



# State College Area School District

**Randy Brown**

**Finance and Operations Officer/Open Records Officer**

240 VILLA CREST DRIVE • STATE COLLEGE, PENNSYLVANIA • 16801

TELEPHONE: 814-231-1021 • FAX: 814-466-6068

To: Curtis Johnson  
From: Randy Brown and Michael Fisher  
Date: May 4, 2026  
Subject: Park Forest Middle School Project Bid Acceptance

The administration recommends approval of the low bids for the Park Forest Middle School project and selected bid alternates as discussed at the April 20, 2026 Board meeting.

A motion to accept the base bids from the low bidders, reflecting the selected bid alternates, from the prime contractors totalling \$104,685,983:

1. General Construction by Lobar Inc. in the amount of \$54,898,000;
2. Site Construction by Glenn O. Hawbaker in the amount of \$11,528,633;
3. HVAC Construction by Midline Mechanical in the amount of \$12,597,000;
4. Plumbing Construction by Silvertip in the amount of \$5,496,000;
5. Electrical Construction by Westmoreland Electric in the amount of \$17,488,000;
6. Fire Protection Construction by SA Comunale in the amount of \$1,685,000;
7. Food Service by 11400, LLC in the amount of \$993,350.

A motion to accept or reject the bid alternates from the prime contractors as recommended at a total of \$7,622,625:

1. Accepted Unclassified Construction in a total amount across contractors of \$274,000 and individually by contractors in the amounts of:
  - a. GC-1 Lobar \$25,000;
  - b. SC-1 Glenn O. Hawbaker \$124,000;
  - c. PC-1 Silvertip \$80,000;
  - d. EC-1 Westmoreland Electric \$45,000.
2. Accept Storage facility in a total amount across contractors of \$227,000 and individually by contractors in the amounts of:
  - a. GC-2 Lobar \$146,000;
  - b. SC-2 Glenn O. Hawbaker \$24,000;
  - c. HC-2 Midline Mechanical \$14,500;

- d. PC-2 Silvertip \$3,000;
  - e. EC-2 Westmoreland Electric \$30,000;
  - f. FP-2 SA Comunale \$9,500.
3. Reject Epoxy Terrazzo floor covering 3.
  4. Reject Bird Friendly Glass 4A.
  5. Accept Bird Friendly Glass 4B in the total amount of \$99,000:
    - a. GC-4B Lobar \$99,000.
  6. Reject Roof Insulation 5.
  7. Accept Thirty-year Roof Warranty 6 in the total amount of \$299,000:
    - a. GC-6 Lobar \$299,000.
  8. Accept Roof Stair 7 in the total amount of \$49,000:
    - a. GC-7 Lobar \$49,000.
  9. Accept Snow Melt System 8 in a total amount across contractors of \$515,500 and individually by contractors in the amounts of:
    - a. GC-8 Lobar \$74,000;
    - b. HC-8 Midline Mechanical \$430,000;
    - c. PC-8 Silvertip \$11,500.
  10. Accept Photovoltaic System 9 in a total amount across contractors of \$1,478,000 and individually by contractors in the amounts of:
    - a. GC-9 Lobar \$56,000;
    - b. EC-9 Westmoreland Electric \$1,422,000.
  11. Accept Additional Generator Capacity 10 in a total amount of \$532,000:
    - a. EC-10 Westmoreland Electric \$532,000.
  12. Reject Site Retaining Wall and Short (as designed) 11-A.
  13. Retaining Wall and Shoring (Delegated Design) 11-B in a total amount of:
    - a. SC-11B Glenn O. Hawbaker \$4,149,125.
  14. Reject Direct Digital Control System 12.

The total base and alternate bid cost for the project amounts to \$112,308,608.

The bid information provided by Crabtree Rohrbaugh Associates at the April 20 board meeting has been updated to reflect the changes to alternate recommendations.



**Crabtree, Rohrbaugh & Associates - Architects**

401 East Winding Hill Road

Mechanicsburg, PA 17055

Pennsylvania • Virginia • Maryland • West Virginia

April 20, 2026

Randy L. Brown

Finance and Operations Officer/ Open Records Officer

State College Area School District (SCASD)

240 Villa Crest Drive

State College, PA 16801

RE: Park Forest Middle School (PFMS)  
Bid Results

Mr. Brown:

We're happy to present the results of Park Forest Middle School Bid Opening from April 9, 2026 for review by State College Area School District's Board of School Directors. As you are aware the project saw strong interest in the project across all prime contracts, seeing 3-6 bids per prime contract.

Due to this interest in the project, SCASD's project is substantially under budget, approximately 10% or \$12.5 million from the Act 34 Budget of \$130 million for construction only. Savings were further enhanced by allowing site contractors to propose an alternate site wall design that increased savings by another \$4.5 million. These combined savings along with selected alternates increase the overall savings to \$18 million total under the Act 34 budget.

In review of TCT Cost Estimators (engaged by CRA Architects), the 3<sup>rd</sup> party's cost estimate and Massaro Construction Management's cost estimate that set a range of \$130 - \$145 million for the cost estimates, we have identified a number of factors in the favorable numbers for SCASD's new Park Forest Middle School as follows:

1. Both Cost Estimates carried a 3% estimating contingency in their budgets, which appears to have not been needed but is standard for safety in estimating for budget planning.
2. The TCT estimate which was utilized for the Act 34 FINAL budget included escalation of 3%, which also appears to have not occurred over the last year, with costs appearing to have leveled out in central Pennsylvania. While inflation continues to occur, indicators are that construction market has declined, creating more competition.
3. PFMS being a new building and having a construction duration of 32+ months, further created competition over additions & renovations and smaller projects due to stability of work for staff over a longer time frame and reduction of complexity from add/reno.

We will be ready to further discuss and answer questions at the school board meeting but wanted to provide this overview for your review.

Attached to this memo is a Summary Bid Receipt spreadsheet that identifies the apparent low bidders along with alternates and cost analysis that we will review at the school board meeting.

## Alternates:

The following descriptions are provided for consideration of each alternate individually. Please be aware that many of the alternates include multiple contractors. We are providing the TOTAL cost for each alternate in the descriptions below. Breakdown of cost by each contractor can be seen in the "Summary Bid Receipt" spreadsheet, the first attachment to this memo followed by visual identification for some of the alternates for understanding of scope.

Recommendations are preliminarily being provided but it is understood discussion will occur during presentation to SCASD Board of School Directors for final approval and selection.

**Unclassified Construction: GC-1, SC-1, PC-1 & EC-1: ADD \$274,000** This alternate has the contractors take responsibility if rock is encountered underground to get to contract depths for any of their work. If this alternate is not accepted, any rock encountered will be tracked utilizing contact unit prices processed as change orders as they occur during construction. At its heart, this alternate is very much like an insurance policy, is the owner responsible or responsibility shifted to the contractor.

*Recommendation: PFMS, being a new facility with substantial utility work and grading has approximately \$19.2 million of site work. Due to this scale, it is recommended to accept this alternate and protect SCASD from classified construction costs during construction.*

**Storage A073: GC-2, SC-2, HC-2, PC-2, EC-2 & FPC-2: ADD \$227,000** This alternate constructs a 2,000 square foot storage area on the ground floor of PFMS to provide expanded storage for the school and facilities staff.

*Recommendation: At the cost that has been provided, this is \$113.5/SF, substantially lower than the overall cost per SF of the school and lower than if a separate storage was built in the future. The ability to increase storage within the school is always important and for this reason this alternate is recommended.*

**Epoxy Terrazzo: GC-3: ADD \$504,000** This alternate replaces the vinyl composite tile (VCT) in the main lobby and cafeteria with epoxy terrazzo flooring which has a reduced maintenance cost over VCT flooring

*Recommendation: SCASD does not have terrazzo at the majority of its schools including the high school, currently it is understood SCASD recommends not accepting this bid at this time.*

**Bird Glass: GC-4A: ADD \$102,000** There were (2) alternates for bird friendly glass. This alternate provides bird friendly glass at secondary large expanses of exterior glass around the school predominantly at stair towers. If SCASD would decide to take one of the two alternates this should be taken second.

*Recommendation: The administration recommends rejecting the Bird Glass alternates in order to avoid the cost as another option has been pursued at another school.*

**Bird Glass: GC-4B: ADD \$99,000** There were (2) alternates for bird friendly glass. This alternate provides bird friendly glass at all main large expanses of exterior glass at the 2 entrances, library, gymnasium and cafeteria.. If SCASD would decide to take one of the two alternates for bird friendly glass, this should be the first priority, as it has the largest expanses of glazing areas that are a potential hazard to birds.

*Recommendation: Following discussion at the previous board meeting, the administration recommends accepting this Bird Glass alternate.*

**Roof Insulation: GC-5: ADD \$322,000** This alternate is to provide an additional 2.6 inches of roof insulation to the provided 5.2 inches of roof insulation in the base bid.

*Recommendation: NOT RECOMMENDED. This was a recommendation by the commissioning agent for the project, with the bid number we were able to run the payback for the added insulation. Because building code has increased roof insulation in the past 10 years for energy efficiency, 5.2 inches is an extremely efficient roof under the base bid. Adding another 2.6 inches has a minimal improvement in efficiency that is a 20+ year payback and is not recommended at this time.*

**Roof Warranty: GC-6: ADD \$299,000** This alternate is to a 30-year roof warranty instead of a 20-year warranty for the roof. In addition, the roof membrane will increase in thickness for durability.

*Recommendation: RECOMMENDED. This alternate is recommended for two primary reasons. First, by extending the life of the roof, this long-term gains substantial savings for SCASD. The roof is 205,000 SF, at \$20/SF replacement, roof replacement will one day cost \$4.1 million in today's dollars, the alternate cost is substantially lower than this cost saving SCASD money long term. 2<sup>nd</sup> due to the projected 25-30 life of the photovoltaic (solar) array alternate for the school, it is critical to have a roof that will have a similar life expectancy.*

**Roof Stair: GC-7: ADD \$49,000** This alternate provides a roof stair in lieu of a ship's ladder from the low roof adjacent to receiving to the higher roofs of the gyms, main, lobby, auditorium and 2<sup>nd</sup> floor classroom wing where the majority of roof top mechanical units are located allowing quick access and ability to carry maintenance supplies for routine service.

*Recommendation: RECOMMENDED. This alternate is recommended due to the importance of quick access and ability to safely carry supplies to maintain the roof-top equipment which is critical for employee safety and long term life of the building systems.*

**Snow Melt System: GC-8, HC-8 & PC-8: ADD \$515,500** This alternate is a snow melt system for concrete walkways, ramps and stairs along the front of PFMS.

*Recommendation: RECOMMENDED. This alternate is recommended due to the amount of walkways, stairs and ramps along the front of the school to accommodate the slope on the new school's campus. This will substantially reduce time to clear the school during snow, where time is often critical for keeping schools open. More importantly, the system will greatly reduce the risk of future slips, trips, and falls.*

**Photovoltaic Array: GC-9 & EC-9: ADD \$1,478,000** This alternate is to provide a 688 kW Solar array on the roof of PFMS.

*Recommendation: RECOMMENDED. Understanding that SCASD was awarded a \$300,000 Solar for Schools grant from PA DCED and will receive 30% of funding from federal Inflation Reduction Act credits, approximately \$443,000, the cost of the array to SCASD will be \$734,600. The electrical engineer ran payback against current rates for SCASD, which shows a payback to SCASD in 9.5 years.*

**Additional Generator Capacity: EC-10: ADD \$532,000** This alternate is to provide additional generator capacity beyond life safety and lighting that is required in the base bid. The alternate extends generator capacity to include the central mechanical plant and mechanical systems throughout the school allowing for school to continue in the event of power loss.

*Recommendation: RECOMMENDED. Due to recent extended power outages in SCASD and the difficulty of providing temporary generators to schools, this alternate is recommended due to PFMS being one of SCASD larger facilities, helping maintain operational educational facilities in the event of another long-term outage.*

**Site Retaining Wall & Shoring (AS DESIGNED) EITHER SC-11A: \$8,749,030** Due to the scale of the sitework for PFMS, the boundary site wall (estimated at \$9+ million) along the north and west of the property was broken out as two options for bidding purposes, so a clear cost could be seen on what system is most cost effective for SCASD. SC-11A is the 1<sup>st</sup> option for bidders, which is a design provided by the civil engineer for the project.

*Recommendation: **NOT RECOMMENDED**. Once bids were received, the second option was much more cost effective and is recommended at this time.*

**Site Retaining Wall & Shoring (DELEGATED DESIGN) OR SC-11B: ADD \$4,149,125** This is the second option for contractors to bid the site wall and contractors given the ability to propose an alternative design (DELEGATED) for the boundary site wall as long as it meets all the requirements of the contract documents.

*Recommendation: **RECOMMENDED**. The apparent low bidder is proposing to combine the retaining wall and shoring in one unified system that will meet all contract requirements for the project at a substantial savings of approximately \$4.5 million over the designed system. To complete the site, it is mandatory to accept one of the two alternates (EITHER/OR), due to the substantial cost savings to SCASD, SC-11B is recommended and required since it creates the combined apparent low bidder with the base bid.*

**Direct Digital Control (DDC) System HC-12: DEDUCT of \$207,000:** This alternate adjusts the subcontractor for controls of the mechanical systems in the school from a base bid of Automated Logic to NexGen.

*Recommendation: **NOT RECOMMENDED**. This alternate is not recommended at this time Automated Logic will remain as the controls of the school due to simplicity of automation programming to help in equipment troubleshooting.*

### **Total Project Budget**

Last, we have updated the "TOTAL" project budget which we are including as an attachment. This includes the "bid" construction costs, and all anticipated "soft" costs that will be incurred by the project along with contingency funds for any unforeseen costs that might occur throughout construction. We are happy to report with the favorable bidding for the project, the total project is now back within the original cost range presented in May of 2025, early in planning.

Congratulations to State College Area School District and we are excited about transitioning this project into construction with you, the administrative team and the Board of School Directors for State College's community and students.

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

Sincerely,  
Crabtree, Rohrbaugh & Associates



R. Jeffrey Straub, AIA, LEED Fellow  
Principal | Studio Director  
717-514-9826 | [jstraub@cra-architects.com](mailto:jstraub@cra-architects.com)

# State College Area School District

New Construction- Park Forest Middle School

Summary Bid Receipt- April 9, 2026



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

Apparent Low Bid	BASE BID	Act 34 Estimate (TCT 3rd Party Estimate)	Over/ (Under) Budget	Alternates													Total Bids If all Alternates were selected at this time	
				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	EITHER ADD SC-11A Site Retaining Wall & Shoring (AS DESIGNED) OR ADD SC-11B Site Retaining Wall & Shoring (DELEGATED DESIGN)	ADD/DEDUCT HC-12 Direct Digital Control (DDC) System		
GC: Lobar	\$ 54,898,000	\$ 65,073,799	\$ (10,175,799)	\$ 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	\$ 24,462,711	\$ (8,784,953)	\$ 124,000	\$ 24,000												\$ 4,149,125	\$ 15,825,758
HC: Midline Mechanical	\$ 12,597,000	\$ 16,090,656	\$ (3,493,656)		\$ 14,500							\$ 430,000						\$ 13,041,500
PC: Silvertip	\$ 5,496,000	\$ 5,430,783	\$ 65,217	\$ 80,000	\$ 3,000							\$ 11,500						\$ 5,590,500
EC: Westmoreland Elect.	\$ 17,488,000	\$ 16,484,889	\$ 1,003,111	\$ 45,000	\$ 30,000								\$ 1,422,000	\$ 532,000				\$ 19,517,000
FPC: SA Comunale	\$ 1,685,000	\$ 1,545,866	\$ 139,134		\$ 9,500													\$ 1,694,500
FSC: 11400, LLC	\$ 993,350	\$ 1,198,870	\$ (205,520)															\$ 993,350
<b>Total Apparent Low Bids</b>	<b>\$ 104,685,983</b>	<b>\$ 130,287,574</b>		<b>\$ 274,000</b>	<b>\$ 227,000</b>			<b>\$ 99,000</b>		<b>\$ 299,000</b>	<b>\$ 49,000</b>	<b>\$ 515,500</b>	<b>\$ 1,478,000</b>	<b>\$ 532,000</b>	<b>\$ -</b>	<b>\$ 4,149,125</b>		<b>\$ 112,308,608</b>

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
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
<b>Total Cost per SF- Building Only</b>		<b>\$ 89,571,450</b>	<b>\$ 320.06</b>	<b>per SF</b>	
Act 34 Limit (D20) Check		\$ 105,243,585	\$ (15,672,135)	Under	Limit (No Issue)

Includes all stage riggings & curtains (normally in GC)

Over/(Under) Budget All Alternates & Designed Retaining Wall		
Act 34 Budget 03.23.26 (TCT 3rd Party Estimate [12.30.25])	\$ 130,287,574	\$ 116,908,513
Massaro Estimate (12.29.25)	\$ 144,921,000	\$ (13,379,061)
		\$ (28,012,487)
Over/(Under) Budget & Delegated Retaining Wall		
CRA Act 34 Budget 03.23.26 (TCT 3rd Party Estimate)	\$ 130,287,574	\$ (17,978,966)
Massaro Estimate (12.29.25)	\$ 144,921,000	\$ (32,612,392)

\* For Complete Site Contract SC-11B is REQUIRED Broken Out to Create Option for Bidding Approach

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

PLANS REMOVED FOR SECURITY PURPOSES

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



4A- Secondary Curtainwall @ Stairs

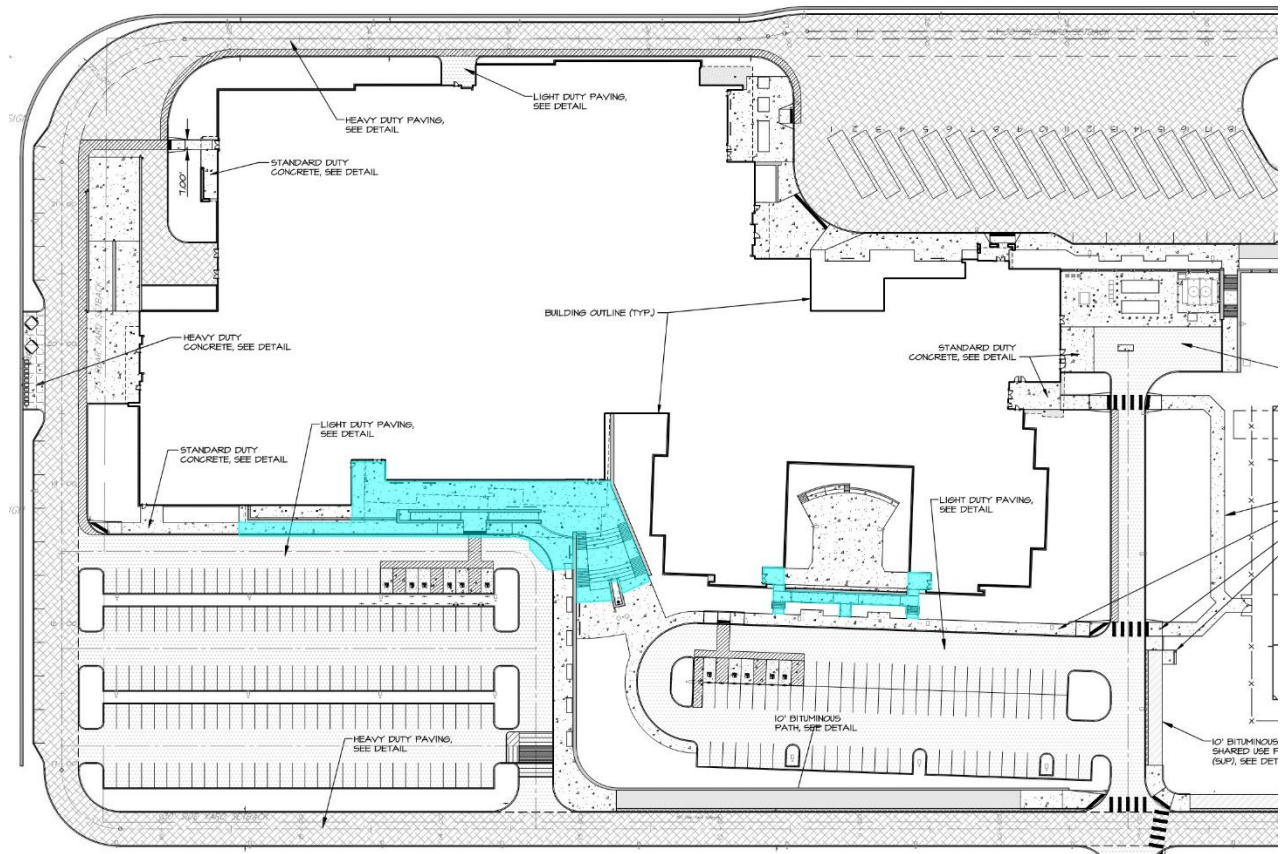


4B- Main Expanses of Glass (Curtainwall) @ front of School Cafeteria, Media Center & Gymnasium

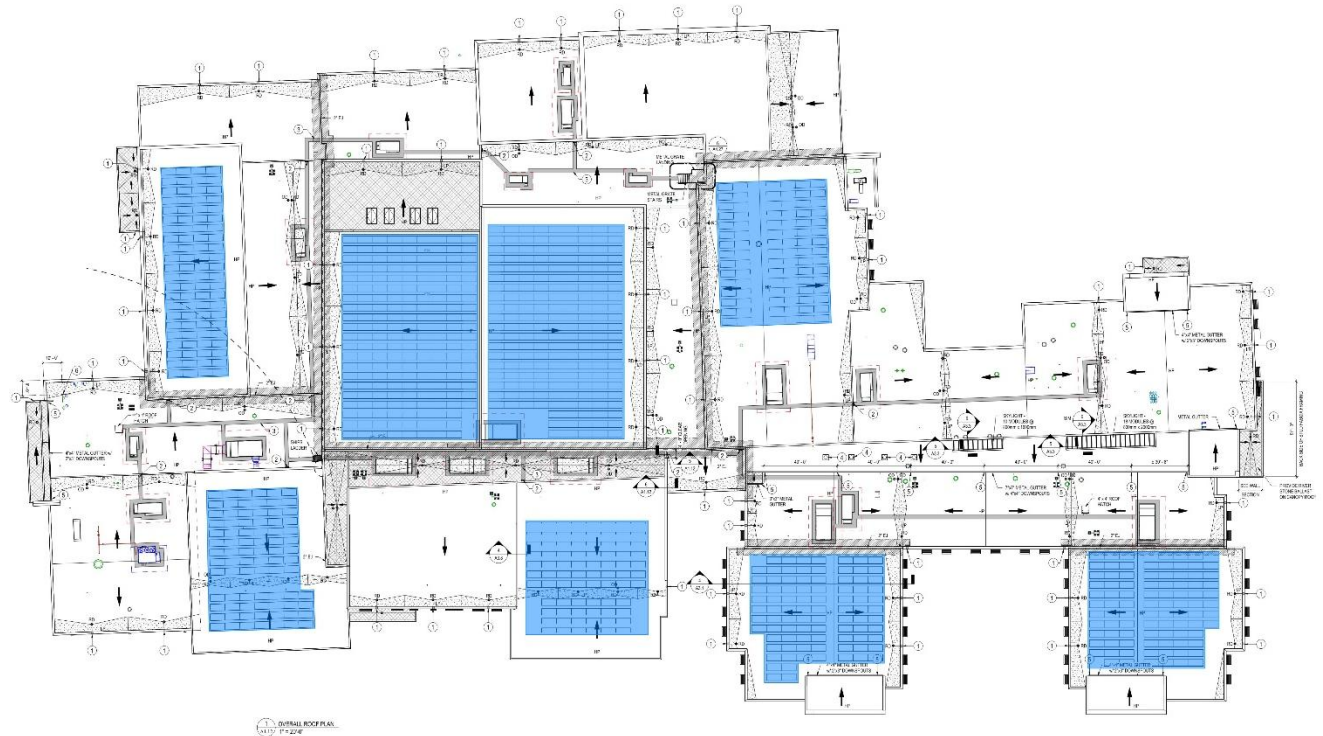
PLANS REMOVED FOR SECURITY PURPOSES

PLANS REMOVED FOR SECURITY PURPOSES

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



# State College Area School District

CRA Project # 3798

Park Forest Middle School

\$ 137.50 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.

<b>1 AREA SUMMARY</b>			
Total Building Area		279,859	SF
<b>2 SUBTOTAL STRUCTURE COST - ACT 34 Budget</b>		\$	130,287,573
<b>3 SUBTOTAL STRUCTURE COST - BIDS WITH ALTERNATES SELECTED</b>		\$	112,209,608
<b>4 CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>			
CONSTRUCTION CONTINGENCY	3.00%	\$	3,366,288
CONSTRUCTION TESTING & INSPECTION	0.40%	\$	521,150
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
BUILDING PERMIT FEE		\$	840,187
REGULATORY AGENCY FEES	0.00%	\$	-
UTILITY TAP FEES	LS	\$	364,000
WEB-BASED CONSTRUCTION ADMINISTRATION	LS	\$	-
MISC PERMITTING FEES- CONTINGENCY (ROAD IMP.)	LS	\$	100,000
COMMISSIONING	0.20%	\$	188,700
CONSTRUCTION MANAGER		\$	1,881,600
<b>5 SUBTOTAL CONSTR. SOFT COSTS</b>	<b>3.60%</b>	<b>\$</b>	<b>7,713,091</b>
<b>6 SUBTOTAL CONSTR. &amp; CONSTR. SOFT COSTS - WITH ALTERNATES</b>		<b>\$</b>	<b>119,922,699</b>
<b>7 ADDITIONAL SOFT COSTS WITH ALTERNATES</b>			
CRA BASE BID FEE from Final Estimate	5.75%	\$	7,857,070
CRA FEE ON ALTERNATES	0.00%	In Base Bid Fee	
<b>CRA TOTAL BASIC SERVICE FEES</b>	<b>Total</b>	<b>\$</b>	<b>7,857,070</b>
<b>CONSULTANTS</b>			
ELA BASE CIVIL ENGINEERING	LS	\$	273,020
ELA (SEWER, TRAFFIC, PERMITTING, ETC.)	LS	\$	260,527
ELA Fees for Road Improvements- Valley Vista			
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	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
MISC CONSULTANT FEES- CONTINGENCY	LS	\$	100,000
BUILDER'S RISK INSURANCE	LS	\$	110,000
REIMBURSE/ PRINTING	0.09%	\$	124,201
<b>8 SUBTOTAL</b>		<b>\$</b>	<b>9,401,477</b>
<b>9 FINANCING - BASE BID</b>			
FINANCING FEES	LS	\$	620,019
<b>10 MOVEABLE FIXTURES / EQUIPMENT</b>			
FURNITURE/EQUIPMENT ALLOWANCE	3.50%	\$	4,560,065
<b>11 SUBTOTAL NON-CONSTR. SOFT COSTS</b>	<b>10.57%</b>	<b>\$</b>	<b>14,581,560</b>
<b>12 ESTIMATED TOTAL PROJECT COSTS - ACT 34 BUDGET</b>		<b>\$</b>	<b>152,014,086</b>
<b>13 ESTIMATED TOTAL PROJECT COSTS - BASE BID &amp; SELECTED ALTERNATES</b>		<b>\$</b>	<b>134,504,259</b>
14 Amount Over/ (Under) Budget		\$	(17,509,827)
<b>15 Road Improvements Budget- Valley Vista &amp; Traffic Light (ELA Estimate 8apr26)</b>		<b>\$</b>	<b>3,000,000</b>
<b>16 TOTAL BUDGET WITH ROAD IMPROVEMENTS</b>		<b>\$</b>	<b>137,504,259</b>

Allowances of \$400K in addition to contingency  
**BASED UPON MNES, ENGAGE FOR CODE REVIEW**

TBD

Fees Identified Above  
 Allowance  
 Procure w/ Massaro

RFP

Allocated

SCASD Financial from Act 34

# PARK FOREST MIDDLE SCHOOL


			Low		High
New Cost/ Square Foot			\$ 325		\$ 340
Building Square Footage	New		268,825		268,825
Reno Cost/ Square Foot		0%	\$ 0	0%	\$ 0
Building Square Footage	Reno		0		0
<b>Total Square Footage</b>			<b>268,825</b>		<b>268,825</b>
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%)					
Escalation (per year) starting Prelim Design in 2022		8.25%	\$ 7,888,495	8.25%	\$ 8,303,666
			<b>\$ 103,506,620</b>		<b>\$ 108,954,166</b>
Potential Soft Cost		20%	\$ 20,701,324	22%	\$ 23,969,917
<b>2025/2026 Total Project Cost based upon Today's Construction Costs</b>			<b>\$ 124,207,944</b>		<b>\$ 132,924,083</b>
Estimating Contingency		3%	\$ 3,726,238	3%	\$ 3,987,722
<b>2025/2026 Total Project Cost</b>			<b>\$ 127,934,183</b>		<b>\$ 136,911,805</b>
With Alternates, Aux Gym & Storage (7,593 SF)			<b>\$ 130,728,786</b>		<b>\$ 139,706,409</b>

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



## Cost Estimate Update- 5may25

State College Area School District  
 Park Forest Middle School | Project No. 3798  
 Crabtree, Rohrbaugh & Associates



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

Bids Due: April 9, 2026		ALTERNATES										UNIT PRICES																
CONTRACTOR	BASE BID	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	Bulk Soil Excavation	Borrow Soil Replacement	Trench Rock Removal	Bulk Rock Removal	Cutting and Patching of Concrete Floor Slabs	Floor Leveler	General Laborer	Carpenter Journeyman Labor	Journeyman Painter Class 2 Labor	Access Panels	BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
		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	GC-1 \$/CY	GC-2 \$/CY	GC-3 \$/CY	GC-4 \$/CY	GC-5 \$/SF	GC-6 \$/SF	GC-7 \$/HR	GC-8 \$/HR	GC-9 \$/HR	GC-10 \$/PANEL	x	x	x	x	x	x	x
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	\$45.00	\$105.00	\$365.00	\$275.00	\$36.00	\$7.00	\$66.00	\$78.00	\$135.00	\$513.00	x	x	x	x	x	x	x
Lobar	\$54,898,000	\$25,000	\$146,000	\$504,000	\$102,000	\$99,000	\$322,000	\$299,000	\$49,000	\$74,000	\$56,000	\$45.00	\$65.00	\$225.00	\$165.00	\$18.00	\$3.25	\$75.00	\$85.00	\$95.00	\$200.00	x	x	x	x	x	x	x
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	\$65.00	\$85.00	\$250.00	\$85.00	\$15.00	\$2.00	\$72.00	\$87.00	\$102.00	\$250.00	x	x	x	x	x	x	x

GENERAL CONSTRUCTION

State College Area School District  
 Park Forest Middle School | Project No. 3798  
 Crabtree, Rohrbaugh & Associates




**Crabtree, Rohrbaugh & Associates - Architects**  
 401 East Winding Hill Road  
 Mechanicsburg, PA 17055  
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Bids Due: April 9, 2026		ALTERNATES					UNIT PRICES										
CONTRACTOR	BASE BID	Unclassified Construction	Storage A073	NOT USED	Either Site Retaining Wall & Shoring (AS DESIGNED)	OR Site Retaining Wall & Shoring (DELEGATED DESIGN)	Bulk Soil Excavation	Borrow Soil Replacement	Trench Rock Removal	Bulk Rock Removal	BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
		SC-1 ADD	SC-2 ADD	SC-3 through SC-10	SC-11A ADD	SC-11B ADD	SC-1 \$/CY	SC-2 \$/CY	SC-3 \$/CY	SC-4 \$/CY							
Glenn O. Hawbaker	\$11,528,633.00	\$124,000.00	\$24,000.00		no bid	\$4,149,125.00	\$45.00	\$65.00	\$250.00	\$155.00	x	x	x	x	x	x	x
Leonard S. Fiore	\$15,542,000.00	\$346,000.00	\$18,000.00		\$8,652,000.00	no bid	\$45.00	\$105.00	\$365.00	\$275.00	x	x	x	x	x	x	x
Ameron	\$12,095,035.00	\$200,000.00	\$0.00		\$8,749,030.00	no bid	\$22.00	\$28.00	\$180.00	\$72.00	x	x	x	x	x	x	x

**SITE CONSTRUCTION**

State College Area School District  
 Park Forest Middle School | Project No. 3798  
 Crabtree, Rohrbaugh & Associates



**Crabtree, Rohrbaugh & Associates - Architects**  
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Bids Due: April 9, 2026		ALTERNATES						UNIT PRICES																					
CONTRACTOR	BASE BID	NOT USED	Storage A073	NOT USED	Snow Melt System	NOT USED	Direct Digital Control (DDC) System	Additional 6" HVAC Piping	Additional 6" Steel Piping	Additional 4" Steel Piping	Additional 2" Copper Pipe	Additional 1" Copper Pipe	Additional Carbon Dioxide Sensors and Wiring	Additional Electronic Sensors	Additional Thermostates and Wiring	Additional Ductwork	Access Door	Sheet Metal Worker	Steamfitter	Additional 2" Ball Valve	Additional Valve Actuator	Additional Damper Actuator	BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
		HC-1	HC-2 ADD	HC-3 Through HC-7	HC-8 ADD	HC-9 Through HC-11	HC-12 ADD/ DEDUCT	HC-1 \$/LF	HC-2 \$/LF	HC-3 \$/LF	HC-4 \$/LF	HC-5 \$/LF	HC-6 \$/EA	HC-7 \$/EA	HC-8 \$/EA	HC-9 \$/LF	HC-10 \$/EA	HC-11 \$/HR	HC-12 \$/HR	HC-13 \$/EA	HC-14 \$/EA	HC-15 \$/EA							
BSC Mechanical	\$14,138,000.00		\$22,250.00		\$468,300.00		(\$275,000.00)	\$650.00	\$95.00	\$75.00	\$40.00	\$25.00	\$1,195.00	\$985.00	\$1,145.00	\$13.00/LB	\$300.00	\$136.85	\$117.20	\$370.00	\$1,200.00	\$1,360.00	x	x	x	x	x	x	x
Midline Mechanical	\$12,597,000.00		\$14,500.00		\$430,000.00		(\$207,000.00)	\$45.00	\$30.00	\$22.00	\$25.00	\$18.00	\$100.00	\$100.00	\$100.00	\$2.75	\$150.00	\$82.73	\$98.70	\$25.00	\$150.00	\$200.00	x	x	x	x	x	x	x
Myco Mechanical	\$12,674,000.00		\$32,000.00		\$596,000.00		(\$100,000.00)	\$200.00	\$8.00	\$57.00	\$58.00	\$30.00	\$1,039.00	\$857.00	\$995.00	\$11.00	\$700.00	\$90.00	\$75.00	\$909.00	\$1,042.00	\$1,181.00	x	x	x	x	x	x	x
Silvertip	\$14,075,000.00		\$21,100.00		\$667,700.00		(\$100,000.00)	\$290.44	\$123.28	\$86.75	\$55.77	\$33.31	\$1,112.77	\$917.00	\$1,065.65	\$13.88	\$546.32	\$139.35	\$116.80	\$477.76	\$1,115.98	\$1,264.85	x	x	x	x	x	x	x
Wayne Crouse	\$16,220,000.00		\$20,900.00		\$788,000.00		\$27,500.00	\$410.00	\$163.00	\$120.00	\$90.00	\$64.00	\$1,142.00	\$943.00	\$1,095.00	\$23.63	\$598.00	\$173.75	\$173.75	\$418.00	\$1,146.00	\$1,299.00	x	x	x	x	x	x	x
Lugaila Mechanical	\$13,348,000.00		\$19,000.00		\$598,000.00		(\$100,000.00)	\$250.00	\$75.00	\$50.00	\$50.00	\$42.00	\$1,039.00	\$857.00	\$995.00	\$11.00	\$395.00	\$127.00	\$104.00	\$168.00	\$1,042.00	\$1,181.00	x	x	x	x	x	x	x

HVAC CONSTRUCTION

State College Area School District  
 Park Forest Middle School | Project No. 3798

Crabtree, Rohrbaugh & Associates

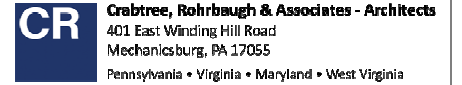


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Bids Due: April 9, 2026		ALTERNATES					UNIT PRICES																		
CONTRACTOR	BASE BID	Unclassified Construction	Storage A073	NOT USED	Snow Melt System	NOT USED	Bulk Soil Excavation	Borrow Soil Replacement	Trench Rock Removal	Bulk Rock Removal	1/2" Domestic Water Pipe	2" Domestic Water Pipe	1/2" Ball Valves	2" Ball Valves	2" Sanitary Pipe	4" Sanitary Pipe	Natural Gas Pipe	Plumbing Journeyman	BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
		PC-1 ADD	PC-2 ADD	PC-3 Through PC-10	PC-8 ADD	PC-9 through PC-12	PC-1 \$/CY	PC-2 \$/CY	PC-3 \$/CY	PC-4 \$/CY	PC-5 \$/LF	PC-6 \$/LF	PC-7 \$/EA	PC-8 \$/EA	PC-9 \$/LF	PC-10 \$/LF	PC-11 \$/LF	PC-12 \$/HR							
LTS Plumbing & Heating	\$7,298,000	\$65,000	\$4,500		\$7,500		\$125.00	\$125.00	\$250.00	\$200.00	\$22.50	\$58.00	\$65.00	\$300.00	\$89.00	\$95.00	\$45.00	\$90.00	x	x	x	x	x	x	x
Silvertip	\$5,496,000	\$80,000	\$3,000		\$11,500		\$67.47	\$67.47	\$125.31	\$160.65	\$28.74	\$56.97	\$87.34	\$445.11	\$48.44	\$54.47	\$18.89	\$116.80	x	x	x	x	x	x	x
Myco	\$5,742,000	\$500,000	\$1,000		\$22,000		\$700.00	\$600.00	\$1,100.00	\$1,200.00	\$21.00	\$53.00	\$154.00	\$680.00	\$47.00	\$60.00	\$12.00	\$76.00	x	x	x	x	x	x	x
W.G. Tomko	\$6,932,532	\$35,000	\$3,000		\$13,000		\$75.00	\$50.00	\$175.00	\$125.00	\$35.00	\$67.00	\$207.00	\$7,473.00	\$21.00	\$36.00	\$27.00	\$92.03	x	x	x	x	x	x	x
Ainsworth Inc.	\$7,060,000	\$85,000	\$750		\$10,580		\$15.00	\$75.00	\$380.00	\$325.00	\$35.00	\$65.00	\$79.00	\$352.00	\$88.00	\$90.00	\$24.00	\$120.00	x	x	x	x	x	x	x
Appellation Construction	\$8,123,635	\$28,500	\$20,767		\$20,595		\$5.59	\$40.30	\$230.94	\$25.37	\$7.52	\$63.12	\$62.11	\$652.00	\$18.31	\$32.86	\$109.43	\$45.30	x						

PLUMBING CONSTRUCTION

State College Area School District  
 Park Forest Middle School | Project No. 3798  
 Crabtree, Rohrbaugh & Associates



Bids Due: April 9, 2026		ALTERNATES					UNIT PRICES																			
CONTRACTOR	BASE BID	Unclassified Construction	Storage A-73	NOT USED	Photovoltaic Array	Additional Generator Capacity	Duplex Receptacle and Wiring	Exit Sign & Wiring	Light Fixture & Wiring	Light Fixture & Wiring	Heat or Smoke Detector & Wiring	Duct Detector & Wiring	Fire Alarm Pull Station & Wiring	Fire Alarm Audible / Visual Device & Wiring	Intercome Speaker and Wiring	Secondary Clock and Wiring	Data Outlets and Wiring	Video Surveillance Outlet and Wiring	Electrical Journeyman	BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
		EC-1 ADD	EC-2 ADD	EC-3 Through EC-8	EC-9 ADD	EC-10 ADD	EC-1 \$/EA	EC-2 \$/EA	EC-3 \$/EA	EC-4 \$/EA	EC-5 \$/EA	EC-6 \$/EA	EC-7 \$/EA	EC-8 \$/EA	EC-9 \$/EA	EC-10 \$/EA	EC-11 \$/EA	EC-12 \$/EA	EC-13 \$/HR							
Arrow Electric	\$19,209,805	\$30,000	\$22,415		\$1,789,185	\$612,296	\$832.00	\$803.00	\$795.00	\$743.00	\$860.00	\$1,631.00	\$990.00	\$1,065.00	\$1,821.00	\$1,812.00	\$3,471.00	\$3,102.00	\$127.83	x	x	x	x	x	x	x
Bob Biter Electric	\$20,077,000	\$50,000	\$25,000		\$1,680,000	\$574,000	\$480.00	\$635.00	\$1,020.00	\$525.00	\$1,630.00	\$2,260.00	\$1,600.00	\$1,820.00	\$1,270.00	\$1,420.00	\$990.00	\$580.00	\$121.27	x	x	x	x	x	x	x
The Farfiled Company	\$19,991,000	\$76,000	\$17,300		\$1,783,618	\$850,617	\$998.00	\$605.00	\$1,085.00	\$637.00	\$1,776.00	\$2,156.00	\$1,819.00	\$2,081.00	\$1,940.00	\$1,647.00	\$3,969.00	\$4,510.00	\$135.00	x	x	x	x	x	x	x
Westmoreland Elect.	\$17,488,000	\$45,000	\$30,000		\$1,422,000	\$532,000	\$671.00	\$910.00	\$1,177.00	\$765.00	\$1,663.00	\$2,391.00	\$1,696.00	\$1,681.00	\$795.00	\$977.00	\$1,061.00	\$6,798.00	\$137.00	x	x	x	x	x	x	x
Hallstrom-Clark	\$17,393,000	\$75,000	\$19,000		\$1,687,000	\$611,000	\$400.00	\$400.00	\$1,500.00	\$900.00	\$500.00	\$1,500.00	\$600.00	\$800.00	\$700.00	\$500.00	\$800.00	\$750.00	\$145.00	x	x	x	x	x	x	x

ELECTRICAL CONSTRUCTION

State College Area School District  
 Park Forest Middle School | Project No. 3798



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Bids Due: April 9, 2026		ALTERNATES							
		Storage A073	BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
CONTRACTOR	BASE BID	FPC-2 ADD							
Accelerated Fire Protection	\$1,989,700	\$10,220	X	X	X	X	X	X	X
Triangle Fire Protection	\$1,897,790	\$9,251	X	X	X	X	X	X	X
SA Comunale	\$1,685,000	\$9,500	X	X	X	X	X	X	X

**FIRE PROTECTION CONSTRUCTION**

State College Area School District  
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Bids Due: April 9, 2026

		BID FORM (INCLUDING ACKNOWLEDGED ADDENDA)	BID SECURITY	NON-COLLUSION AFFIDAVIT	PUBLIC SCHOOL CODE	NON-DISCRIMINATION AFFIDAVIT	WORKMEN'S COMPENSATION ACTS	CONTRACTORS QUALIFICATION STATEMENT
CONTRACTOR	BASE BID							
11400, LLC	\$993,350	X	X	X	X	X	X	X
Great Lakes West	\$1,163,293	X	X	X	X	X	X	X
Singer Equipment	\$999,122	X	X	X	X	X	X	X

**FOOD SERVICE CONSTRUCTION**