off-Site Roadway Improvements			Not Included			$ 1,000,000			$ 1,000,000			$ 1,000,000			$ 1,000,000	
44	Allowance for Contractor Phasing Costs - Temp. Roadways, Relocate or Provide Temp. Utilities, etc.			$ 2,000,000			$ 2,000,000			$ 2,000,000			$ 2,000,000			$ 2,000,000	Must Confirm Phasing Scope
45	Allowance for 10 Modular Classrooms			$ 3,500,000			$ 3,500,000			$ 3,500,000			$ -			$ -	Modular Allowance removed from Options 2A and 2B per District's request based on assuming use of existing space for temporary classrooms
46	**Total Site Improvements**			**$ 7,560,000**			**$ 10,160,000**			**$ 10,160,000**			**$ 19,460,000**			**$ 19,460,000**	
47	**TOTAL HARD CONSTRUCTION COSTS**			**$ 81,090,200**			**$ 92,807,600**			**$ 98,548,500**			**$ 116,067,400**			**$ 121,017,400**	
48	**Escalation - Assume 3.0% Annual Escalation for 3.0 years to Midpoint of Construction (May 2027) - 9.273% Escalation Factor**			**$ 7,519,000**			**$ 8,606,000**			**$ 9,138,000**			**$ 10,763,000**			**$ 11,222,000**	**Escalation factor assumes 3 Year Construction Duration. Extending the construction duration will likely increase the project escalation costs.**
49	**TOTAL HARD CONSTRUCTION COSTS with ESCALATION**			**$ 88,609,200**			**$ 101,413,600**			**$ 107,686,500**			**$ 126,830,400**			**$ 132,239,400**	

Methacton School District
Methacton High School Renovation Project
Order of Magnitude Budget/Scope Options Summary
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50	**Soft Costs & Contingency**						
51	Site Survey	Completed	Completed	Completed	Completed	Completed	Allowance
52	Existing Utility Location and Investigation for Renovation	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	
53	Geotechnical, Infiltration, Clean Fill Investigation	N/A	$ 25,000	$ 25,000	$ 25,000	$ 25,000	Allowance
54	Environmental Testing Consultant	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	Allowance
55	Materials Testing During Construction	$ 50,000	$ 150,000	$ 150,000	$ 200,000	$ 200,000	Allowance
56	Commissioning Verification Authority and Testing, Adjusting, & Balancing (CVA/TAB)	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	Allowance
57	Builder's Risk Insurance	$ 50,000	$ 75,000	$ 75,000	$ 100,000	$ 100,000	Allowance
58	Architect & Subconsultant Fees	$ 4,430,500	$ 5,070,700	$ 5,384,300	$ 6,341,500	$ 6,612,000	Allowance of 5% of Estimated Hard Construction Costs. Final Fee TBD pending selection of Design and Schedule.
59	Civil Engineer & Land Development	$ 100,000	$ 350,000	$ 350,000	$ 350,000	$ 350,000	Allowance to be confirmed pending selection of Design Options. Final Fee TBD pending selection of Design and Schedule.
60	Approvals, Permits, and Inspections	$ 886,000	$ 1,014,000	$ 1,077,000	$ 1,268,000	$ 1,322,000	Approx. 1% of Estimated Construction Costs
61	Traffic Study and Design Allowance	N/A	$ 25,000	$ 25,000	$ 50,000	$ 50,000	TBD if Required
62	Construction Manager Fee	$ 2,658,300	$ 3,042,400	$ 3,230,600	$ 3,804,900	$ 3,967,200	Assume 3% of Est. Hard Costs. Final Fee TBD pending selection of Design and Schedule.
63	Legal Fees, Moving Costs, and Misc. Expenses	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	
64	Utility Fees - Sanitary Tap-In Fees	$ -	$ -	$ -	$ -	$ -	
65	Utility Fees - Water	$ -	$ -	$ -	$ -	$ -	
66	Utility Fees - Power, Comms, Gas	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	Allowance
67	Reimbursables (Printing, Mileage, Etc.)	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	
68	Telephones and Fiber	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	Allowance
69	Computer/Data/MDF/IDF, Instructional Technology, Cameras, WAP's	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	Verify Allowances
70	Movable furniture, fixtures, and equipment	$ 2,325,000	$ 2,325,000	$ 2,325,000	$ 2,325,000	$ 2,325,000	
71	Design/Estimating Contingency (5%)	$ 4,430,000	$ 5,071,000	$ 5,384,000	$ 6,342,000	$ 6,612,000	Approx. 5% of Estimated Construction Costs
72	Construction Contingency (5%)	$ 4,430,000	$ 5,071,000	$ 5,384,000	$ 6,342,000	$ 6,612,000	Approx. 5% of Estimated Construction Costs
73	NO COST INCLUDED for PennDOT Permitting						
74	NO COST INCLUDED for Financing						
75	**TOTAL SOFT COSTS & CONTINGENCY**	**$ 21,249,800**	**$ 24,109,100**	**$ 25,299,900**	**$ 29,038,400**	**$ 30,065,200**	
76	**TOTAL PROJECT BUDGET with ESCALATION**	**$ 109,859,000**	**$ 125,522,700**	**$ 132,986,400**	**$ 155,868,800**	**$ 162,304,600**	
77	**Additional Scope for Consideration**						
78	Finish Scope Package - Zone 1 - Including Escalation, Contingency, and Soft Costs	$ 4,729,000	$ 4,729,000	$ 4,729,000	N/A	N/A	
79	Finish Scope Package - Zone 2 - Including Escalation, Contingency, and Soft Costs	$ 4,282,200	$ 4,282,200	$ 4,282,200	$ 4,282,200	$ 4,282,200	
80	Finish Scope Package - Zone 3 - Including Escalation, Contingency, and Soft Costs	$ 4,852,600	$ 4,852,600	$ 4,852,600	$ 4,852,600	$ 4,852,600	
81	Finish Scope Package - Zone 4 - Including Escalation, Contingency, and Soft Costs	$ 2,005,900	$ 2,005,900	$ 2,005,900	$ 2,005,900	$ 2,005,900	
82	GC Parking Lot and Circulation Improvements - Including Escalation, Contingency, and Soft Costs	Add Lot B $ 2,800,000	Add Lot B $ 2,800,000	Add Lot B $ 2,800,000	2Z Site Driveway $ 2,850,000	2Z Site Driveway $ 2,850,000	
83	NO COSTS INCLUDED for Athletic Facility Upgrades. Must Define Scope to Determine Budget.	$ -	$ -	$ -	$ -	$ -	Need direction from MSD on if any Athletics scope should be included in the High School renovation project.
84	**TOTAL ADDITIONAL SCOPE for CONSIDERATION**	**$ 18,669,700**	**$ 18,669,700**	**$ 18,669,700**	**$ 13,990,700**	**$ 13,990,700**	
85	**TOTAL PROJECT BUDGET with ALL SCOPE FOR CONSIDERATION**	**$ 128,528,700**	**$ 144,192,400**	**$ 151,656,100**	**$ 169,859,500**	**$ 176,295,300**	

Methacton School District
Methacton High School Upgrades Project
Additional Interior Finish Scope for Consideration by Zone

Zone	Description	Quantity	Units	Unit Cost	Total Cost
Zone 1	**GC Baseline Scope - Zone 1**				
	Reconfigure Toilet Room Entrances - New Wood Door, HM Frame, and Hardware and Rework Partitions at Entrance Door	17	EA	$ 7,500.00	$ 127,500
	Change Classroom Door Swing for ADA - New Wood Door, HM Frame, and Hardware. Patch Walls/Finishes.	45	EA	$ 4,500.00	$ 202,500
	Remove and Replace Ceilings Throughout	83,400	SF	$ 10.00	$ 834,000
	Painting Upgrades Throughout	83,400	SF	$ 5.00	$ 417,000
	GC Subtotal	83,400	SF	$ 18.96	$ 1,581,000
	GC General Conditions (~15%)	83,400	SF	$ 2.84	$ 237,200
	Total GC Baseline Reno Scope - Zone 1	**83,400**	**SF**	**$ 21.80**	**$ 1,818,200**
Zone 2 - Locker Rooms	**GC Baseline Scope - Zone 2 Locker Rooms**				
	Allowance for ADA Reconfiguration of Toilet Rooms and Showers - Remove and Replace Concrete Slabs, Floor/Wall Tile, Toilet Specialties/Accessories, etc.	2,800	SF	$ 150.00	$ 420,000
	Allowance to Remove and Replace Lockers	1,250	LF	$ 500.00	$ 625,000
	Allowance to Remove and Replace Locker Room Benches	750	LF	$ 150.00	$ 112,500
	Allowance to Remove and Replace Flooring Finishes Outside of Toilet Rooms/Showers	14,300	SF	$ 25.00	$ 357,500
	Remove and Replace Ceilings Throughout	17,100	SF	$ 10.00	$ 171,000
	Painting Upgrades Throughout	17,100	SF	$ 5.00	$ 85,500
	GC Subtotal	17,100	SF	$ 103.60	$ 1,771,500
	GC General Conditions (~15%)	17,100	SF	$ 15.54	$ 265,700
	Total GC Baseline Reno Scope - Zone 2 Locker Rooms	**17,100**	**SF**	**$ 119.13**	**$ 2,037,200**
Zone 2 - Kitchen, Cafeteria, Library and Gyms	**GC Baseline Scope - Zone 2 Kitchen, Cafeteria, Library and Gyms**				
	Reconfigure Toilet Room Entrances - New Wood Door, HM Frame, and Hardware and Rework Partitions at Entrance Door	8	EA	$ 7,500.00	$ 60,000
	Change Classroom Door Swing for ADA - New Wood Door, HM Frame, and Hardware. Patch Walls/Finishes.	2	EA	$ 4,500.00	$ 9,000
	Remove and Replace Ceilings Throughout	76,700	SF	$ 10.00	$ 767,000
	Painting Upgrades Throughout	76,700	SF	$ 5.00	$ 383,500
	Allowance for Full Refresh to Existing TV Studio	2,900	SF	$ 80.00	$ 232,000
	New Wood Floor in Boys Gym	5,400	SF	$ 30.00	$ 162,000
	New Bleachers in Boys Gym	600	Seat	$ 250.00	$ 150,000
	Refinish Wood Floor in Girls Gym	4,500	SF	$ 16.00	$ 72,000
	Allowance for Selective Food Service Equipment Upgrades - Assume Majority is Existing to Remain	1	Allowance	$ 500,000.00	$ 500,000
	GC Subtotal	76,700	SF	$ 30.45	$ 2,335,500
	GC General Conditions (~15%)	76,700	SF	$ 4.57	$ 350,300
	Total GC Baseline Reno Scope - Zone 2 Kitchen, Cafeteria, Library and Gyms	**76,700**	**SF**	**$ 35.02**	**$ 2,685,800**
Zone 3	**GC Baseline Scope - Zone 3**				
	Reconfigure Toilet Room Entrances - New Wood Door, HM Frame, and Hardware and Rework Partitions at Entrance Door	11	EA	$ 7,500.00	$ 82,500
	Change Classroom Door Swing for ADA - New Wood Door, HM Frame, and Hardware. Patch Walls/Finishes.	6	EA	$ 4,500.00	$ 27,000
	Remove and Replace Ceilings Throughout	63,400	SF	$ 10.00	$ 634,000
	Painting Upgrades Throughout	63,400	SF	$ 5.00	$ 317,000
	Replace Storefront Along South Entry ~1,500 SF - Cost Captured in Window Upgrades		SF	$ 120.00	$ -
	GC Subtotal	63,400	SF	$ 16.73	$ 1,060,500
	GC General Conditions (~15%)	63,400	SF	$ 2.51	$ 159,100
	Total GC Baseline Reno Scope - Zone 3	**63,400**	**SF**	**$ 19.24**	**$ 1,219,600**
Zone 4	**GC Baseline Scope - Zone 4**				
	Remove and Replace Ceilings Throughout - Req. TBD pending HVAC Strategy	42,800	SF	$ 10.00	$ 428,000
	Painting Upgrades Throughout	42,800	SF	$ 5.00	$ 214,000
	GC Subtotal	42,800	SF	$ 15.00	$ 642,000
	GC General Conditions (~15%)	42,800	SF	$ 2.25	$ 96,300
	Total GC Baseline Reno Scope - Zone 4	**42,800**	**SF**	**$ 17.25**	**$ 738,300**
	TOTAL GC BASELINE RENO SCOPE for Zones 1-4	**283,400**	**SF**	**$ 29.99**	**$ 8,499,100**

Methacton School District
Methacton High School Upgrades Project
Mechanical, Electrical, Plumbing and Fire Protection Renovations Budget Breakdown

Description	Quantity	Units	Unit Cost	Cost
Mechanical Contractor	283,400	SF	$ 65.00	$ 18,421,000
01 - General Requirements	**283,400**	**SF**	**$ 5.00**	**$ 1,417,000**
02 - Demolition	**283,400**	**SF**	**$ 2.00**	**$ 566,800**
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	**283,400**	**SF**	**$ 58.00**	**$ 16,437,200**
2308 - HVAC Insulation	283,400	SF	$ 4.50	$ 1,275,300
2310 - Instrumentation And Control For HVAC	283,400	SF	$ 8.50	$ 2,408,900
2322 - Hydronic Piping	283,400	SF	$ 4.75	$ 1,346,150
2323 - HVAC Pumps & Specialties	283,400	SF	$ 0.50	$ 141,700
2332 - HVAC Ducts And Casings	283,400	SF	$ 8.00	$ 2,267,200
2335 - HVAC Fans	283,400	SF	$ 0.50	$ 141,700
2337 - Air Terminal Units	283,400	SF	$ 1.00	$ 283,400
2338 - Air Outlets And Inlets	283,400	SF	$ 1.50	$ 425,100
2353 - Heating Boilers	283,400	SF	$ 1.75	$ 495,950
2365 - Packaged Water Chillers	283,400	SF	$ 4.75	$ 1,346,150
2374 - Modular Air-Handling Units	283,400	SF	$ 21.50	$ 6,093,100
2382 - Ductless Split System AC Units	283,400	SF	$ 0.25	$ 70,850
2383 - Convection Heating And Cooling Units	283,400	SF	$ 0.50	$ 141,700

Description	Quantity	Units	Unit Cost	Cost
Electrical Contractor	283,400	SF	$ 60.00	$ 17,004,000
01 - General Requirements	**283,400**	**SF**	**$ 4.50**	**$ 1,275,300**
02 - Demolition	**283,400**	**SF**	**$ 2.00**	**$ 566,800**
26 - Electrical	**283,400**	**SF**	**$ 39.00**	**$ 11,052,600**
2605 - Primary & Secondary Distribution	283,400	SF	$ 15.50	$ 4,392,700
2609 - Instrumentation And Control For Electrical Systems	283,400	SF	$ 2.50	$ 708,500
2612 - Medium-Voltage Transformers	283,400	SF	$ 2.50	$ 708,500
2613 - Medium-Voltage Switchgear	283,400	SF	$ 2.25	$ 637,650
2622 - Low-Voltage Transformers	283,400	SF	$ 0.25	$ 70,850
2624 - Switchboards And Panelboards	283,400	SF	$ 2.00	$ 566,800
2632 - Packaged Generator Assemblies	283,400	SF	$ 3.50	$ 991,900
2651 - Interior Lighting	283,400	SF	$ 10.50	$ 2,975,700
27 - Communications	**283,400**	**SF**	**$ 6.50**	**$ 1,842,100**
2715 - Communications Horizontal Cabling	283,400	SF	$ 3.00	$ 850,200
2741 - Audio-Video Systems	283,400	SF	$ 1.00	$ 283,400
2753 - Distributed Systems	283,400	SF	$ 2.50	$ 708,500
28 - Electronic Safety and Security	**283,400**	**SF**	**$ 8.00**	**$ 2,267,200**
2813 - Access Control	283,400	SF	$ 1.00	$ 283,400
2816 - Intrusion Detection	283,400	SF	$ 0.50	$ 141,700
2823 - Video Surveillance	283,400	SF	$ 2.00	$ 566,800
2831 - Fire Detection And Alarm	283,400	SF	$ 4.50	$ 1,275,300

Description	Quantity	Units	Unit Cost	Cost
Plumbing & Fire Protection Contractor	283,400	SF	$ 30.00	$ 8,502,000
01 - General Requirements	**283,400**	**SF**	**$ 2.50**	**$ 708,500**
02 - Demolition	**283,400**	**SF**	**$ 1.00**	**$ 283,400**
21 - Fire Suppression	**283,400**	**SF**	**$ 6.50**	**$ 9,210,500**
2105 - Common Work Results For Fire Suppression	283,400	SF	$ 0.05	$ 14,170
2113 - Fire-Suppression Sprinkler Systems	283,400	SF	$ 5.50	$ 1,558,700
2122 - Clean-Agent Fire-Extinguishing Systems	283,400	SF	$ 0.20	$ 56,680
2131 - Centrifugal Fire Pumps	283,400	SF	$ 0.75	$ 212,550
22 - Plumbing	**283,400**	**SF**	**$ 20.00**	**$ 5,455,450**
2205 - Common Work Results For Plumbing	283,400	SF	$ 0.75	$ 212,550
2207 - Plumbing Insulation	283,400	SF	$ 2.00	$ 566,800
2211 - Facility Water Distribution	283,400	SF	$ 4.00	$ 1,133,600
2213 - Facility Sanitary Sewerage	283,400	SF	$ 4.50	$ 1,275,300
2214 - Facility Storm Drainage	283,400	SF	$ 2.50	$ 708,500
2234 - Plumbing Equipment	283,400	SF	$ 0.75	$ 212,550
2242 - Plumbing Fixtures	283,400	SF	$ 4.00	$ 1,133,600
2260 - Gas Piping	283,400	SF	$ 0.75	$ 212,550
2266 - Chemical-Waste Systems	283,400	SF	$ 0.75	$ 212,550

Methacton School District
Methacton High School Upgrades Project
Additional Interior Finish Scope for Consiseration by Zone

Zone	Description	Quantity	Units	Unit Cost	Total Cost
Zone 1	**GC Upgraded Finishes Package Scope - Zone 1**				
	Remove and Replace Classroom VCT Floors with LVT	42,000	SF	$ 12.00	$ 504,000
	Remove and Replace Admin. Area Flooring with LVT or Carpet	3,000	SF	$ 12.00	$ 36,000
	Repair Corridor Terrazzo Flooring - Assume 33% Replacement , 67% Refinish	19,000	SF	$ 22.00	$ 418,000
	Remove and Replace Casework Throughout	2,200	LF	$ 700.00	$ 1,540,000
	Remove Lockers in Corridors and Install Millwork Countertops w/ Wall Finishes Allowance	900	LF	$ 500.00	$ 450,000
	GC Subtotal	83,400	SF	$ 35.35	$ 2,948,000
	GC General Conditions (~15%)	83,400	SF	$ 5.30	$ 442,200
	GC Finish Scope Package - Zone 1	**83,400**	**SF**	**$ 40.65**	**$ 3,390,200**
	Electrical Power and Data for New Countertops (Including 15% for Gen. Conditions) - Zone 1	**900**	**LF**	**$ 275.00**	**$ 247,500**
	Total Hard Costs for Finish Scope Package - Zone 1	**83,400**	**SF**	**$ 43.62**	**$ 3,637,700**
	Allowance for Soft Costs, Contingency, and Escalation (~30%)				**$ 1,091,300**
	Total Finish Scope Package - Zone 1				**$ 4,729,000**
Zone 2 - Kitchen, Cafeteria, Library and Gyms	**GC Finish Scope Package - Zone 2 Kitchen, Cafeteria, Library and Gyms**				
	Remove and Replace Classroom VCT Floors with LVT	25,600	SF	$ 12.00	$ 307,200
	Repair Corridor Terrazzo Flooring - Assume 33% Replacement , 67% Refinish	15,400	SF	$ 22.00	$ 338,800
	Remove and Replace Wood Wall Paneling in Gym Corridor	6,200	SF	$ 75.00	$ 465,000
	Remove and Replace Casework Throughout	1,660	LF	$ 700.00	$ 1,162,000
	Remove Lockers in Corridors and Install Millwork Countertops w/ Wall Finishes Allowance	800	LF	$ 500.00	$ 400,000
	GC Subtotal	76,700	SF	$ 34.85	$ 2,673,000
	GC General Conditions (~15%)	76,700	SF	$ 5.23	$ 401,000
	GC Finish Scope Package - Zone 2 Kitchen, Cafeteria, Library and Gyms	**76,700**	**SF**	**$ 40.08**	**$ 3,074,000**
	Electrical Power and Data for New Countertops (Including 15% for Gen. Conditions) - Zone 2 Kitchen, Cafeteria, Library and Gyms	**800**	**LF**	**$ 275.00**	**$ 220,000**
	Total Hard Costs for Finish Scope Package - Zone 2 Kitchen, Cafeteria, Library and Gyms	**76,700**	**SF**	**$ 42.95**	**$ 3,294,000**
	Allowance for Soft Costs, Contingency, and Escalation (~30%)				**$ 988,200**
	Total Finish Scope Package - Zone 2 Kitchen, Cafeteria, Library and Gyms				**$ 4,282,200**
Zone 3	**GC Finish Scope Package - Zone 3**				
	Remove and Replace Classroom VCT Floors with LVT	40,300	SF	$ 12.00	$ 483,600
	Repair Corridor Terrazzo Flooring - Assume 33% Replacement , 67% Refinish	14,400	SF	$ 22.00	$ 316,800
	Remove and Replace Casework Throughout	2,860	LF	$ 700.00	$ 2,002,000
	Remove Lockers in Corridors and Install Millwork Countertops w/ Wall Finishes Allowance	600	LF	$ 500.00	$ 300,000
	GC Subtotal	63,400	SF	$ 48.93	$ 3,102,400
	GC General Conditions (~15%)	63,400	SF	$ 7.34	$ 465,400
	GC Finish Scope Package - Zone 3	**63,400**	**SF**	**$ 56.27**	**$ 3,567,800**
	Electrical Power and Data for New Countertops (Including 15% for Gen. Conditions) - Zone 3	**600**	**LF**	**$ 275.00**	**$ 165,000**
	Total Hard Costs for Finish Scope Package - Zone 3	**63,400**	**SF**	**$ 58.88**	**$ 3,732,800**
	Allowance for Soft Costs, Contingency, and Escalation (~30%)				**$ 1,119,800**
	Total Finish Scope Package - Zone 3				**$ 4,852,600**
Zone 4	**GC Finish Scope Package - Zone 4**				
	Remove and Replace Casework Throughout	1,600	LF	$ 700.00	$ 1,120,000
	Remove Lockers in Corridors and Install Millwork Countertops w/ Wall Finishes Allowance	300	LF	$ 500.00	$ 150,000
	GC Subtotal	42,800	SF	$ 29.67	$ 1,270,000
	GC General Conditions (~15%)	42,800	SF	$ 4.45	$ 190,500
	GC Finish Scope Package - Zone 4	**42,800**	**SF**	**$ 34.12**	**$ 1,460,500**
	Electrical Power and Data for New Countertops (Including 15% for Gen. Conditions) - Zone 4	**300**	**LF**	**$ 275.00**	**$ 82,500**
	Total Hard Costs for Finish Scope Package - Zone 4	**42,800**	**SF**	**$ 36.05**	**$ 1,543,000**
	Allowance for Soft Costs, Contingency, and Escalation (~30%)				**$ 462,900**
	Total Finish Scope Package - Zone 4				**$ 2,005,900**
	TOTAL FINISH SCOPE PACKAGE for ALL ZONES	**283,400**	**SF**	**$ 56.00**	**$ 15,869,700**

METHACTON HIGH SCHOOL

Pool

Methacton School District
Methacton High School Additions and Renovations
New vs. Renovated Natatorium Cost Analysis
CHA Project #044001
8/5/2025

Option 1 - New 8-Lane Natatorium Addition and Repurpose Existing Natatorium Space					
Row #	**New Natatorium Addition - 8-Lane Pool, Bleacher Seating, Locker Rooms, Toilet Rooms, and Vestibule/Lobby**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Lump Sum Cost**
1.1	GC Building Construction - Addition	14,300	SF	$ 350.00	$ 5,005,000
1.2	Mechanical Contractor - Addition	14,300	SF	$ 75.00	$ 1,072,500
1.3	Electrical Contractor - Addition	14,300	SF	$ 60.00	$ 858,000
1.4	Plumbing & FS Contractor - Addition	14,300	SF	$ 40.00	$ 572,000
1.5	Site-Work for New Addition	1	Allowance	$ 1,000,000	$ 1,000,000
1.6	Pool System Equipment and Components	1	Allowance	$ 1,750,000	$ 1,750,000
1.7	**Additions Subtotal**	**14,300**	**SF**	**$ 717**	**$ 10,257,500**
Row #	**Repurpose Existing Natatorium Space - 6 Lab Classrooms, Corridor, Team Rooms, and Storage**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Lump Sum Cost**
1.8	Total GC Renovations for Repurpose of Natatorium	10,200	SF	$ 188.33	$ 1,921,000
1.9	Mechanical Contractor - Renovations	10,200	SF	$ 65.00	$ 663,000
1.10	Electrical Contractor - Renovations	10,200	SF	$ 60.00	$ 612,000
1.11	Plumbing & FS Contractor - Renovations	10,200	SF	$ 30.00	$ 306,000
1.12	**Renovations Subtotal**	**10,200**	**SF**	**$ 343**	**$ 3,502,000**
1.13	**Additions and Renovations Subtotal**				**$ 13,759,500**
1.14	Design/Estimating/Inflation Contingency			5%	$ 688,000
1.15	**Total Estimated Hard Costs**				**$ 14,447,500**
1.16	Design Fees, Permits, Inspections			15%	$ 2,167,000
1.17	Construction Contingency			5%	$ 722,000
1.18	**Total Estimated Soft Costs**				**$ 2,889,000**
1.19	**Total Estimated Option 1 Project Costs**				**$ 17,336,500**

Option 2 - New 6-Lab Classroom Addition and Renovate Existing 6-Lane Natatorium Space					
Row #	**New 6 Lab Classroom Addition - 6 Lab Classrooms, Corridor, and Support Spaces**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Lump Sum Cost**
2.1	GC Building Construction - Addition	10,200	SF	$ 300.00	$ 3,060,000
2.2	Mechanical Contractor - Addition	10,200	SF	$ 65.00	$ 663,000
2.3	Electrical Contractor - Addition	10,200	SF	$ 60.00	$ 612,000
2.4	Plumbing & FS Contractor - Addition	10,200	SF	$ 25.00	$ 255,000
2.5	Site-Work for New Addition	1	Allowance	$ 800,000	$ 800,000
2.6					
2.7	**Additions Subtotal**	**10,200**	**SF**	**$ 528**	**$ 5,390,000**
Row #	**Renovate Existing Natatorium - 6-Lane Pool, Replace Pool Deck, Upgrade Pool Equipment, Bleachers, Finishes, MEP Systems, Add Elevator for ADA Access to Bleachers, Renovate Natatorium Toilet and Locker Rooms**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Lump Sum Cost**
2.8	Total GC Renovations for Restoration of Natatorium	10,200	SF	$ 374.03	$ 3,815,100
2.9	Mechanical Contractor - Renovations	10,200	SF	$ 75.00	$ 765,000
2.1	Electrical Contractor - Renovations	10,200	SF	$ 60.00	$ 612,000
2.11	Plumbing & FS Contractor - Renovations	10,200	SF	$ 50.00	$ 510,000
2.12	**Renovations Subtotal**	**10,200**	**SF**	**$ 559**	**$ 5,702,100**
2.13	**Additions and Renovations Subtotal**				**$ 11,092,100**
2.14	Design/Estimating/Inflation Contingency			5%	$ 555,000
2.15	**Total Estimated Hard Costs**				**$ 11,647,100**
2.16	Design Fees, Permits, Inspections			15%	$ 1,747,000
2.17	Construction Contingency			5%	$ 582,000
2.18	**Total Estimated Soft Costs**				**$ 2,329,000**
2.19	**Total Estimated Option 2 Project Costs**				**$ 13,976,100**

Note: Order of Magnitude budgets are for the cost analysis of a New 8-Lane Pool Addition verses renovating the existing 6-Lane Natatorium.
Order of Magnitude budgets do NOT include proposed facility-wide system upgrades or site parking and circulation upgrades. Total project budget will be finalized pending MSD decisions on scope options.