



Crabtree, Rohrbaugh & Associates

**STATE COLLEGE AREA
SCHOOL DISTRICT**
Park Forest Middle School

BID RESULTS
April 20, 2026

A top-down view of a group of people holding hands in a circle. The image is split into two horizontal sections. The top section shows a person in an orange shirt on the left and a person in a blue sweater on the right. The bottom section shows a person in a grey sweater on the left and a person in a black top on the right. The hands are joined in the center, and the background is a blurred grey floor.

Bid Results

Apparent Low Bid		BASE BID	Act 34 Estimate	Over/ (Under) Budget
GC:	Lobar	\$ 54,898,000	\$ 65,073,799	\$ (10,175,799)
SC:	Glenn O. Hawbaker	\$ 11,528,633	\$ 24,462,711	\$ (8,784,953)
HC:	Midline Mechanical	\$ 12,597,000	\$ 16,090,656	\$ (3,493,656)
PC:	Silvertip	\$ 5,496,000	\$ 5,430,783	\$ 65,217
EC:	Westmoreland Elect.	\$ 17,488,000	\$ 16,484,889	\$ 1,003,111
FPC:	SA Comunale	\$ 1,685,000	\$ 1,545,866	\$ 139,134
FSC:	11400, LLC	\$ 993,350	\$ 1,198,870	\$ (205,520)
Total Apparent Low Bids		\$ 104,685,983	\$ 130,287,574	

Base Bid Results- Please Note Site Construction includes a \$4.1M Alternate to complete project.

PARK FOREST MIDDLE SCHOOL

Apparent Low Bid	BASE BID	ADD GC-1, SC-1, PC-1 & EC-1 Unclassified Construction	ADD GC-2, SC-2, HC-2, PC-2, EC-2 & FPC-2 Storage A073	ADD GC-3 Epoxy Terrazzo	ADD GC-4A Bird Friendly Glass 4A	ADD GC-4B Bird Friendly Glass 4B	ADD GC-5 Roof Insulation	ADD GC-6 30-year Roof Warranty	ADD GC-7 Roof Stair	ADD GC-8, HC-8 & PC-8 Snow Melt System	ADD GC-9 & EC-9 Photovoltaic System	ADD EC-10 Additional Generator Capacity	ADD SC-11A Site Retaining Wall & Shoring (AS DESIGNED)	ADD SC-11B Site Retaining Wall & Shoring (DELEGATED DESIGN)	ADD/DEDUCT HC-12 Direct Digital Control (DDC) System	Total Bids If all Alternates were selected at this time
GC: Lobar	\$ 54,898,000	\$ 25,000	\$ 146,000	\$ 504,000	\$ 102,000	\$ 99,000	\$ 322,000	\$ 299,000	\$ 49,000	\$ 74,000	\$ 56,000					\$ 55,547,000
SC: Glenn O. Hawbaker	\$ 11,528,633	\$ 124,000	\$ 24,000											\$ 4,149,125		\$ 15,825,758
HC: Midline Mechanical	\$ 12,597,000		\$ 14,500							\$ 430,000					\$ (207,000)	\$ 13,041,500
PC: Silvertip	\$ 5,496,000	\$ 80,000	\$ 3,000							\$ 11,500						\$ 5,590,500
EC: Westmoreland Elect.	\$ 17,488,000	\$ 45,000	\$ 30,000								\$ 1,422,000	\$ 532,000				\$ 19,517,000
FPC: SA Comunale	\$ 1,685,000		\$ 9,500													\$ 1,694,500
FSC: 11400, LLC	\$ 993,350															\$ 993,350
Total Apparent Low Bids	\$ 104,685,983	\$ 274,000	\$ 227,000					\$ 299,000	\$ 49,000	\$ 515,500	\$ 1,478,000	\$ 532,000	\$ -	\$ 4,149,125		\$ 112,209,608

Over/(Under) Budget All Alternates & Designed Retaining Wall		
		\$ 117,739,483
Act 34 Budget 03.23.26 (TCT 3rd Party Budget [12.30.25])	\$ 130,287,574	\$ (12,548,091)
Massaro Budget (12.29.25)	\$ 144,921,000	\$ (27,181,517)
Over/(Under) Budget & Delegated Retaining Wall		
CRA Act 34 Budget 03.23.26 (TCT 3rd Party Budget)	\$ 130,287,574	\$ (18,077,966)
Massaro Budget (12.29.25)	\$ 144,921,000	\$ (32,711,392)



Bid Results- Main Take away: On Bid Day we were \$18 Million under Budget (14%)

PARK FOREST MIDDLE SCHOOL

MASSARO CM SERVICES, LLC

December 29, 2025

State College Area School District

New Park Forest Middle school

CONSTRUCTION DOCUMENT ESTIMATE

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

SYSTEMS SUMMARY

SYSTEM DESCRIPTION

NEW CONSTRUCTION

AREA SUMMARY 277,000 SF

	COST	SF COST	
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%

Two 3rd party cost estimate summary pages utilized to set final budget in January 2026

Please note full estimates were 31 & 59 pages in full detail.

TCT Cost Estimate was utilized to set Act 34 Budget, two estimates set low & high range for planning purposes.

PARK FOREST MIDDLE SCHOOL

MASSARO CM SERVICES, LLC

December 29, 2025

State College Area School District

New Park Forest Middle school

CONSTRUCTION DOCUMENT ESTIMATE

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
Design Contingency 3.0%	\$ 1,718,802	\$ 450,505	\$ 152,051	\$ 43,281	\$ -	\$ 461,542	\$ 684,905	\$ 3,546,694
Sub-Total	\$ 5,012,185	\$ 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	\$ 6,178,445	\$ 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	\$ 6,073,799	\$ 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

SYSTEMS SUMMARY

SYSTEM DESCRIPTION

NEW CONSTRUCTION

AREA SUMMARY 277,000 SF

	COST	SF COST	
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%

Cost Estimating- Included Estimating Contingency, Escalation & Designed Site Wall



Act 34 Budget- **\$130,287,573**
 Contingency **(\$3,546,694)**
 Escalation **(\$3,759,865)**
 Site Wall Delta **(\$4,599,905)**

 Adjusted Budget **\$118,381,109**

Bids w/ Alternates **\$112,209,608**

% Under Adjusted Budget **5%**

% under Act 34 Budget **14%**

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	
Design Contingency 3.0%	\$ 293,384	\$ 15,016,818	\$ 5,068,350	\$ 1,442,700	\$ 1,187,000	\$ 15,384,741	\$ 22,830,150	\$ 118,223,143	
Sub-Total	\$ 5,012,185	\$ 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	\$ 6,003,974	\$ 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	\$ 6,003,974	\$ 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	

A top-down photograph of a diverse group of people holding their hands together in a circle. The individuals are wearing various clothing items, including an orange button-down shirt, a blue sweater, a grey long-sleeved shirt, and a black top. The background is a light-colored, slightly blurred floor. A semi-transparent dark grey horizontal band is overlaid across the center of the image, containing the text 'ACT 34 LIMIT' in white, bold, sans-serif capital letters. Below this band is a solid blue horizontal bar, and at the very bottom is a thin grey bar.

ACT 34 LIMIT

Building Only Analysis				279,859	SF	Includes 50% Canopy SF
	Base Bid	G-08 Site Costs	Base w/o Site	Building Only		
GC	\$ 54,898,000	\$ 2,107,000	\$ 52,791,000	\$ 188.63	per SF	
HC	\$ 12,597,000	no site costs	\$ 12,597,000	\$ 45.01	per SF	
PC	\$ 5,496,000	no site costs	\$ 5,496,000	\$ 19.64	per SF	
EC	\$ 17,488,000	\$ 1,370,000	\$ 16,118,000	\$ 57.59	per SF	Includes all stage riggings & curtains (normally in GC)
FPS	\$ 1,685,000	\$ 108,900	\$ 1,576,100	\$ 5.63	per SF	
FSC	\$ 993,350	no site costs	\$ 993,350	\$ 3.55	per SF	
Total Cost per SF- Building Only			\$ 89,571,450	\$ 320.06	per SF	



Act 34 Limit Evaluation- “Building Only” Limit (\$105,243,585)

A top-down view of several people's hands stacked together in a huddle. The hands are of various skin tones and are wearing different colored sleeves: orange, blue, and grey. A black braided wristband is visible on one of the wrists. The background is a blurred indoor setting.

TOTAL PROJECT BUDGET

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.

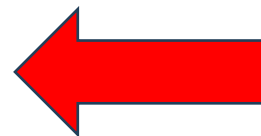
1 AREA SUMMARY			
Total Building Area		279,859 SF	
2 SUBTOTAL STRUCTURE COST - ACT 34 Budget			
			\$ 130,287,573
3 SUBTOTAL STRUCTURE COST - BIDS WITH ALTERNATES SELECTED			
			\$ 112,209,608
4 CONSTRUCTION RELATED SOFT COSTS - BASE BID			
CONSTRUCTION CONTINGENCY	3.00%	\$ 3,366,288	
CONSTRUCTION TESTING & INSPECTION	0.40%	\$ 521,150	ALLOWANCE BASED UPON MNES
ENVELOPE TESTING		\$ 150,000	
AIR QUALITY TESTING		\$ 150,000	
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- CONTINGENCY (ROAD IMP.)	LS	\$ 100,000	
COMMISSIONING	0.20%	\$ 188,700	RFP
CONSTRUCTION MANAGER		\$ 1,881,600	
SUBTOTAL CONSTR. SOFT COSTS	3.60%	\$ 7,713,091	
5 SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - Act 34			
			\$ 138,000,664
7 SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - WITH ALTERNATES			
			\$ 119,922,699
8 ADDITIONAL SOFT COSTS WITH ALTERNATES			
CRA BASE BID FEE from Final Estimate	5.75%	\$ 7,857,070	
CRA FEE ON ALTERNATES	0.00%	In Base Bid Fee	
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	
ELA & CRA Fees for Road Improve.- Valley Vista		\$ 150,000	
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	
GEOTHERMAL DRILLING	LS	\$ 108,526	
LEED ACOUSTICS CONSULTING	LS	in Verdacity	
FOOD SERVICE	LS	\$ 45,650	
3RD PARTY COST ESTIMATE	LS	\$ 104,500	
LEED DOCUMENTATION - CRA	LS	\$ 60,000	
LEED DOCUMENTATION- VERDACITY	LS	\$ 162,118	
MISC LEED FEES & SUBMISSION FEES	LS	\$ 100,000	
FF&E DESIGN AND BIDDING FEE		\$ 120,000	
MISC CONSULTANT FEES- CONTINGENCY	LS	\$ 100,000	
BUILDER'S RISK INSURANCE	LS	TBD	SCASD
REIMBURSE/ PRINTING	0.09%	\$ 124,201	
SUBTOTAL		\$ 9,561,477	
9 FINANCING - BASE BID			
FINANCING FEES	LS	\$ 620,019	SCASD Financial from Act 34
11 MOVEABLE FIXTURES / EQUIPMENT			
FURNITURE/EQUIPMENT ALLOWANCE	3.50%	\$ 4,560,065	
SUBTOTAL NON-CONSTR. SOFT COSTS	10.68%	\$ 14,741,560	
13 ESTIMATED TOTAL PROJECT COSTS - ACT 34 BUDGET			
			\$ 152,014,086
14 ESTIMATED TOTAL PROJECT COSTS - BASE BID & SELECTED ALTERNATES			
			\$ 134,664,259
15 Amount Over/ (Under) Budget			
			\$ (17,349,827)
16 Road Improvements Budget- Valley Vista & Traffic Light (ELA Estimate 8apr26)			
			\$ 2,710,000
17 TOTAL BUDGET WITH ROAD IMPROVEMENTS			
			\$ 137,374,259

		Low	High
New Cost/ Square Foot		\$ 325	\$ 340
Building Square Footage	New	268,825	268,825
Reno Cost/ Square Foot		\$ 0	\$ 0
Building Square Footage	Reno	0	0
Total Square Footage		268,825	268,825
Subtotal Building Cost 2024		\$ 87,368,125	\$ 91,400,500
Sitework Allowance (ELA)		\$ 7,250,000	\$ 7,750,000
Modulars & Phased Construction		\$ 0	\$ 0
Site Demolition & Prep		\$ 1,000,000	\$ 1,500,000
Construction Cost		\$ 95,618,125	\$ 100,650,500
Escalation to MidPoint of Construction (21 months Design & 24 Months Construction=33 Months to MidPoint, 3%	8.25%	\$ 7,888,495	\$ 8,303,666
Potential Soft Cost	20%	\$ 20,701,324	\$ 23,969,917
2025/2026 Total Project Cost based upon Today's Construction Costs		\$ 124,207,944	\$ 132,924,083
Estimating Contingency	3%	\$ 3,726,238	\$ 3,987,722
2025/2026 Total Project Cost		\$ 127,934,183	\$ 136,911,805
With Alternates, Aux Gym & Storage (7,593 SF)		\$ 130,728,786	\$ 139,706,409

3rd Party Cost Estimate is scheduled to provide further detail & evaluate current construction market.



Cost Estimate Update- 5may25



We're happy to report, the Bids & Total Project Budget has come back online to match the estimate from last year, early in Design, May 2025, including Road Improvements



State College Area School District				CRA Project # 3798	
Park Forest Middle School			\$ 137.4 Million	Date 4/20/2026	
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				
	Total Building Area		279,859	SF	
2	SUBTOTAL STRUCTURE COST - ACT 34 Budget				\$ 130,287,573
3	SUBTOTAL STRUCTURE COST - BIDS WITH ALTERNATES SELECTED				\$ 112,209,608
4	CONSTRUCTION RELATED SOFT COSTS - BASE BID				
	CONSTRUCTION CONTINGENCY	3.00%	\$ 3,366,288		
	CONSTRUCTION TESTING & INSPECTION	0.40%	\$ 521,150	ALLOWANCE BASED UPON MNES	
	ENVELOPE TESTING		\$ 150,000		
	AIR QUALITY TESTING		\$ 150,000		
	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- CONTINGENCY (ROAD IMP.)	LS	\$ 100,000		
	COMMISSIONING	0.20%	\$ 188,700	RFP	
	CONSTRUCTION MANAGER		\$ 1,881,600		
5	SUBTOTAL CONSTR. SOFT COSTS		3.60%	\$ 7,713,091	
6	SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - Act 34				\$ 138,000,664
7	SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - WITH ALTERNATES				\$ 119,922,699

Total Project Budget- Construction Bids & Constr. Soft Costs

6	SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - Act 34			\$ 138,000,664
7	SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - WITH ALTERNATES			\$ 119,922,699
8	ADDITIONAL SOFT COSTS WITH ALTERNATES			
	CRA BASE BID FEE from Final Estimate	5.75%	\$ 7,857,070	
	CRA FEE ON ALTERNATES	0.00%	In Base Bid Fee	
	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	
	ELA & CRA Fees for Road Improve.- Valley Vista		\$ 150,000	
	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	
	GEOTHERMAL DRILLING	LS	\$ 108,526	
	LEED ACOUSTICS CONSULTING	LS	in Verdacity	
	FOOD SERVICE	LS	\$ 45,650	
	3RD PARTY COST ESTIMATE	LS	\$ 104,500	
	LEED DOCUMENTATION - CRA	LS	\$ 60,000	
	LEED DOCUMENTATION- VERDACITY	LS	\$ 162,118	
	MISC LEED FEES & SUBMISSION FEES	LS	\$ 100,000	
	FF&E DESIGN AND BIDDING FEE		\$ 120,000	
	MISC CONSULTANT FEES- CONTINGENCY	LS	\$ 100,000	
	BUILDER'S RISK INSURANCE	LS	TBD	SCASD
	REIMBURSE/ PRINTING	0.09%	\$ 124,201	
9	SUBTOTAL		\$ 9,561,477	
10	FINANCING - BASE BID			
	FINANCING FEES	LS	\$ 620,019	SCASD Financial from Act 34
11	MOVEABLE FIXTURES / EQUIPMENT			
	FURNITURE/EQUIPMENT ALLOWANCE	3.50%	\$ 4,560,065	
12	SUBTOTAL NON-CONSTR. SOFT COSTS	10.68%	\$ 14,741,560	
13	ESTIMATED TOTAL PROJECT COSTS - ACT 34 BUDGET			\$ 152,014,086
14	ESTIMATED TOTAL PROJECT COSTS - BASE BID & SELECTED ALTERNATES			\$ 134,664,259
15	Amount Over/ (Under) Budget			\$ (17,349,827)
16	Road Improvements Budget- Valley Vista & Traffic Light (ELA Estimate 8apr26)			\$ 2,710,000
17	TOTAL BUDGET WITH ROAD IMPROVEMENTS			\$ 137,374,259

Total Project Budget- Design, Financing & FF&E Soft Costs



ALTERNATES

Apparent Low Bid	BASE BID	ADD GC-1, SC-1, PC-1 & EC-1 Unclassified Construction	ADD GC-2, SC-2, HC-2, PC-2, EC-2 & FPC-2 Storage A073	ADD GC-3 Epoxy Terrazzo	ADD GC-4A Bird Friendly Glass 4A	ADD GC-4B Bird Friendly Glass 4B	ADD GC-5 Roof Insulation	ADD GC-6 30-year Roof Warranty	ADD GC-7 Roof Stair	ADD GC-8, HC-8 & PC-8 Snow Melt System	ADD GC-9 & EC-9 Photovoltaic System	ADD EC-10 Additional Generator Capacity	ADD SC-11A Site Retaining Wall & Shoring (AS DESIGNED)	ADD SC-11B Site Retaining Wall & Shoring (DELEGATED DESIGN)	ADD/DEDUCT HC-12 Direct Digital Control (DDC) System	Total Bids If all Alternates were selected at this time
GC: Lobar	\$ 54,898,000	\$ 25,000	\$ 146,000	\$ 504,000	\$ 102,000	\$ 99,000	\$ 322,000	\$ 299,000	\$ 49,000	\$ 74,000	\$ 56,000					\$ 55,547,000
SC: Glenn O. Hawbaker	\$ 11,528,633	\$ 124,000	\$ 24,000											\$ 4,149,125		\$ 15,825,758
HC: Midline Mechanical	\$ 12,597,000		\$ 14,500							\$ 430,000					\$ (207,000)	\$ 13,041,500
PC: Silvertip	\$ 5,496,000	\$ 80,000	\$ 3,000							\$ 11,500						\$ 5,590,500
EC: Westmoreland Elect.	\$ 17,488,000	\$ 45,000	\$ 30,000								\$ 1,422,000	\$ 532,000				\$ 19,517,000
FPC: SA Comunale	\$ 1,685,000		\$ 9,500													\$ 1,694,500
FSC: 11400, LLC	\$ 993,350															\$ 993,350
Total Apparent Low Bids	\$ 104,685,983	\$ 274,000	\$ 227,000					\$ 299,000	\$ 49,000	\$ 515,500	\$ 1,478,000	\$ 532,000	\$ -	\$ 4,149,125		\$ 112,209,608

**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
DISCUSSED AT IN
PERSON MEETING**

Alternate GC-3 Terrazzo Location (Main Lobby & Cafeteria)



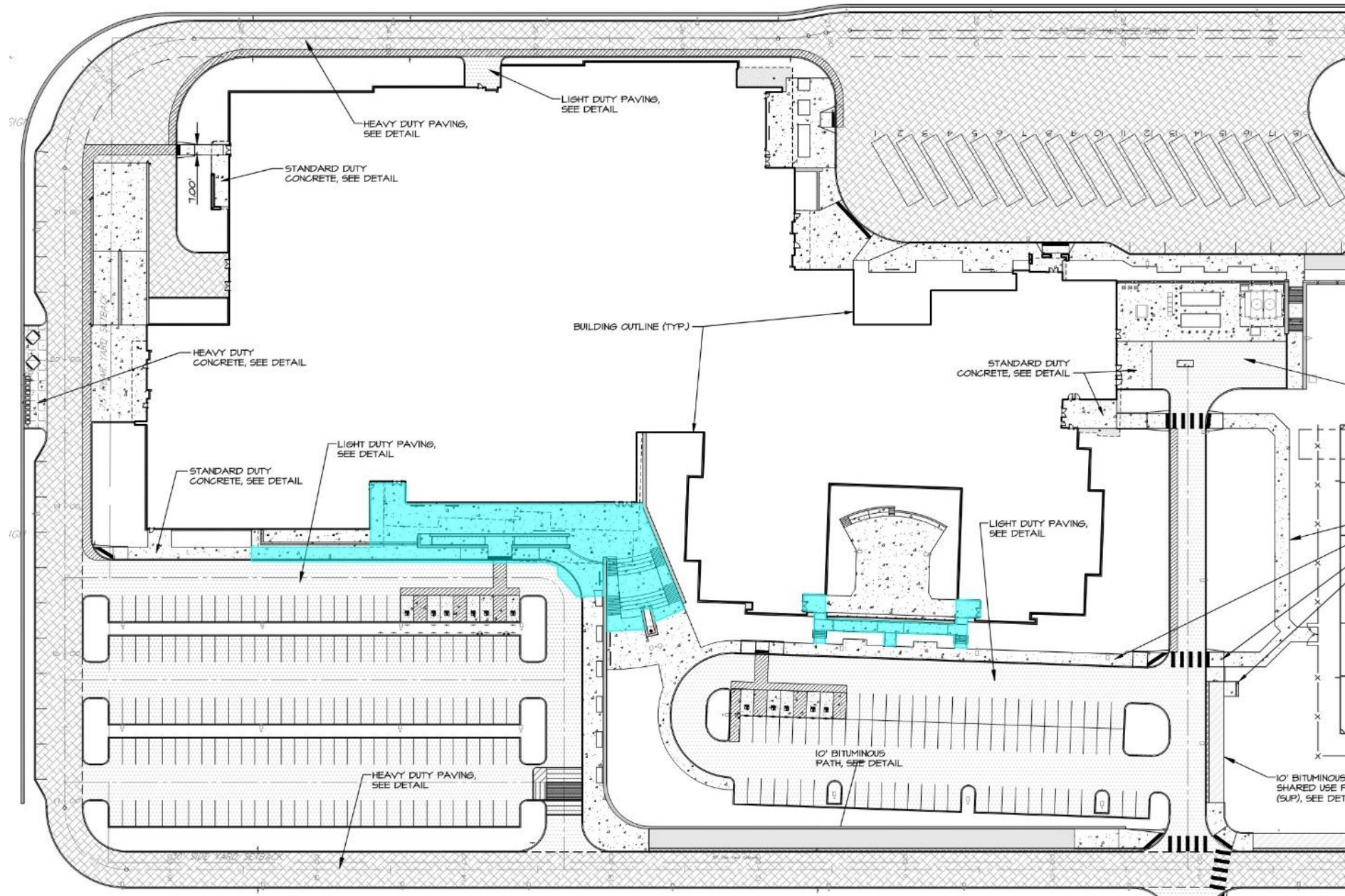
4A- Secondary Curtainwall @ Stairs



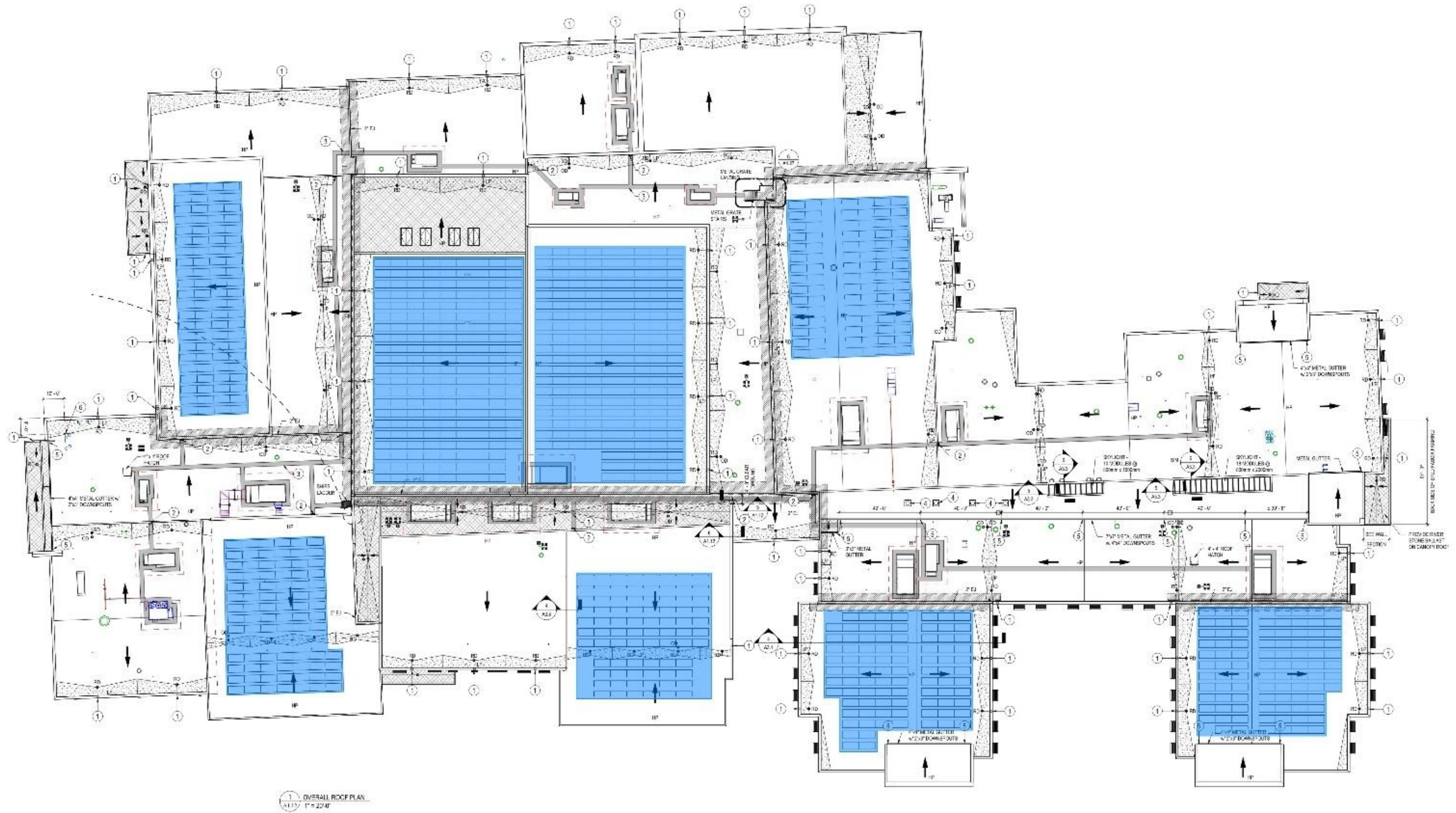
4B- Main Expanses of Glass (Curtainwall) @ front of School, Cafeteria, Media Center & Gymnasium

Alternate GC-4A & 4B Bird Friendly Glass Locations

**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
DISCUSSED AT IN
PERSON MEETING**



Alternate GC-8, HC-8, PC-8 Snow Melt System (Front of School along main entrance, public entrances and Classroom wing entrances including stairs and ramps.)



Alternate GC-9 & EC-9 Photovoltaic (Solar) Array Locations

A top-down view of several people's hands stacked in a circle, symbolizing teamwork and collaboration. The hands are of various skin tones and are wearing different colored sleeves: orange, blue, and grey. A dark grey semi-transparent banner is overlaid across the center of the image, containing the text "INDIVIDUAL BIDS RESULTS" in white, uppercase, sans-serif font. Below the banner is a solid blue horizontal bar. The background is a blurred indoor setting with a light-colored floor.

INDIVIDUAL BIDS RESULTS

Bids Due: April 9, 2026		ALTERNATES									
		Unclassified Construction	Storage A073	Epoxy Terrazzo	Bird Friendly Glass 4A	Bird Friendly Glass 4B	Roof Insulation	30-Year Roof Warranty	Roof Stair	Snow Melt System Insulation & Rebar	Photovoltaic Cover Board
CONTRACTOR	BASE BID	GC-1 ADD	GC-2 ADD	GC-3 ADD	GC-4A ADD	GC-4B ADD	GC-5 ADD	GC-6 ADD	GC-7 ADD	GC-8 ADD	GC-9 ADD
Leonard S. Fiore	\$58,784,000	\$42,000	\$148,000	\$512,000	\$102,000	\$100,000	\$340,000	\$274,000	\$78,000	\$46,000	\$78,000
Lobar	\$54,898,000	\$25,000	\$146,000	\$504,000	\$102,000	\$99,000	\$322,000	\$299,000	\$49,000	\$74,000	\$56,000
J.C. Orr & Son	\$62,178,793	\$55,000	\$211,000	\$525,000	\$105,000	\$102,000	\$515,000	\$221,000	\$72,000	\$78,000	\$131,000

Bids Due: April 9, 2026		ALTERNATES				
		Unclassified Construction	Storage A073	NOT USED	Either Site Retaining Wall & Shoring (AS DESIGNED)	OR Site Retaining Wall & Shoring (DELEGATED DESIGN)
CONTRACTOR	BASE BID	SC-1 ADD	SC-2 ADD	SC-3 through SC-10	SC-11A ADD	SC-11B ADD
Glenn O. Hawbaker	\$11,528,633.00	\$124,000.00	\$24,000.00		no bid	\$4,149,125.00
Leonard S. Fiore	\$15,542,000.00	\$346,000.00	\$18,000.00		\$8,652,000.00	no bid
Ameron	\$12,095,035.00	\$200,000.00	\$0.00		\$8,749,030.00	no bid

Bids Due: April 9, 2026		ALTERNATES					
		NOT USED	Storage A073	NOT USED	Snow Melt System	NOT USED	Direct Digital Control (DDC) System
CONTRACTOR	BASE BID	HC-1	HC-2 ADD	HC-3 Through HC-7	HC-8 ADD	HC-9 Through HC-11	HC-12 ADD/ DEDUCT
BSC Mechanical	\$14,138,000		\$22,250		\$468,300		(\$275,000)
Midline Mechanical	\$12,597,000		\$14,500		\$430,000		(\$207,000)
Myco Mechanical	\$12,674,000		\$32,000		\$596,000		(\$100,000)
Silvertip	\$14,075,000		\$21,100		\$667,700		(\$100,000)
Wayne Crouse	\$16,220,000		\$20,900		\$788,000		\$27,500
Lugaila Mechanical	\$13,348,000		\$19,000		\$598,000		(\$100,000)

Bids Due: April 9, 2026		ALTERNATES				
		Unclassified Construction	Storage A073	NOT USED	Snow Melt System	NOT USED
CONTRACTOR	BASE BID	PC-1 ADD	PC-2 ADD	PC-3 Through PC-10	PC-8 ADD	PC-9 through PC-12
LTS Plumbing & Heating	\$7,298,000	\$65,000	\$4,500		\$7,500	
Silvertip	\$5,496,000	\$80,000	\$3,000		\$11,500	
Myco	\$5,742,000	\$500,000	\$1,000		\$22,000	
W.G. Tomko	\$6,932,532	\$35,000	\$3,000		\$13,000	
Ainsworth Inc.	\$7,060,000	\$85,000	\$750		\$10,580	
Appellation Construction	\$8,123,635	\$28,500	\$20,767		\$20,595	

Bids Due: April 9, 2026		ALTERNATES				
		Unclassified Construction	Storage A-73	NOT USED	Photovoltaic Array	Additional Generator Capacity
CONTRACTOR	BASE BID	EC-1 ADD	EC-2 ADD	EC-3 Through EC-8	EC-9 ADD	EC-10 ADD
Arrow Electric	\$19,209,805	\$30,000	\$22,415		\$1,789,185	\$612,296
Bob Biter Electric	\$20,077,000	\$50,000	\$25,000		\$1,680,000	\$574,000
The Farfiled Company	\$19,991,000	\$76,000	\$17,300		\$1,783,618	\$850,617
Westmoreland Elect.	\$17,488,000	\$45,000	\$30,000		\$1,422,000	\$532,000
Hallstrom-Clark	\$17,393,000	\$75,000	\$19,000		\$1,687,000	\$611,000

Bids Due: April 9, 2026		ALTERNATES
		Storage A073
CONTRACTOR	BASE BID	FPC-2 ADD
Accelerated Fire Protection	\$1,989,700	\$10,220
Triangle Fire Protection	\$1,897,790	\$9,251
SA Comunale	\$1,685,000	\$9,500

Fire Protection Construction Bids

Bids Due: April 9, 2026	
CONTRACTOR	BASE BID
11400, LLC	\$993,350
Great Lakes West	\$1,163,293
Singer Equipment	\$999,122

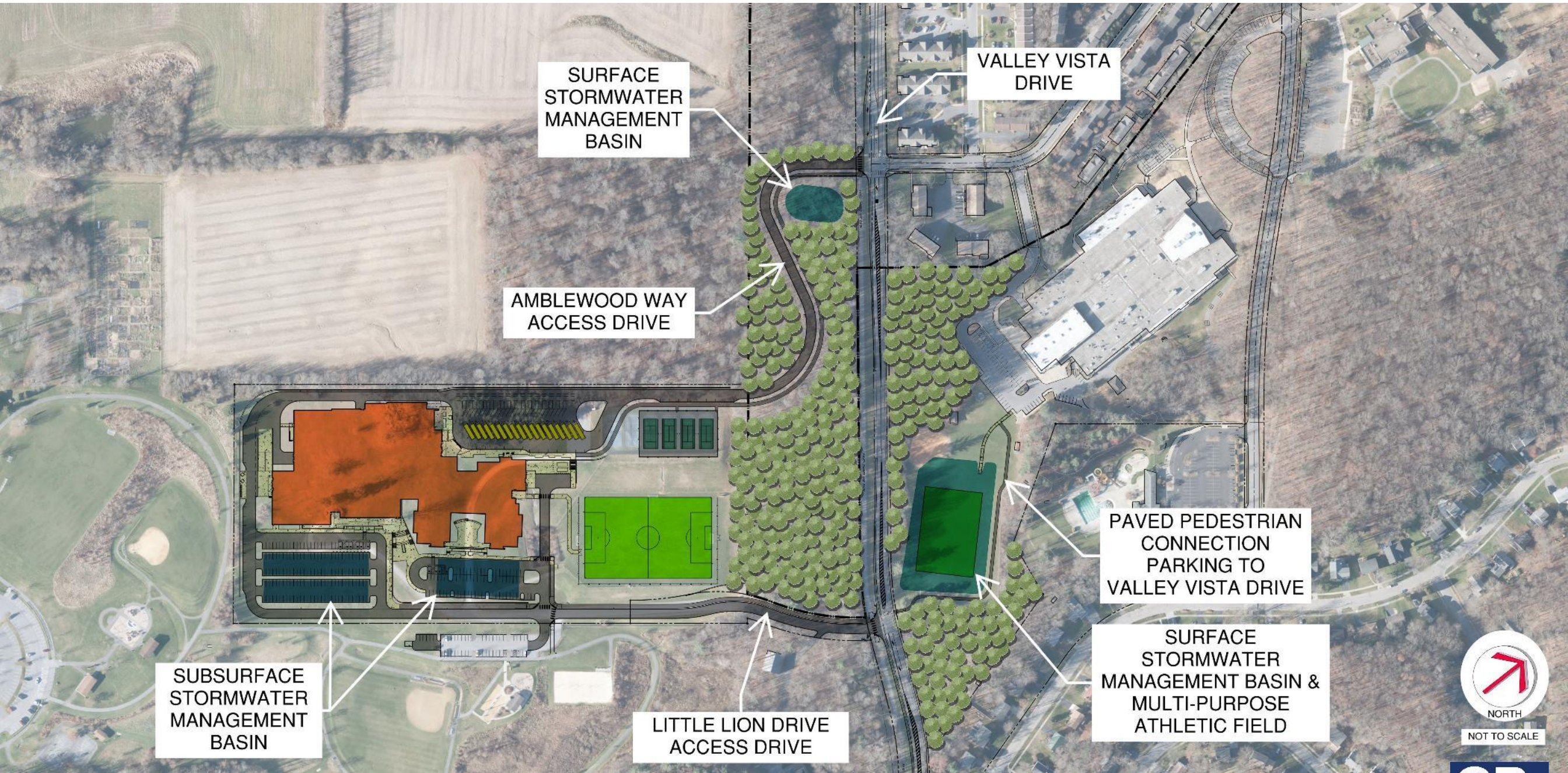


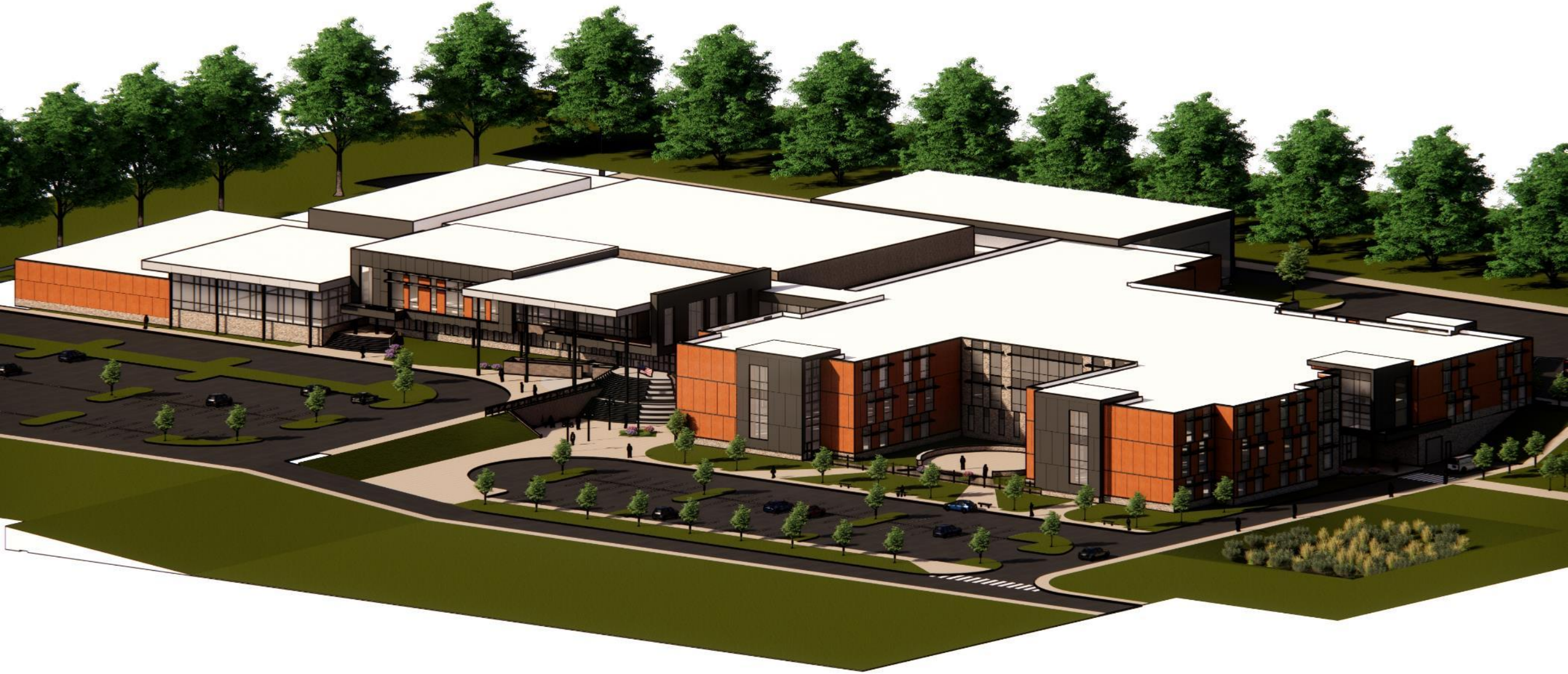
QUESTIONS





REFERENCE IMAGES





**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
DISCUSSED AT IN
PERSON MEETING**

**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
DISCUSSED AT IN
PERSON MEETING**

**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
DISCUSSED AT IN
PERSON MEETING**



















