



Crabtree, Rohrbaugh & Associates - Architects

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Mechanicsburg, PA 17055

Pennsylvania • Virginia • Maryland • West Virginia

January 29, 2026

Randy L. Brown
Finance and Operations Officer/ Open Records Officer
State College Area School District
240 Villa Crest Drive
State College, PA 16801

RE: Park Forest Middle School (PFMS)
Final Budgets

Mr. Brown:

The following cost estimates are being provided for Park Forest Middle School based upon estimates completed by TCT Cost Estimators in conjunction with CRA Architects and a 2nd estimate completed by Massaro Construction Management.

These two estimates show a range of \$130,287,573 to \$144,921,000, that will be the low and high range that will be utilized on bid day for Park Forest Middle School.

Please note that these are the construction costs shown on page 3 & 4 of this document. Page 2 of this document shows total project costs, including all anticipated soft costs for the project to create the Final Project Budget. The Base Construction Estimate of \$130,287,573 is being utilized within the Total Project Budget.

Once Bids are received, that are anticipated between the 2 construction estimates, the Total Project Budget will be finalized. Please note that soft costs are being set in the budget at this time, separate from the construction bids and will not adjust based upon bid day. Some costs will adjust based upon final financing w/ SCASD's financial consultant, FF&E selected, & construction contingency that is an allowance for construction, being tracked w/ SCASD and their construction team throughout construction.

These Estimates will also be utilized in finalizing the Act 34 Booklet for Public Presentation.

Please do not hesitate to contact me if further information is required or you have questions.

Sincerely,
Crabtree, Rohrbaugh & Associates

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New Construction

This Cost Estimate is based on historical average yearly inflation, 2025 RS Means, and historical cost data. This estimate may fluctuate based on higher than projected inflation, contractor participation during bidding, and material availability.

1 AREA SUMMARY

New Building Area - Base Bid	271,573	SF
Square Footage Area Alternates	-	SF
Total Building Area	271,573	SF
Building Demolition Area (Building SF)	-	SF

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NEW CONSTRUCTION COST - BASE BID	\$ / SF	
GENERAL CONSTRUCTION	\$190.00	\$ 63,536,059
HVAC CONSTRUCTION	\$48.00	\$ 15,860,046
PLUMBING CONSTRUCTION	\$20.00	\$ 5,352,949
FIRE PROTECTION	\$5.00	\$ 1,523,711
FOOD SERVICE		\$ 1,198,870
ELECTRICAL CONSTRUCTION	\$44.00	\$ 16,248,628
SUBTOTAL	\$307	\$ 103,720,263

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SITE WORK		
GENERAL SITE WORK ALLOWANCE		\$ 24,112,113
MODULAR CLASSROOMS	LS	\$ -
SUBTOTAL		\$ 24,112,113

SUBTOTAL STRUCTURE COST - BASE BID	\$ 130,287,573	TCT 3rd Party Estimate
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SUBTOTAL STRUCTURE COST - BASE BID	\$ 130,287,573
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SUBTOTAL STRUCTURE COST - WITH ALTERNATES

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CONSTRUCTION RELATED SOFT COSTS - BASE BID			
CONSTRUCTION CONTINGENCY	2.00%	\$ 2,605,751	
CONSTRUCTION TESTING & INSPECTION	0.25%	\$ 325,719	ALLOWANCE BASED UPON MNES
WATER PERMIT FEE		\$ 105,405	
WATER PERMIT INSPECTIONS		\$ 5,480	
SEWER PERMIT FEES		\$ 20,280	
SEWER INSPECTION FEES		\$ 20,000	TBD
BUILDING PERMIT FEE		\$ 840,187	
REGULATORY AGENCY FEES	0.00%	\$ -	Fees Identified Above
UTILITY TAP FEES	LS	\$ 364,000	Allowance
WEB-BASED CONSTRUCTION ADMINISTRATION	LS	\$ -	Procure w/ Massaro
MISC PERMITTING FEES			
COMMISSIONING	0.20%	\$ 188,700	RFP
CONSTRUCTION MANAGER		\$ 1,881,600	
SUBTOTAL CONSTR. SOFT COSTS	2.45%	\$ 6,357,123	

SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - BASE BID	\$ 136,644,696
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SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - WITH ALTERNATES

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ADDITIONAL SOFT COSTS WITH ALTERNATES			
CRA BASE BID FEE	5.75%	\$ 7,857,070	
CRA FEE ON ALTERNATES	0.00%	\$ -	TBD
CRA TOTAL BASIC SERVICE FEES	Total	\$ 7,857,070	
CONSULTANTS			
ASBESTOS CONSULTANT	LS	N/A	
ELA BASE CIVIL ENGINEERING	LS	\$ 273,020	
ELA (SEWER, TRAFFIC, PERMITTING, ETC.)	LS	\$ 260,527	
GEOTECH INVESTIGATION (PRELIMINARY)		\$ 6,545	
GEOTECH INVESTIGATION (FINAL)	LS	\$ 40,700	
GEOTECH INFILTRATION TESTING		\$ 44,935	
PHASE ONE ENVIRONMENTAL		\$ 3,685	
SITE SURVEY	LS	In above	
TRAFFIC ASSESSMENT	LS	In above	
GEOHERMAL DRILLING	LS	\$ 108,526	
LEED ACOUSTICS CONSULTING	LS	\$ 5,000	ALLOWANCE
FOOD SERVICE	LS	\$ 45,650	
3RD PARTY COST ESTIMATE	LS	\$ 104,500	
LEED DOCUMENTATION - CRA	LS	\$ 60,000	
LEED DOCUMENTATION- VERDACITY	LS	\$ 120,450	
BUILDER'S RISK INSURANCE	LS	\$ -	SCASD
REIMBURSE/ PRINTING	0.09%	\$ 122,980	
SUBTOTAL		\$ 9,053,588	

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FINANCING - BASE BID		
FINANCING FEES	2.00%	\$ 2,732,894

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MOVEABLE FIXTURES / EQUIPMENT		
FURNITURE/EQUIPMENT ALLOWANCE	2.75%	\$ 3,582,908
SUBTOTAL NON-CONSTR. SOFT COSTS	11.25%	\$ 15,369,390

ESTIMATED TOTAL PROJECT COSTS - BASE BID	\$ 152,014,086
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TCT COST CONSULTANTS
SUMMARY - TRADE COST

PROJECT :	PARK FOREST MIDDLE SCHOOL	Estimate Date:	12/30/2025
LOCATION :	207 LITTLE LION DRIVE, STATE COLLEGE, PA 16803	Building Area:	271,573
TYPE OF PROJECT:	SCHOOL		
PHASE :	CONSTRUCTION DOCUMENT ESTIMATE		

Description	GC Contract	MC Contract	PC Contract - Plumbing	PC Contract - Fire Protection	Food Service Contract	EC Contract	Site Work Contract	TOTAL
Total Material, Equipment & Labor	\$ 54,565,127	\$ 14,301,732	\$ 4,827,000	\$ 1,374,000	\$ 1,187,000	\$ 14,652,134	\$ 21,743,000	\$ 112,649,993
Total Material, Equipment & Labor	\$ 54,565,127	\$ 14,301,732	\$ 4,827,000	\$ 1,374,000	\$ 1,187,000	\$ 14,652,134	\$ 21,743,000	\$ 112,649,993
General Conditions (GC) 5%	\$ 2,728,256	\$ 715,087	\$ 241,350	\$ 68,700	In Above	\$ 732,607	\$ 1,087,150	\$ 5,573,150
Sub-Total	\$ 57,293,384	\$ 15,016,818	\$ 5,068,350	\$ 1,442,700	\$ 1,187,000	\$ 15,384,741	\$ 22,830,150	\$ 118,223,143
Design Contingency 3.0%	\$ 1,718,802	\$ 450,505	\$ 152,051	\$ 43,281	\$ -	\$ 461,542	\$ 684,905	\$ 3,546,694
Sub-Total	\$ 59,012,185	\$ 15,467,323	\$ 5,220,401	\$ 1,485,981	\$ 1,187,000	\$ 15,846,283	\$ 23,515,055	\$ 121,769,837
Overhead & Profit on GC Contract 6.0%	\$ 3,540,731	Incl. w/ Base	Incl. w/ Base	Incl. w/ Base	Incl. w/ Base	Incl. w/ Base	Incl. w/ Base	\$ 3,540,731
Sub-Total	\$ 62,552,916	\$ 15,467,323	\$ 5,220,401	\$ 1,485,981	\$ 1,187,000	\$ 15,846,283	\$ 23,515,055	\$ 125,310,569
Bond 1%	\$ 625,529	\$ 154,673	\$ 52,204	\$ 14,860	\$ 11,870	\$ 158,463	\$ 235,151	\$ 1,252,750
Sub-Total	\$ 63,178,445	\$ 15,621,996	\$ 5,272,605	\$ 1,500,841	\$ 1,198,870	\$ 16,004,746	\$ 23,750,205	\$ 126,563,318
Escalation 3%	\$ 1,895,353	\$ 468,660	\$ 158,178	\$ 45,025	\$ -	\$ 480,142	\$ 712,506	\$ 3,759,865
Total Construction Cost - Base	\$ 65,073,799	\$ 16,090,656	\$ 5,430,783	\$ 1,545,866	\$ 1,198,870	\$ 16,484,889	\$ 24,462,711	\$ 130,287,573
Cost \$/GSF	\$ 239.62	\$ 59.25	\$ 20.00	\$ 5.69	\$ 4.41	\$ 60.70	\$ 90.08	\$ 479.75

State College Area School District

New Park Forest Middle school

CONSTRUCTION DOCUMENT ESTIMATE

SYSTEMS SUMMARY

SYSTEM DESCRIPTION

NEW CONSTRUCTION

AREA SUMMARY **277,000 SF**

		<u>COST</u>	<u>SF COST</u>	
FOUNDATIONS		\$7,111,000	\$25.67	4.91%
STRUCTURE		\$16,098,000	\$58.12	11.11%
ROOFING & WATERPROOFING		\$7,945,000	\$28.68	5.48%
EXTERIOR WALL		\$9,733,000	\$35.14	6.72%
INTERIOR PARTITIONS & FINISHES		\$18,853,000	\$68.06	13.01%
SPECIALTIES & EQUIPMENT		\$7,635,000	\$27.56	5.27%
VERTICAL TRANSPORTATION		\$135,000	\$0.49	0.09%
FIRE PROTECTION		\$1,374,000	\$4.96	0.95%
PLUMBING		\$4,827,000	\$17.43	3.33%
HVAC		\$15,677,000	\$56.60	10.82%
ELECTRICAL		\$17,073,000	\$61.64	11.78%
SUBTOTAL		\$106,461,000	\$384.34	73.46%
SITework		\$21,743,000	\$78.49	15.00%
GENERAL REQUIREMENTS	4.00%	\$5,128,000	\$18.51	3.54%
BOND	1.00%	\$1,333,000	\$4.81	0.92%
BUILDING PERMIT	WITH SOFT COSTS			
OVERHEAD & PROFIT	5.00%	\$6,410,000	\$23.14	4.42%
SUBTOTAL		\$141,075,000	\$509.30	97.35%
CONTINGENCY	3.00%	\$3,846,000	\$13.88	2.65%
TOTAL CONSTRUCTION COST		\$144,921,000	\$523.18	100%