



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING**

May 7, 2026

D.A.O. AND TURF FIELD DESIGN

BID SUMMARY

ALTERNATE REVIEW

NEXT STEPS AND SCHEDULE UPDATES

AGENDA

CONTRACTOR	BASE BID
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GENERAL CONSTRUCTION

eciConstruction	\$17,642,700.00
Stuebner	\$19,541,000.00
Lobar	\$19,617,000.00

HVAC CONSTRUCTION

North Bay Mechanical LLC	\$3,730,000.00
The Warko Group	\$4,508,725.00

ELECTRICAL CONSTRUCTION

Boro Construction	\$4,438,000.00
McCarty & Son Inc	\$4,978,720.00
Cedar Electric	\$5,289,000.00

PLUMBING CONSTRUCTION

Jay R. Reynolds	\$1,538,700.00
Vision Mechanical	\$1,569,450.00
S.M. Fridy Mechanical	\$1,949,000.00
MidState Mechanical	\$1,899,000.00

Apparent Low Bid		BASE BID
GC:	eciConstruction	\$17,642,700.00
HC:	North Bay Mechanical LLC	\$3,730,000.00
PC:	Jay R. Reynolds*	\$1,538,700.00
EC:	Boro Construction	\$4,438,000.00
		\$27,349,400.00

Apparent Low Bid		BASE BID
GC:	eciConstruction	\$17,642,700.00
HC:	North Bay Mechanical LLC	\$3,730,000.00
PC:	Vision Mechanical*	\$1,569,450.00
EC:	Boro Construction	\$4,438,000.00
		\$27,380,150.00

*** CHANGE IN LOW BIDDER BASED ON
ALTERNATES ACCEPTED**

COST ESTIMATE

DESCRIPTION	AREA	FEBRUARY 2026 CD ESTIMATE
HIGH SCHOOL ADDITIONS / RENOVATIONS		
DEMOLITION	201000 SF	\$ 1,664,361
ASBESTOS ABATEMENT	LS	\$ 250,000
HEAVY RENOVATION	11981 SF	\$ 3,198,927
MODERATE RENOVATION	794 SF	\$ 191,354
LIGHT RENOVATION	3096 SF	\$ 654,804
MEP ONLY COSTS	19861 SF	\$ 2,512,417
HEALTH SUITE	1900 SF	\$ 307,800
NEW CONSTRUCTION (NOT RELATED TO TURFED INDOOR FIELD)	6327 SF	\$ 1,777,836
NEW CONSTRUCTION (TURFED INDOOR FIELD)	31897 SF	\$ 8,213,472
ADDITIONS / RENOVATIONS SUBTOTAL		\$ 18,770,971
SITE WORK		
WEST CAMPUS IMPROVEMENTS	LS	\$ 2,400,000
WALKWAY & UTILITIES	LS	\$ 200,000
EAST CAMPUS IMPROVEMENTS	LS	\$ 2,850,000
SITE LIGHTING BUDGET (WALKWAYS)	LS	\$ 150,000
FIBER FOR DATA AT FIELD HOUSE	LS	\$ 20,000
REPAVE EXISTING ENTRANCE	LS	\$ 275,000
BELOW GROUND FIELD IRRIGATION	LS	\$ 60,000
PLAY FIELD LIGHTING PREPARATION	LS	\$ 100,000
SITE SUBTOTAL		\$ 6,055,000
ADDITIONAL STRUCTURES & UNIT COSTS		
FIELD HOUSES (2 UNITS)	750 EA	\$ 600,000
VARSITY DUGOUTS	LS	\$ 75,000
ATHLETIC EQUIPMENT	LS	\$ 200,000
UNDERPINNING	LS	\$ 200,000
ELECTRONIC DOOR HARDWARE	60 EA	\$ 110,000
ADDITIONAL STRUCTURES & UNIT COST SUBTOTAL		\$ 1,185,000
SUBTOTAL STRUCTURE COST		\$ 25,945,971
ESTIMATING CONTINGENCY, & ESCALATION		\$ 994,596
CONSTRUCTION SUBTOTAL		\$ 26,940,567
CONSTRUCTION RELATED SOFT COSTS		\$ 1,212,326
SUBTOTAL OF CONSTRUCTION & CONSTRUCTION SOFT COSTS		\$ 28,152,892
ADDITIONAL SOFT COSTS		\$ 2,834,590
FURNITURE / EQUIPMENT ALLOWANCE		\$ 404,109
B&B TECHNOLOGY		\$ 680,000
HUMMER FIELD INSTALLATION		\$ 575,000
TOTAL PROJECT COST		\$ 32,071,591
10% COST RANGE		\$ 35,278,750

- CONSTRUCTION SOFT COSTS
 - CONSTRUCTION CONTINGENCY (\$530,980.00)
 - TESTING & INSPECTIONS
 - REGULATORY AGENCY FEES
 - COMMISSIONING
 - OWNER'S REPRESENTATIVE
- ADDITIONAL SOFT COSTS
 - UTILITY ENGINEER
 - CIVIL ENGINEER
 - SITE SURVEY
 - ARCHITECT
 - MEP & STRUCTURAL CONSULTANTS

			ALTERNATES			
APPARENT LOW BID		BASE BID	GC-1, EC-1 Unclassified Construction	PC-1 Unclassified Construction	GC-2, EC-3, PC-2, HC-1 Existing Classroom Uses	EC-2 Electrical Field Power
GC: eciConstruction		\$17,642,700.00	\$250,000.00	-	(\$31,300.00)	-
HC: North Bay Mechanical LLC		\$3,730,000.00	-	-	(\$1,500.00)	-
PC: Jay R. Reynolds		\$1,538,700.00	-	\$99,000.00	(\$1,000.00)	-
EC: Boro Construction		\$4,438,000.00	\$50,000.00	-	(\$8,000.00)	(\$56,000.00)
		\$27,349,400.00	\$300,000.00	\$99,000.00	(\$41,800.00)	(\$56,000.00)
					Grand Total with Alts:	\$27,607,600.00

UNCLASSIFIED CONSTRUCTION

GC-1, EC-1

Scope includes all GC, PC, EC subterranean site work to the depth of foundations, including rock removal. This alternate protects the District from unforeseen costs associated with sub-surface site conditions. Unsuitable soils below the immediate area of work (footer depth) is not included within this alternate and may still be considered beyond the discoverable scope of work.

TOTAL ADD: \$300,000

EXISTING CLASSROOM USE

GC-2, PC-2, HC-1, EC-3

Scope includes the amount to be DEDUCTED from the project for the prime contractor to use classroom in the existing middle school in lieu of an on-site trailer.

TOTAL DED: \$40,900

ELEVATOR

GC-4

State the amount to be ADDED or DEDUCTED from the contract to provide TKE machine room-less elevator in lieu of the Base Bid manufacturer basis of design Otis Elevator.

*THE ADMINISTRATION TEAM IS RECOMMENDING NOT ACCEPTING THIS ALTERNATE DUE TO INTERNAL MAINTENANCE DISCUSSIONS.

TOTAL DED: **\$5,100**

COST ESTIMATE VS. BID SUMMARY

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TOTAL PROJECT COST		\$ 32,071,591
10% COST RANGE		\$ 35,278,750

- TOTAL ESTIMATE PROJECT COST:
 - \$26,940,567.00
- TOTAL SUBTOAL PROJECT COST:
 - \$27,349,400.00
 - 1.5% High
- WITH ACCEPTED ALTERNATES:
 - \$27,607,600.00
 - 2.5% High
- +(\$667,033.00)

CONSTRUCTION SCHEDULE

- Notice of Intent to Award
 - May 8, 2026
- Notice to Proceed
 - Can issue after Permits Received
 - On-Site Conference needed w/ Township (TBD – Before End of May)
 - Estimated May 20, 2026
- 18 Months Construction
 - Substantial Completion: Fall of 2027
 - Use of sports fields to be phased for fall of 2027
 - Final Completion: Early 2028

QUESTIONS?



Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

www.cra-architects.com