FACILITIES FOR THE FUTURE

NORTH ALLEGHENY SCHOOL DISTRICT

Project Status Update

BOARD PRESENTATION 08/05/2026



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GOAL #4: FACILITIES FOR THE FUTURE



GOALS

1. **ACADEMIC EXCELLENCE** — Ignite academic success, exceeding regional and national standards by combining innovative teaching methods and rigorous curricula that challenges students to stretch their potential.
2. **CONTINUOUS LEARNING** — Commitment to relevant, enriching staff development that fosters a culture of excellence for all.
3. **EMPOWERING STUDENTS** — Promote a school environment where students feel connected and their voices are encouraged, heard, and valued.
4. **FACILITIES for the FUTURE** — **Invest in the maintenance and development of facilities and grounds that create future-ready learning spaces, reflecting our community pride and dedication to excellence in academics, arts, athletics and activities.**
5. **SAFETY & WELLNESS** — Cultivate a safe educational environment where all students, staff and families feel secure, welcomed, and respected.



ELEMENTARY SCHOOLS

01 OVERALL PROJECT TIMELINE
02 STATUS OF ELEMENTARY SCHOOL PROJECTS

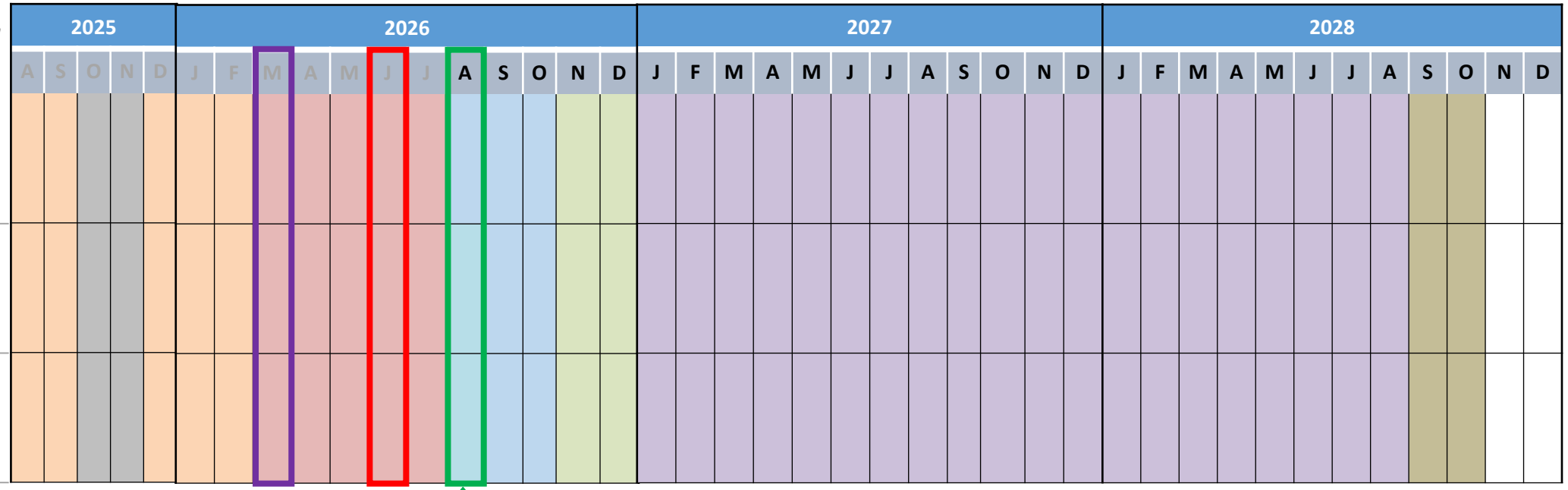


01 OVERALL PROJECT TIMELINE

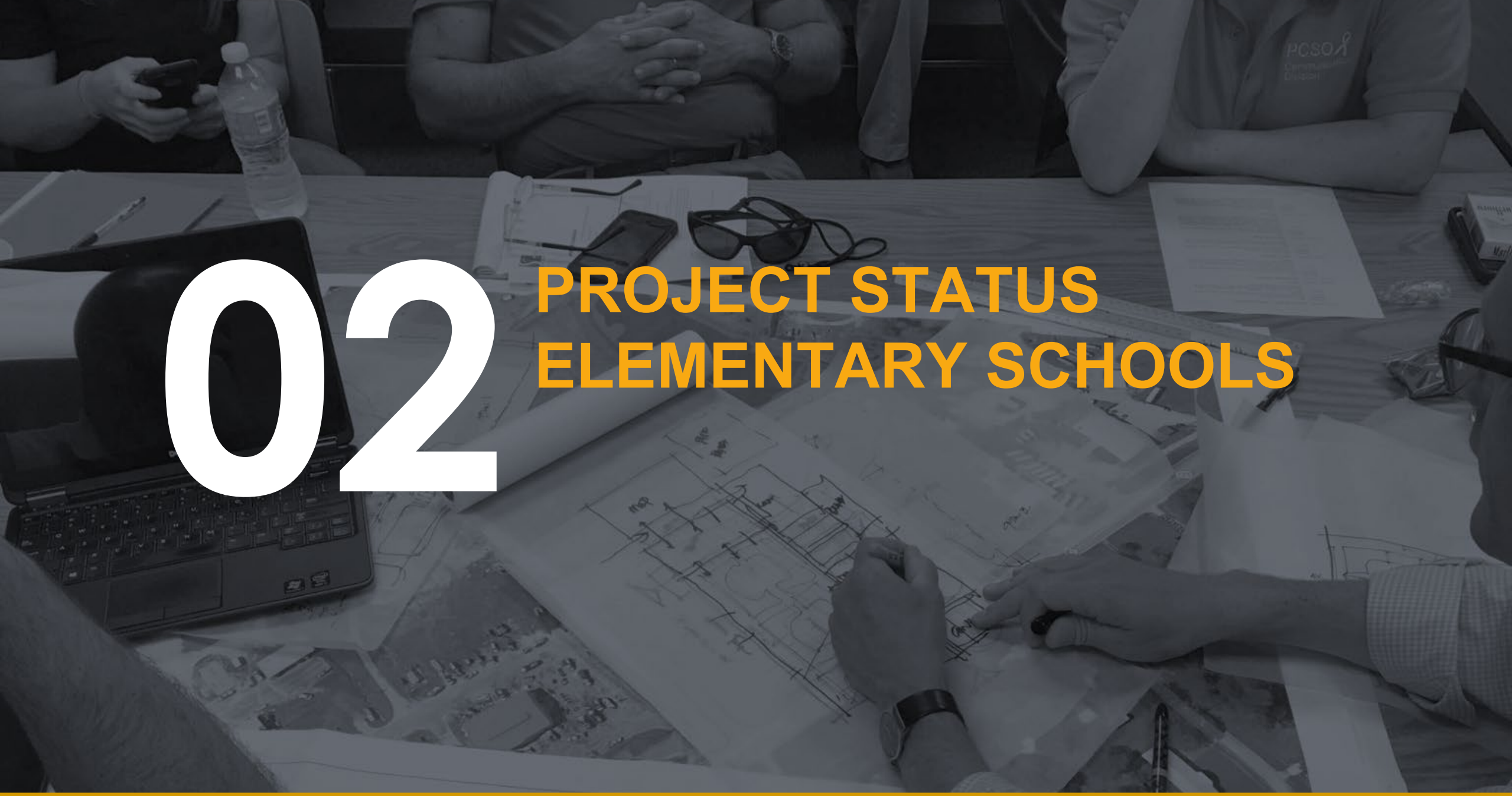
PROJECT MILESTONES SCHEDULE

North Allegheny School District
Current Building Program
August 5, 2026 Update

Programming & Schematic Design | RFQ/Process for Consultants | Design Development | Construction Documents | Permitting | Bidding/ Contracts | Procurement & Construction | Close-out/ Occupancy



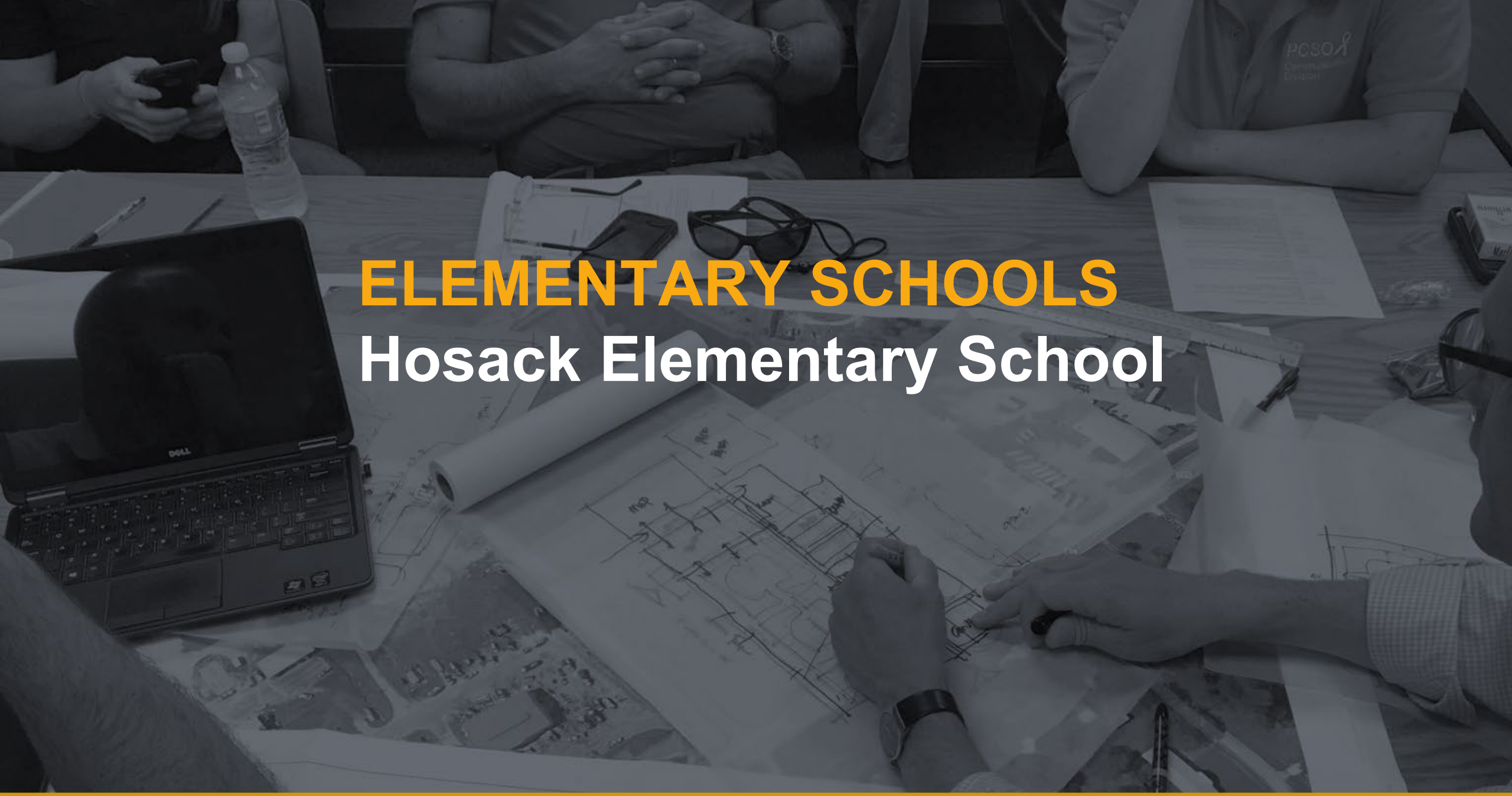
Notes: Overall duration of permitting will overlap with DD and CD phase



02 PROJECT STATUS ELEMENTARY SCHOOLS

PROGRESS – ELEMENTARY SCHOOLS

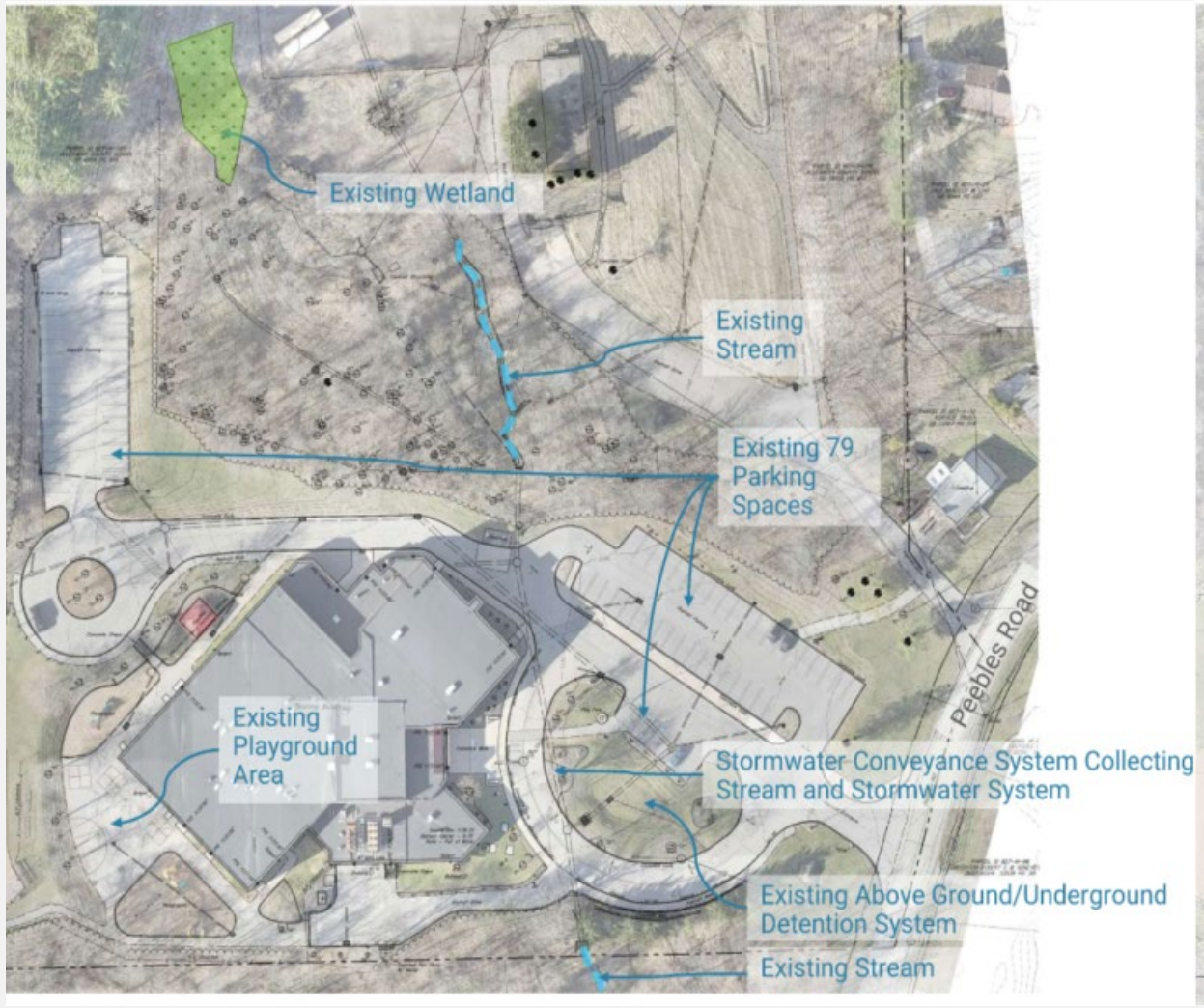
- Bi-weekly design meetings are being held with district and building administration, Board members, construction management, and design team
- On schedule
- Establishing standards for district while preserving each building's own identity
- Completed majority of meetings with admin and staff
- Completed Design Development Phase – the scope of work has been identified, and design concepts have been reviewed
- Design team is moving into Construction Documentation where coordination and detailing for bidding occurs
- GESA / ESCO portion (HVAC and Electrical scopes) of the project have been bid and is reflected in the overall cost estimates

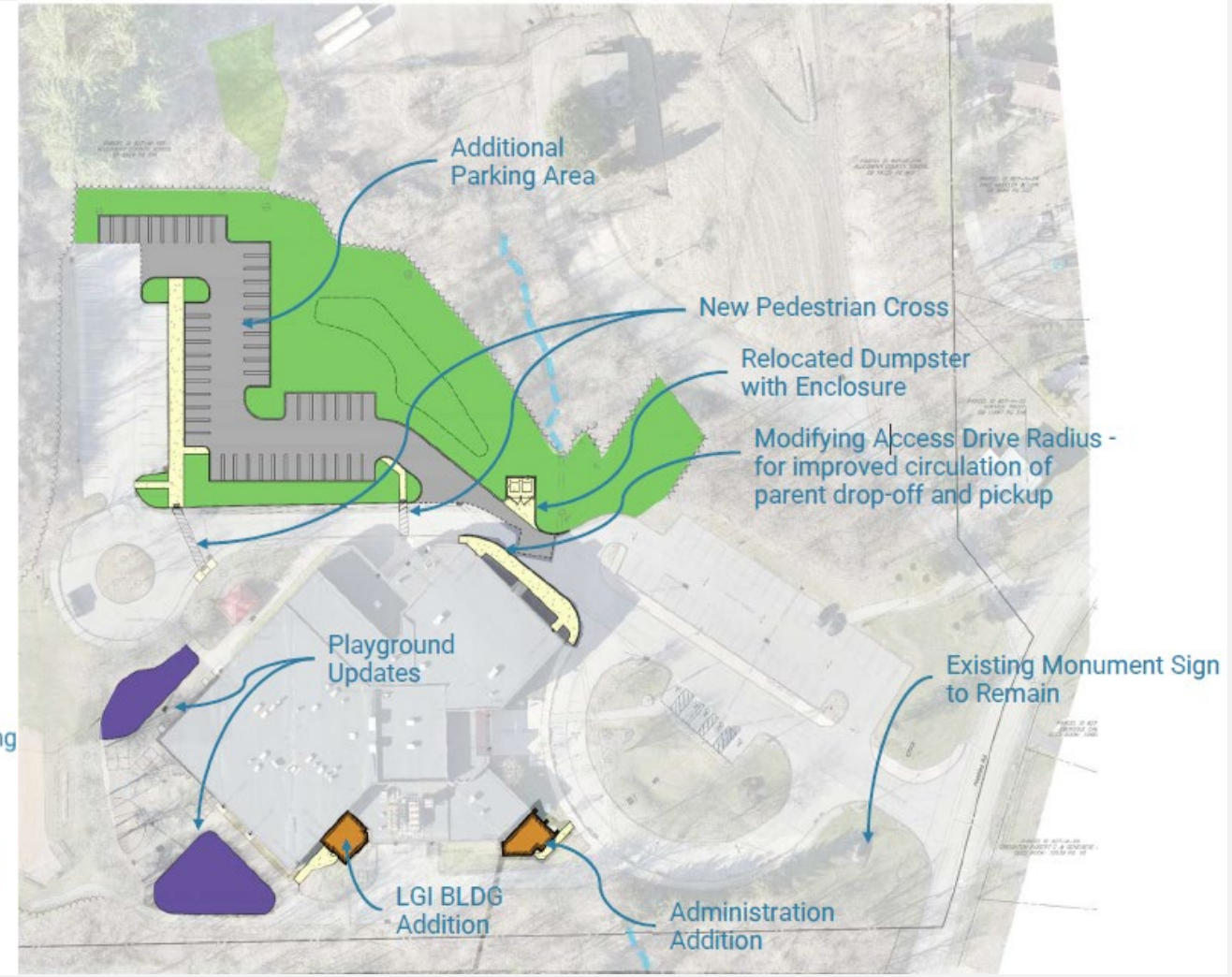


ELEMENTARY SCHOOLS

Hosack Elementary School

HOSACK ELEMENTARY SCHOOL

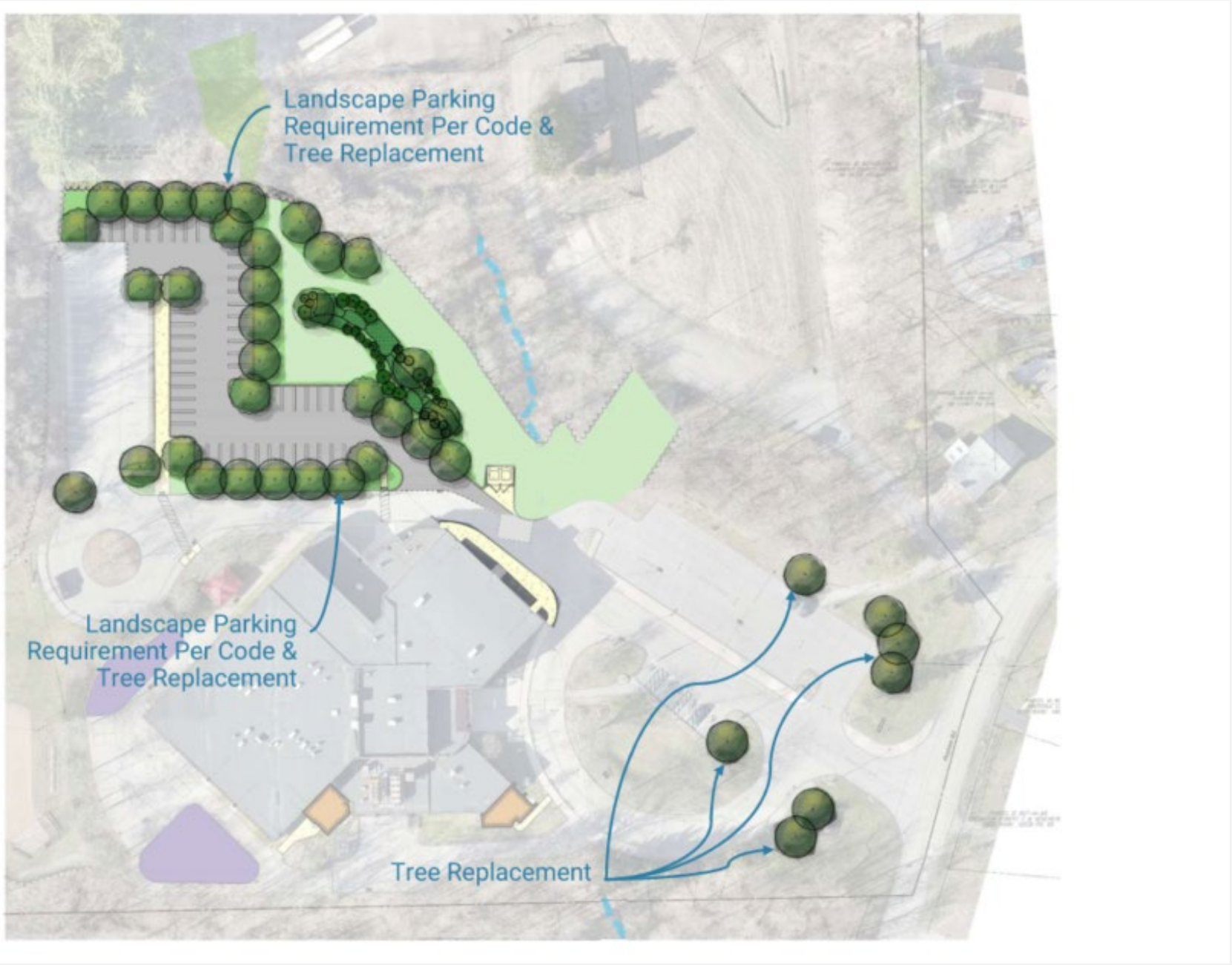




EXISTING SITE PLAN

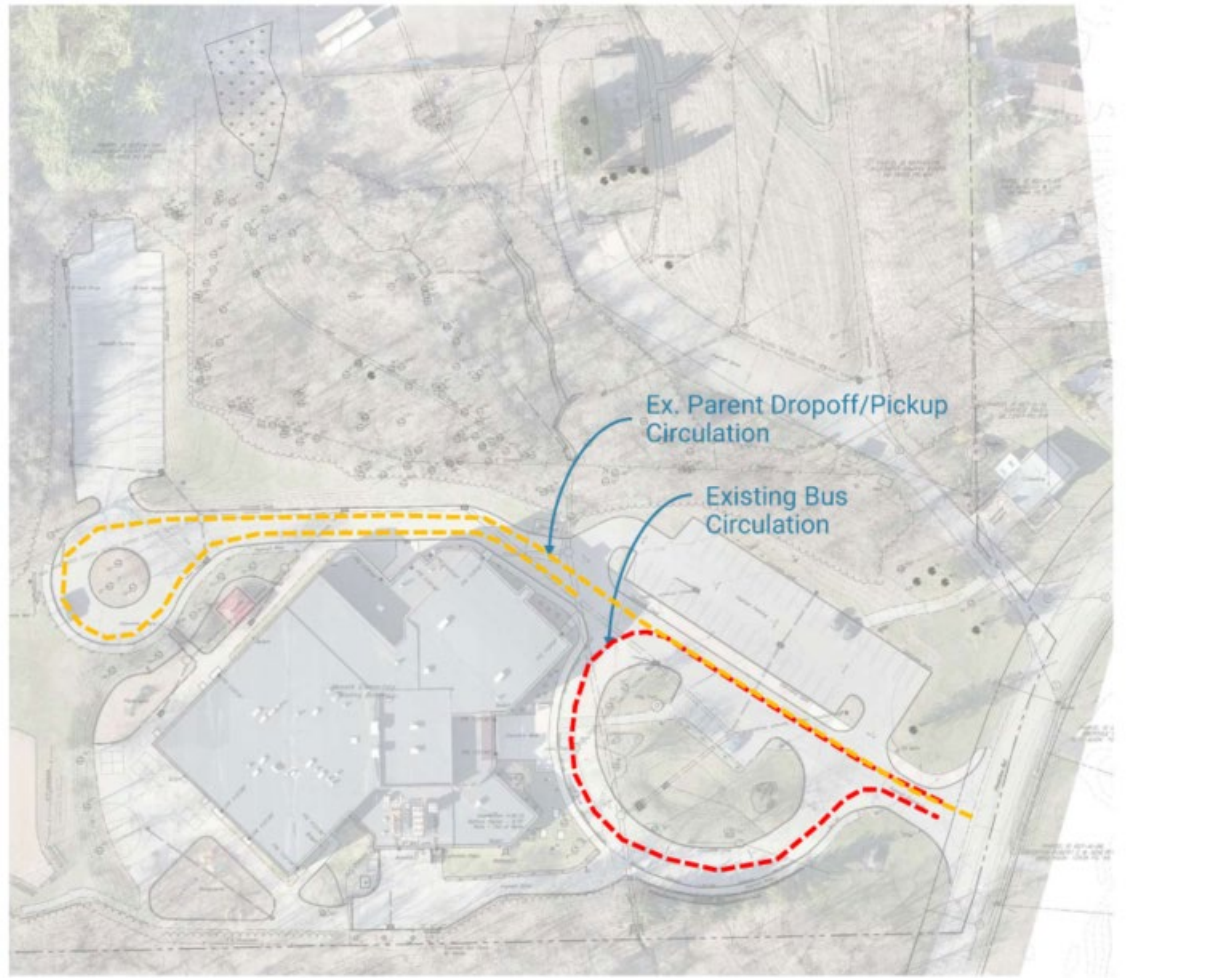
PROPOSED SITE LAYOUT

HOSACK ELEMENTARY SCHOOL

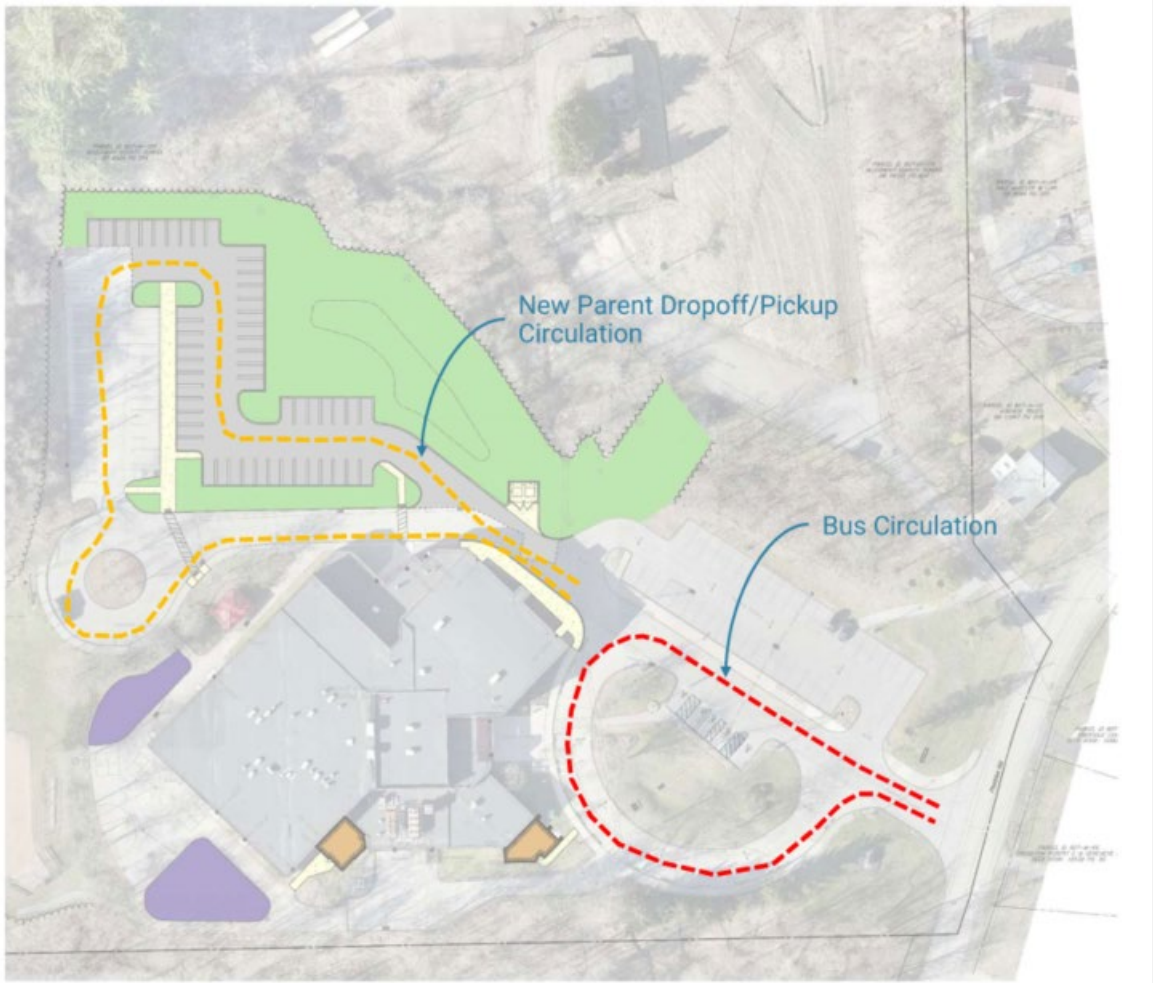


PROPOSED LANDSCAPING

HOSACK ELEMENTARY



EXISTING CIRCULATION



PROPOSED CIRCULATION

HOSACK ELEMENTARY SCHOOL





FIRST FLOOR PLAN

SECOND FLOOR PLAN


HOSACK ELEMENTARY SCHOOL



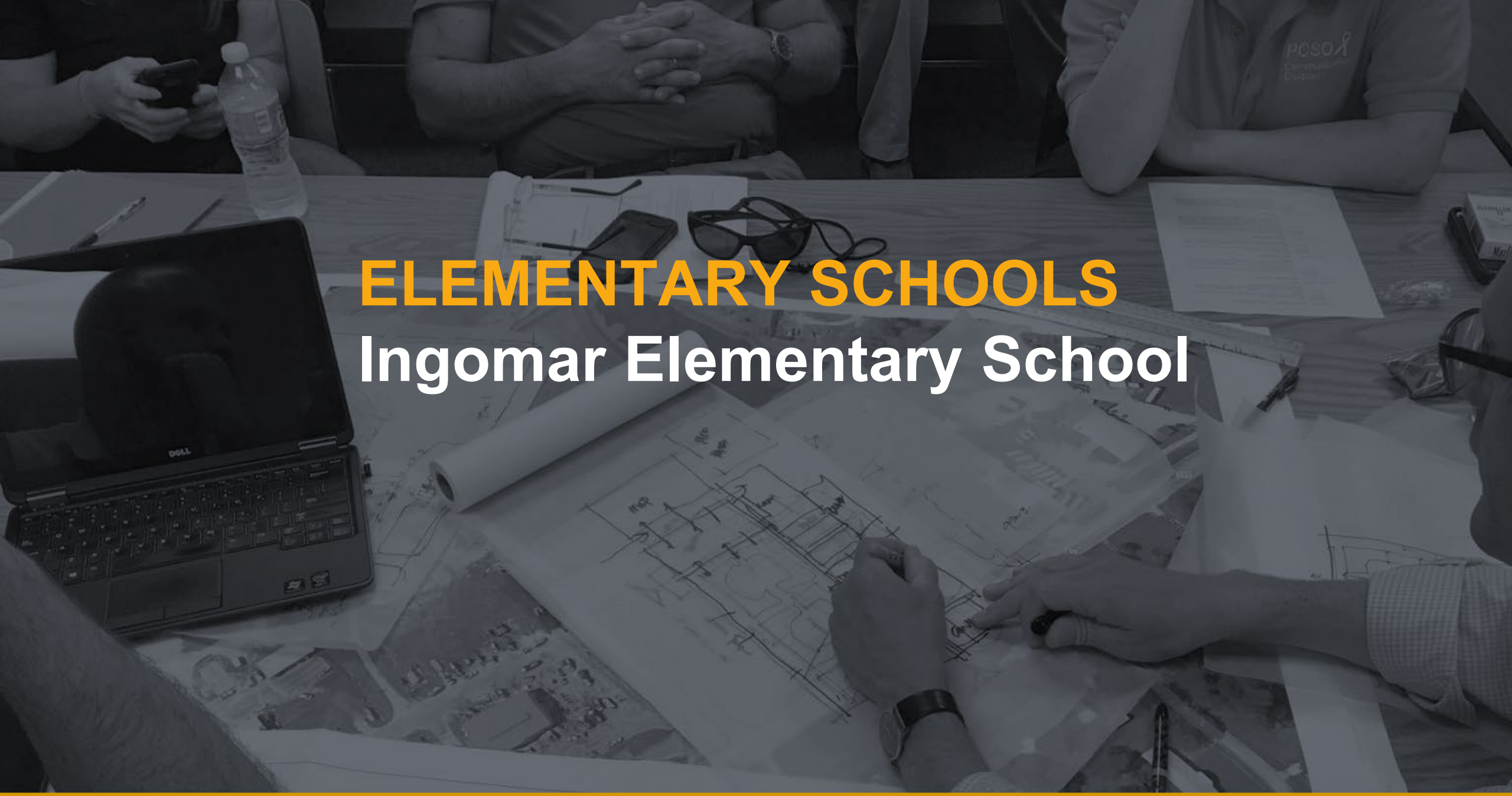

HOSACK ELEMENTARY


NORTH ALLEGHENY SCHOOL DISTRICT
HOSACK
ELEMENTARY SCHOOL


HOSACK
ELEMENTARY SCHOOL
NORTH ALLEGHENY



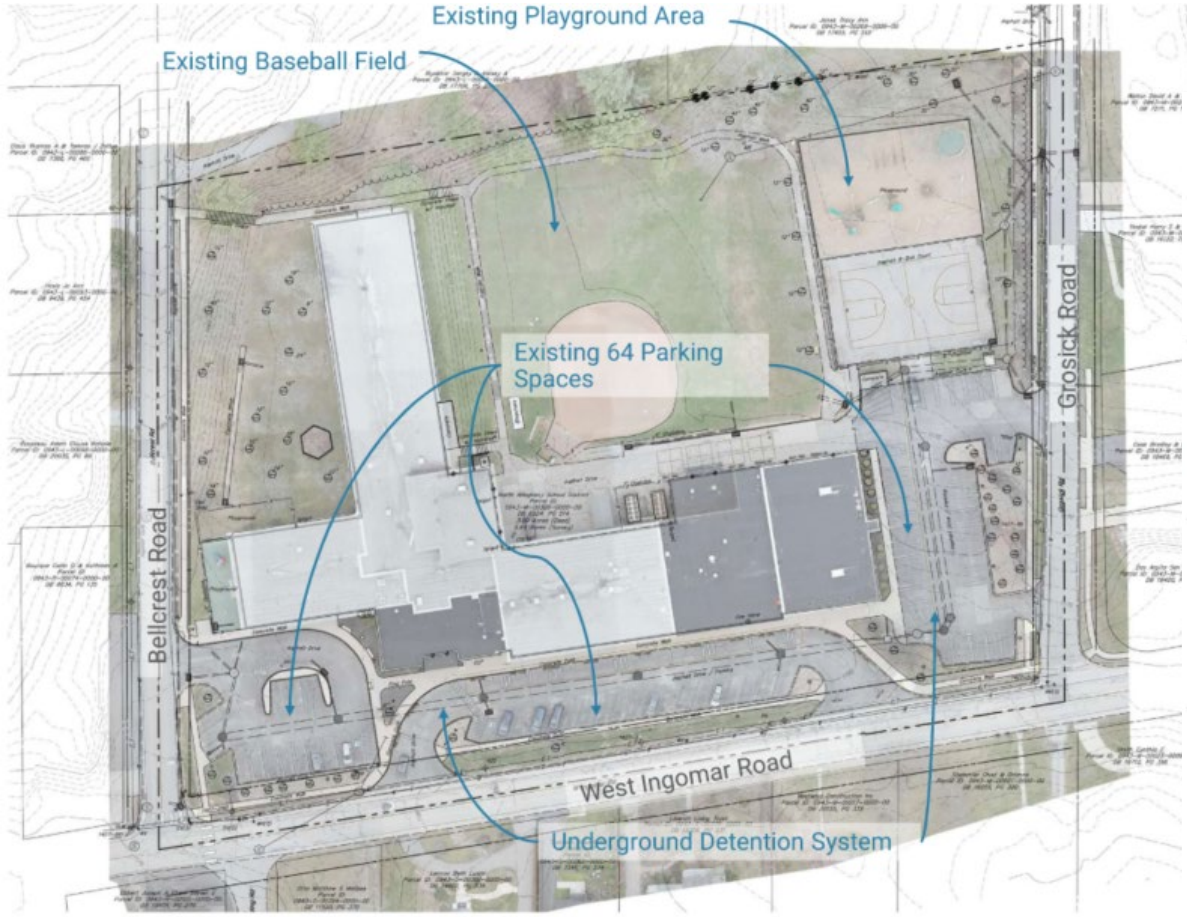

EXPLORE NEW WORLDS!
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FANTASY
BIOGRAPHY



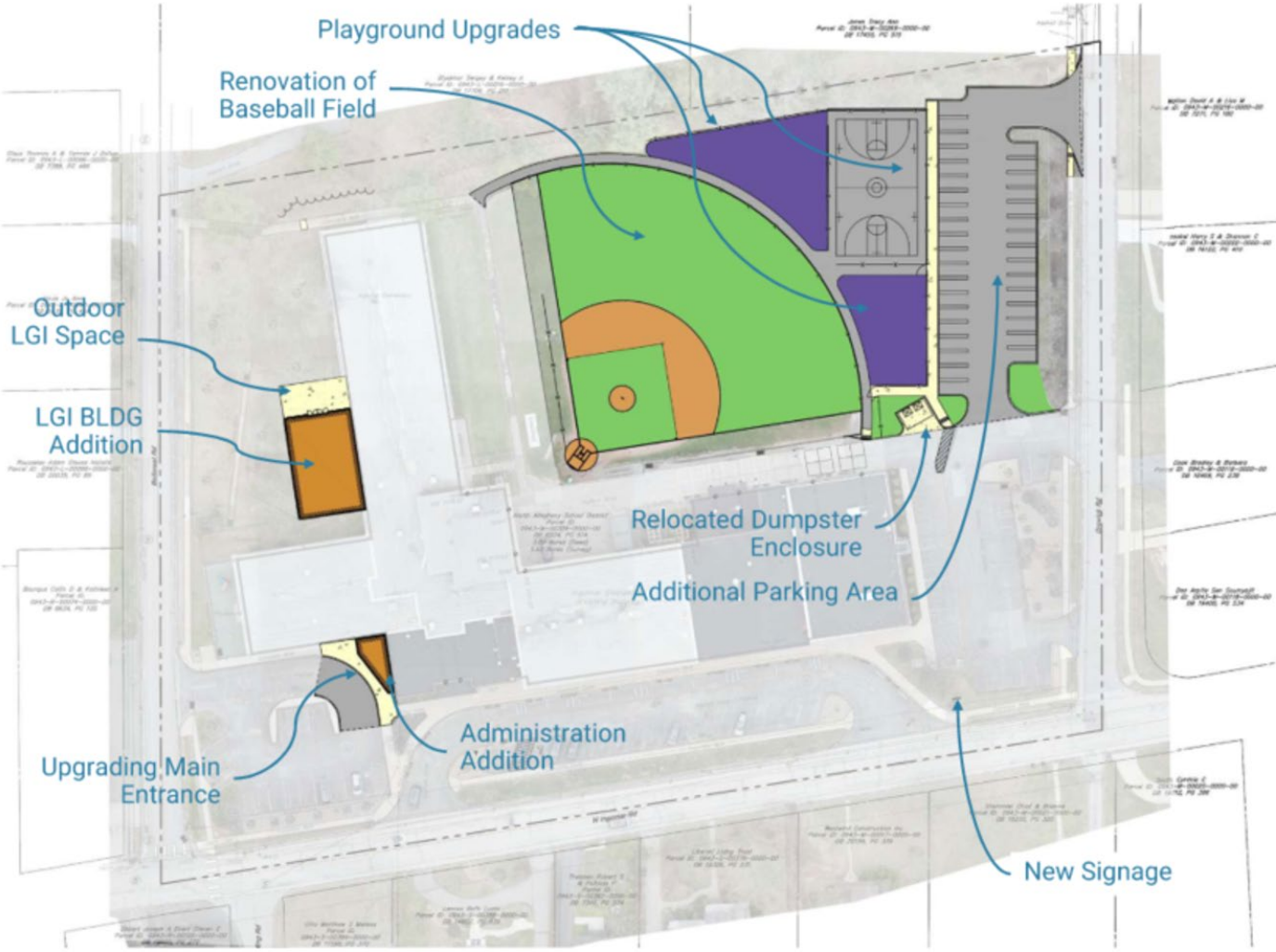
ELEMENTARY SCHOOLS

Ingomar Elementary School

INGOMAR ELEMENTARY SCHOOL

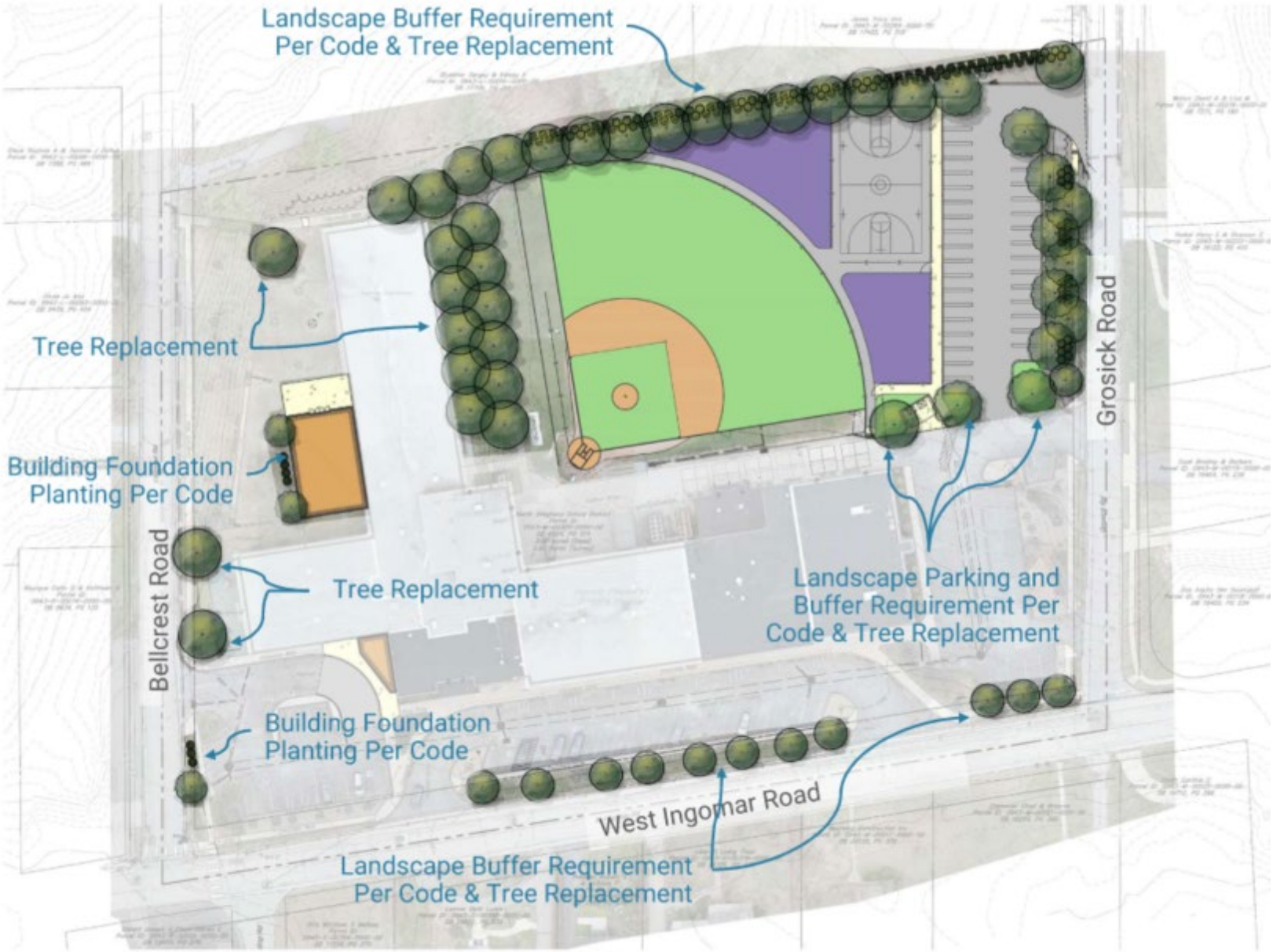


EXISTING SITE PLAN



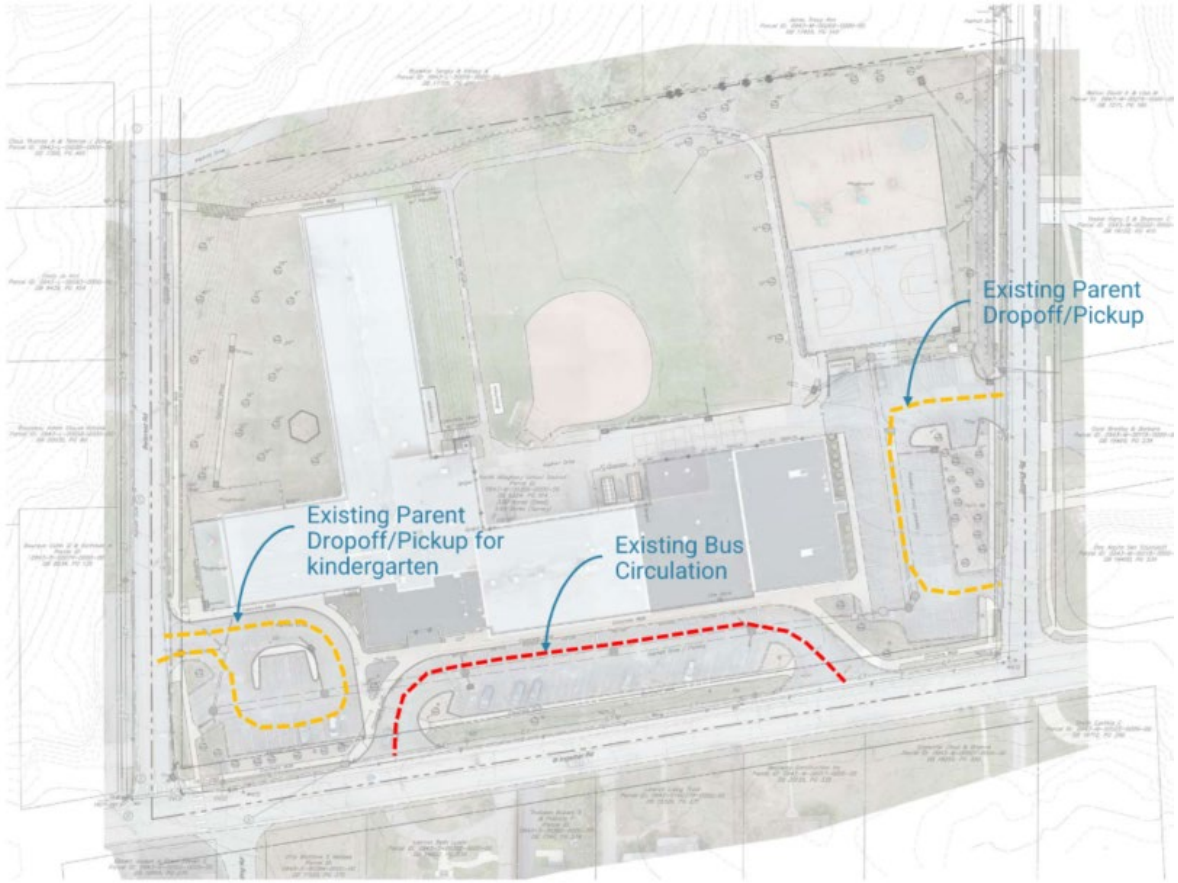
PROPOSED SITE LAYOUT

INGOMAR ELEMENTARY SCHOOL

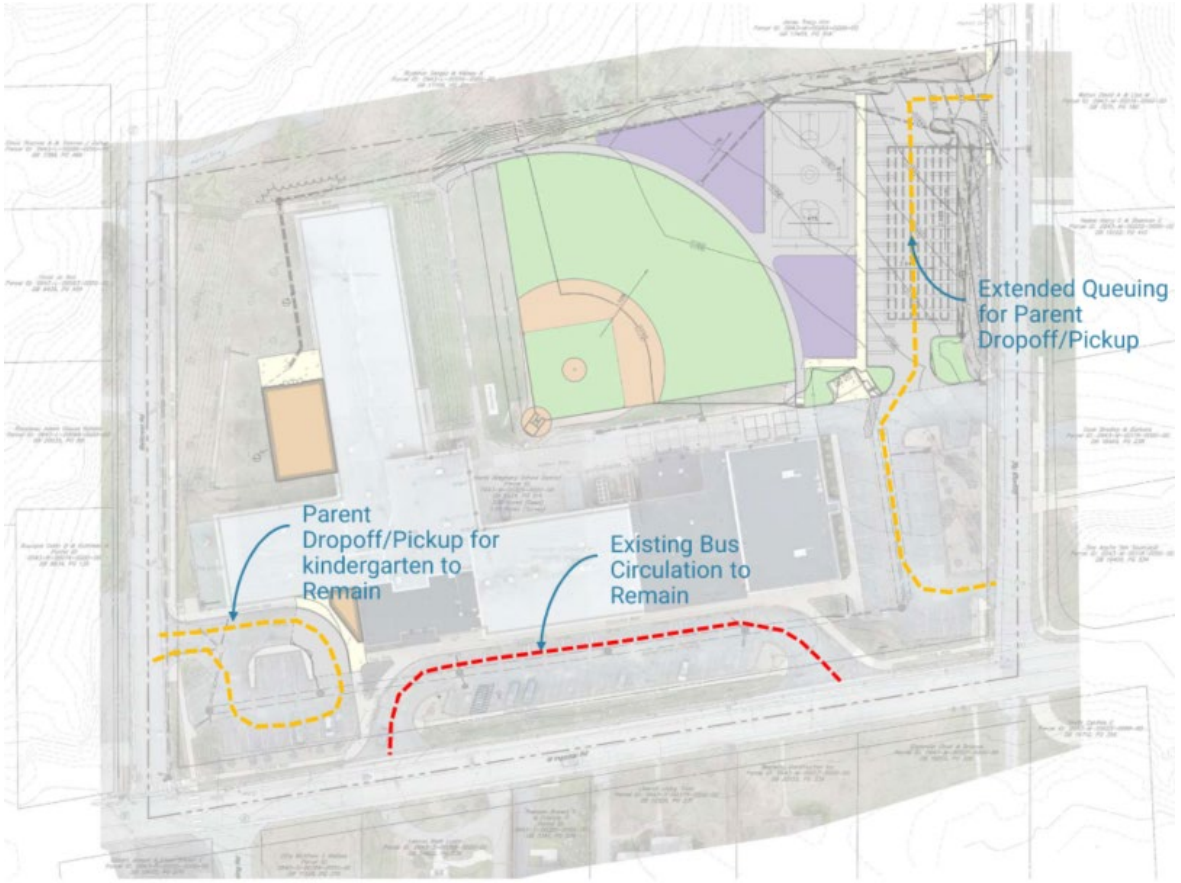


PROPOSED LANDSCAPING

INGOMAR ELEMENTARY SCHOOL

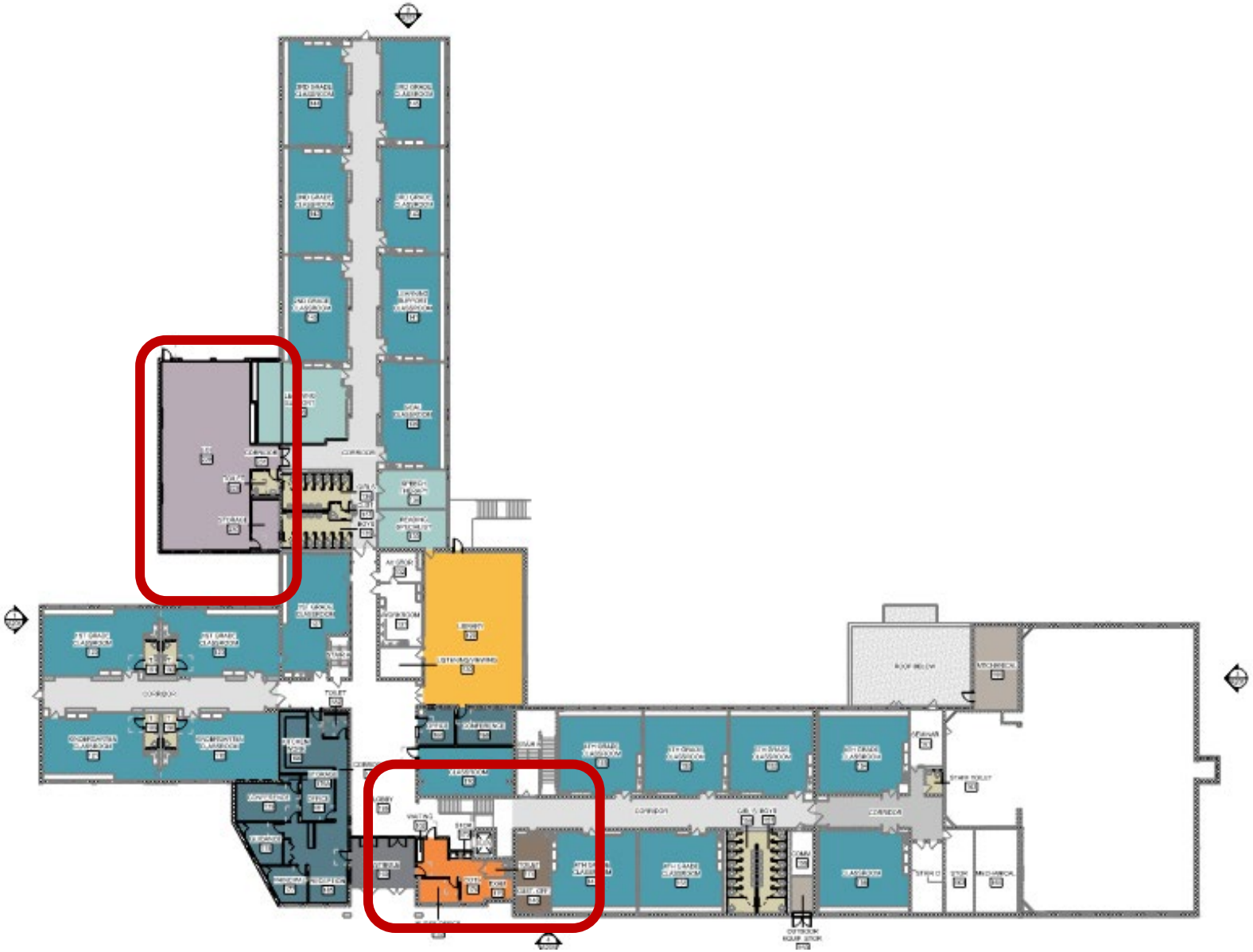


EXISTING CIRCULATION



PROPOSED CIRCULATION

INGOMAR ELEMENTARY SCHOOL





FIRST FLOOR PLAN

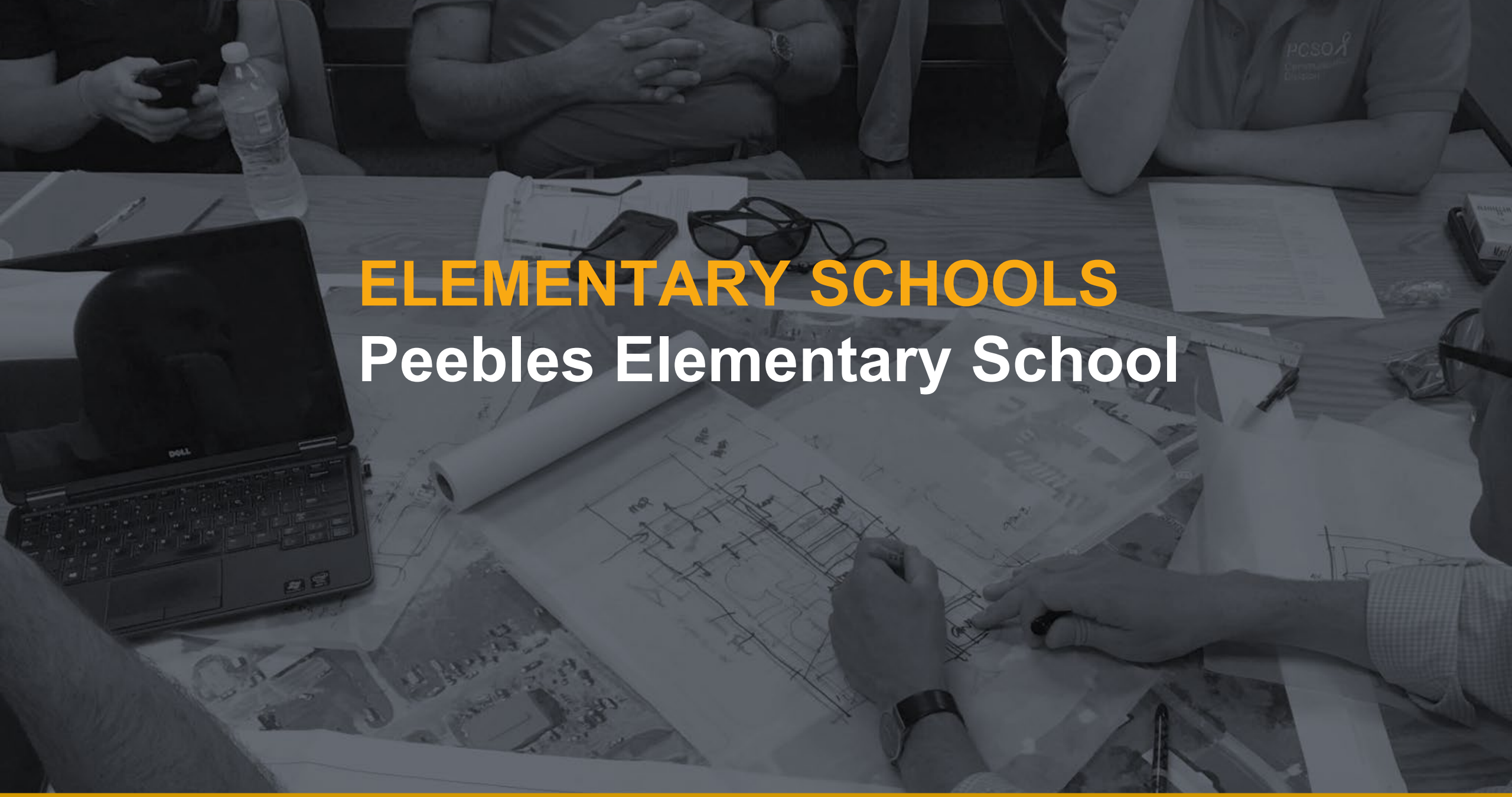
GROUND FLOOR PLAN







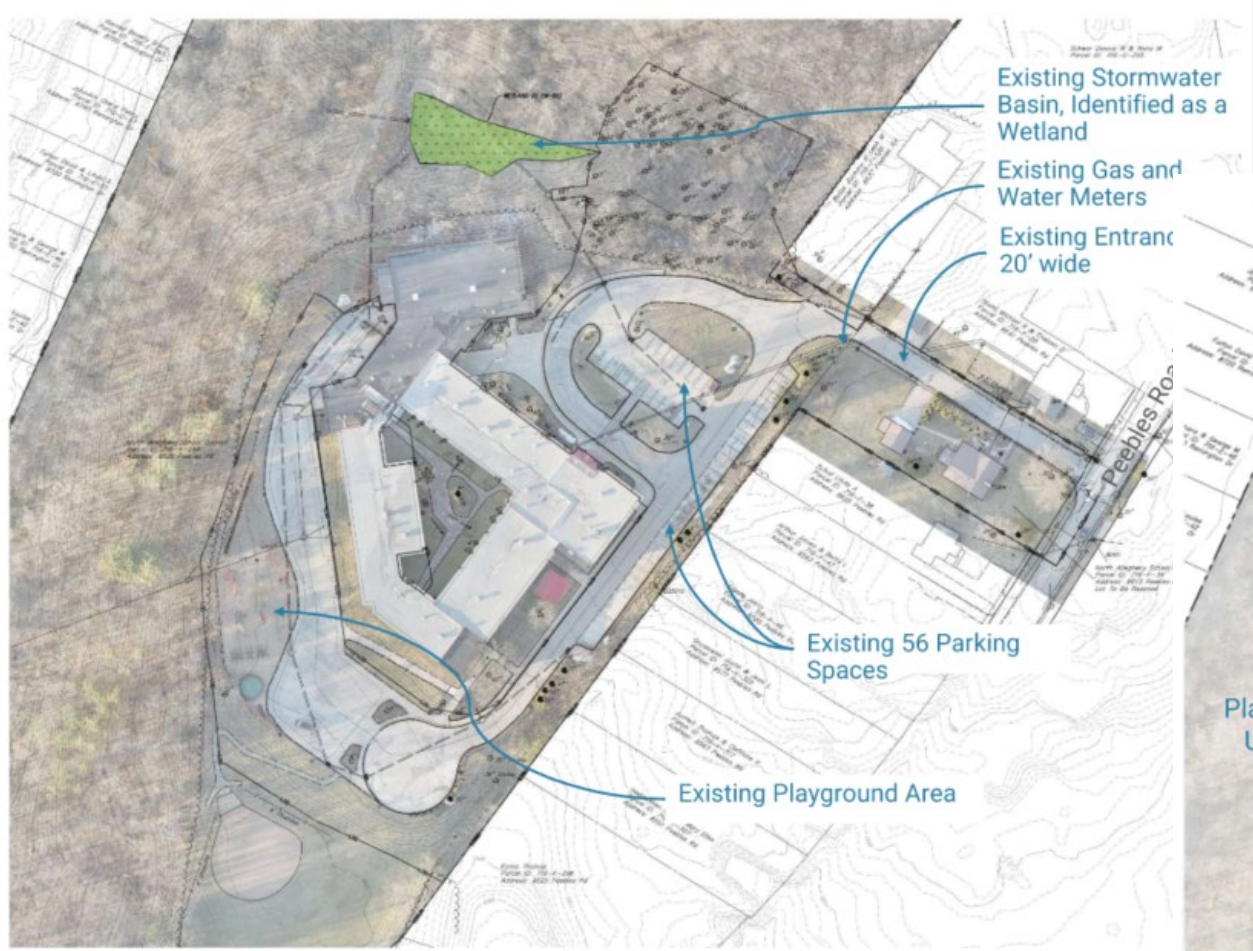

INGOMAR
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TIGERS



ELEMENTARY SCHOOLS

Peebles Elementary School

PEEBLES ELEMENTARY SCHOOL



EXISTING SITE PLAN



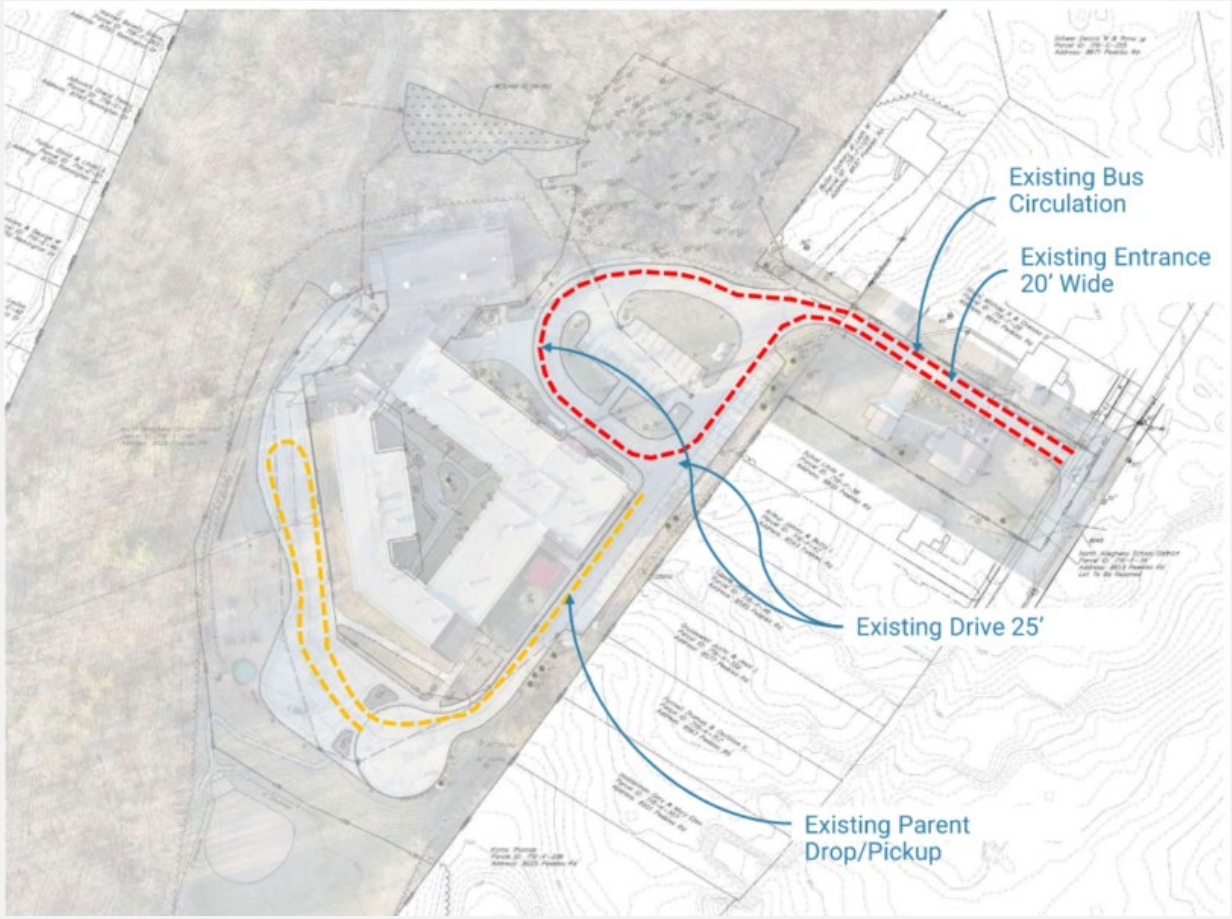
PROPOSED SITE LAYOUT

PEEBLES ELEMENTARY SCHOOL

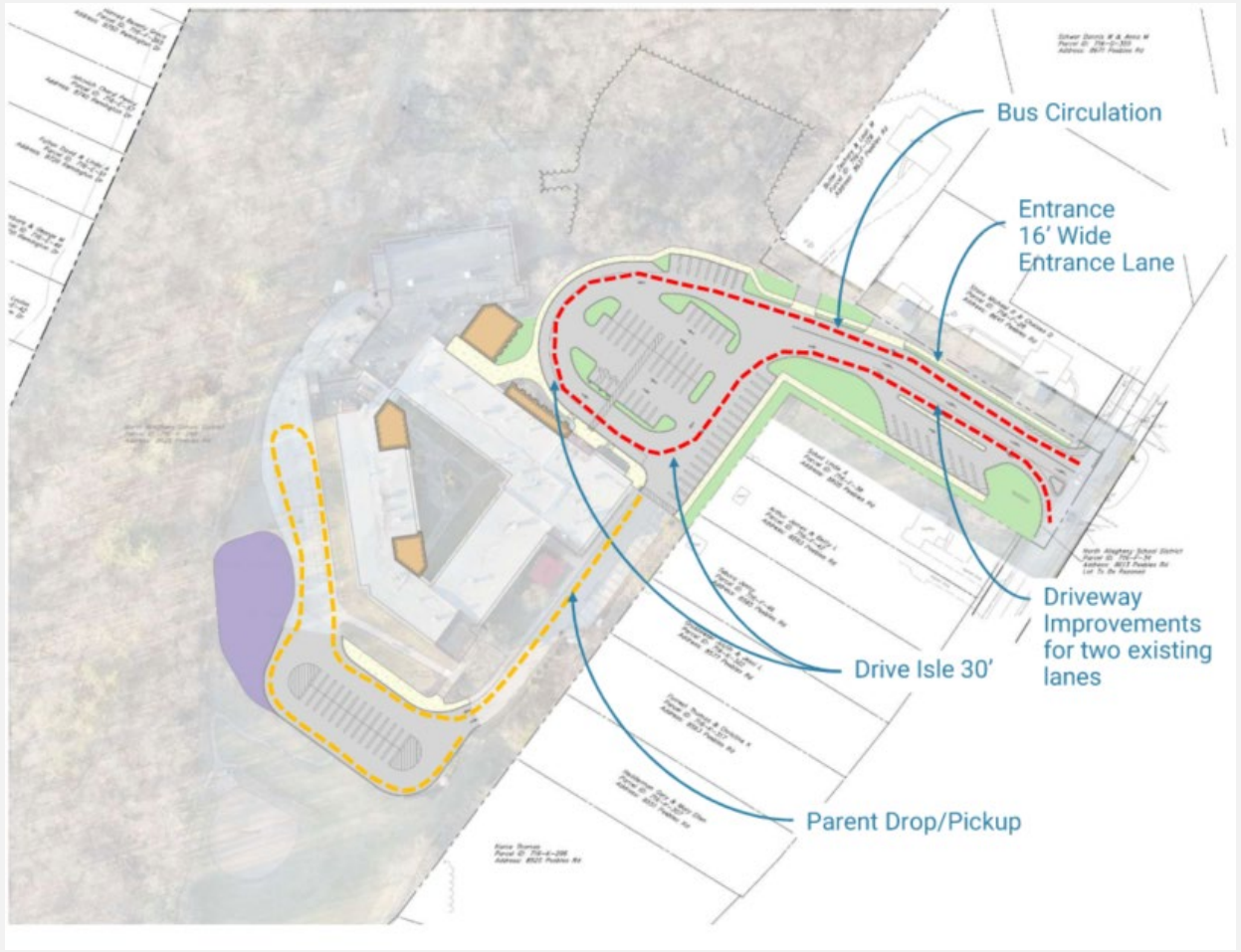


PROPOSED LANDSCAPING

PEEBLES ELEMENTARY SCHOOL

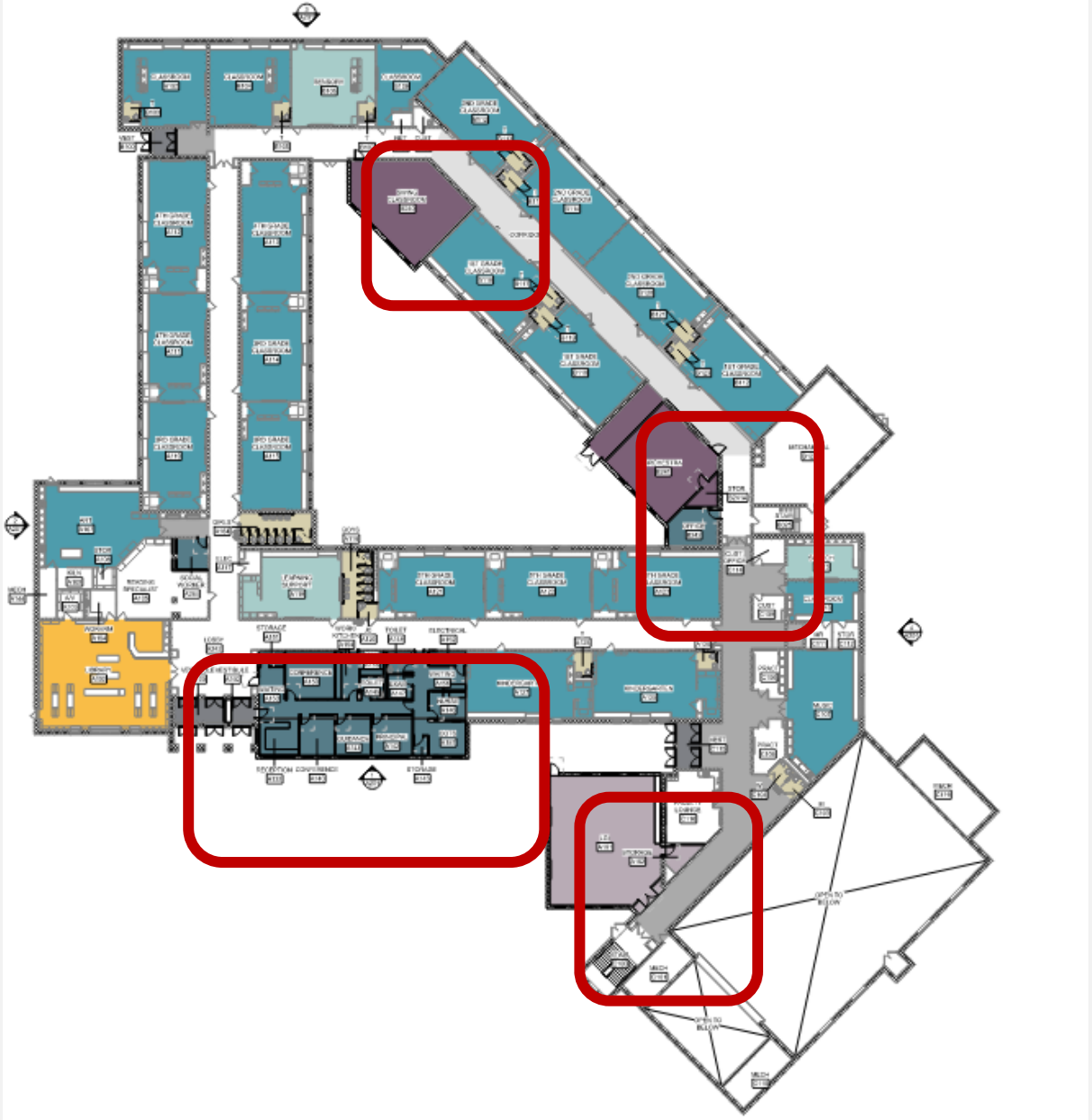


EXISTING CIRCULATION

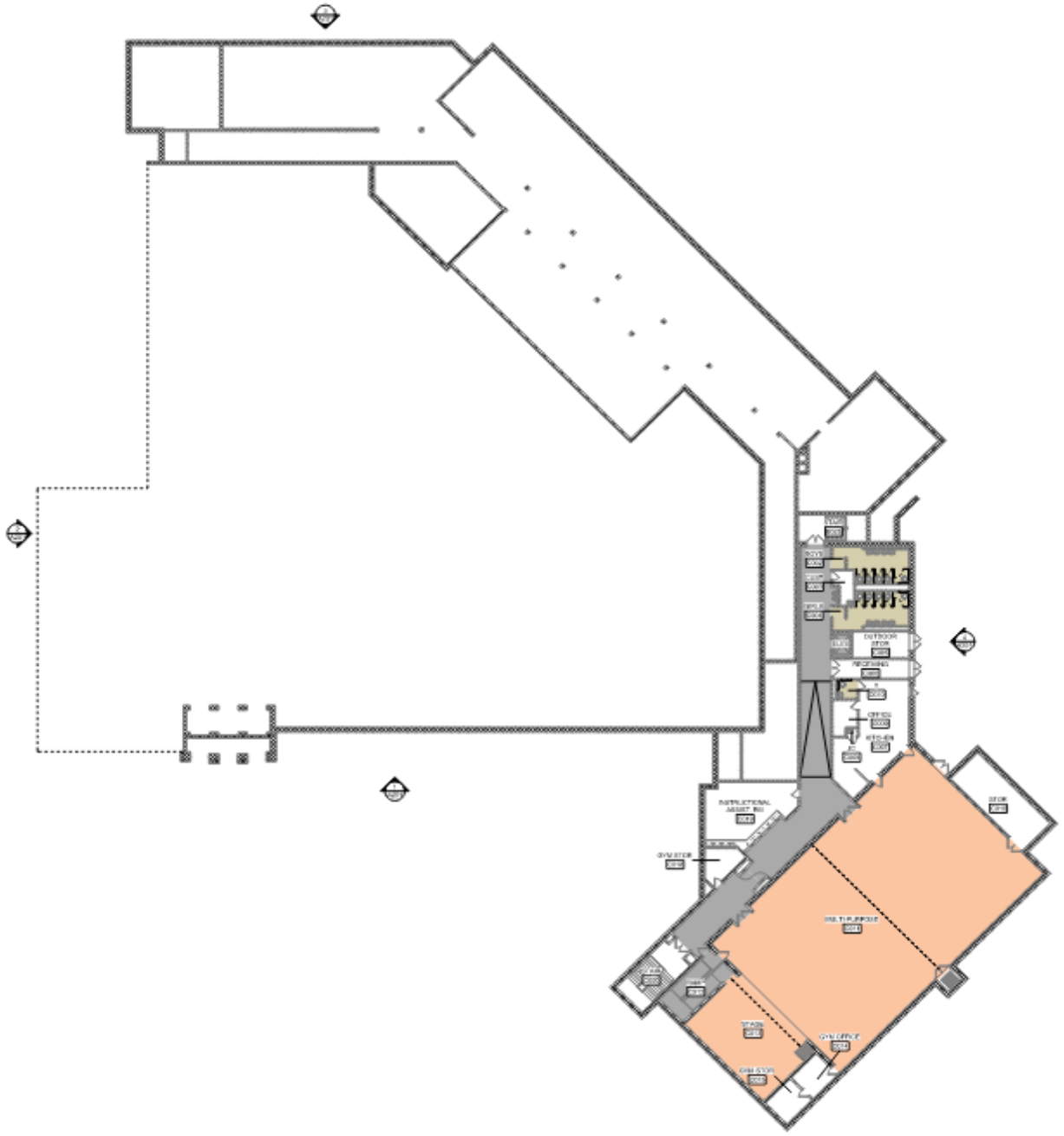


PROPOSED CIRCULATION

PEEBLES ELEMENTARY SCHOOL



FIRST FLOOR PLAN



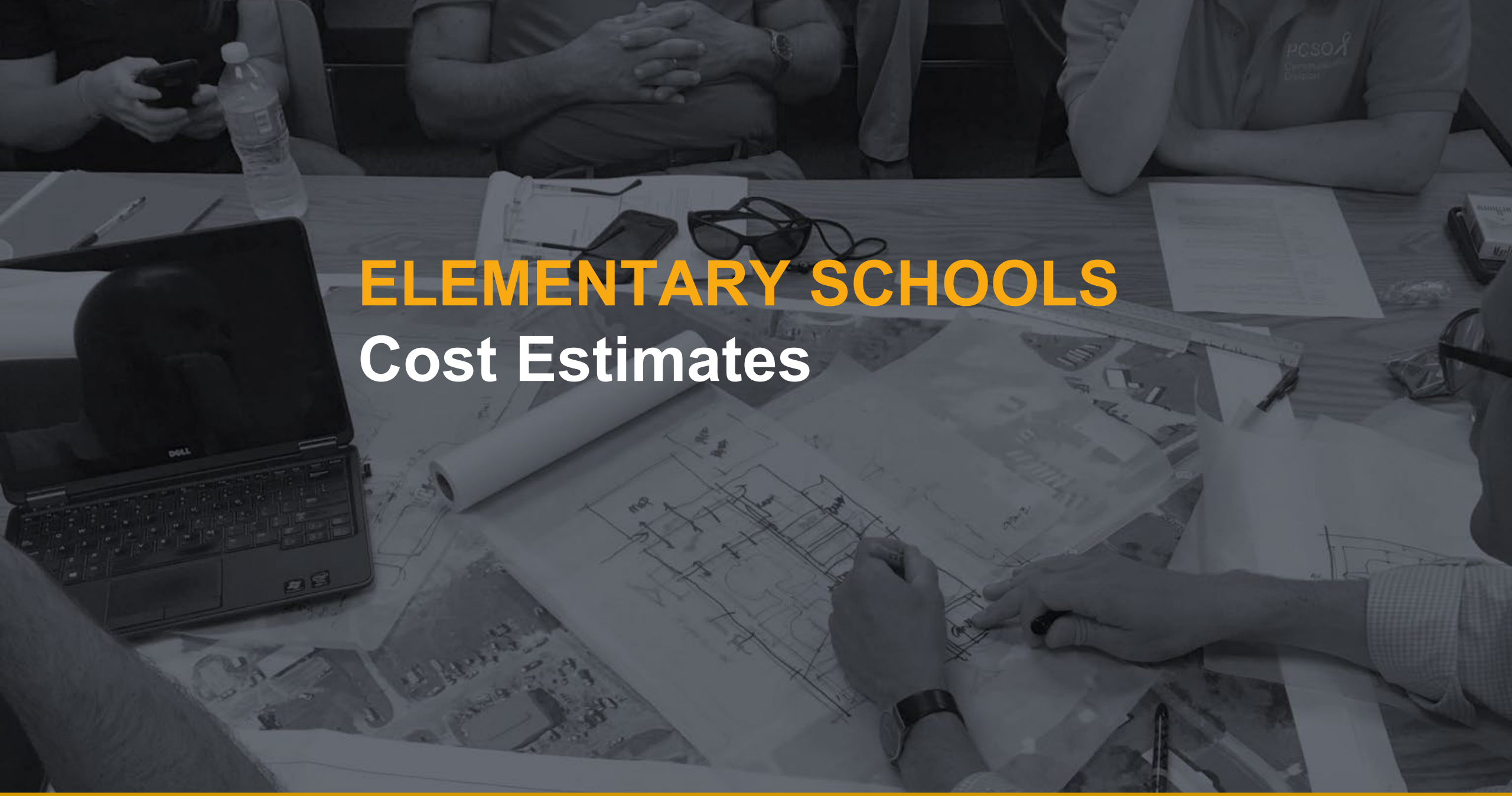
GROUND FLOOR PLAN


PEEBLES
ELEMENTARY


EXPLORE THE WORLD
READERS LEADERS
INSPIRING ARE LEADERS
READERS ARE LEADERS
PEEBLES
ELEMENTARY
SCHOOL




Weather Report



ELEMENTARY SCHOOLS
Cost Estimates

North Allegheny School District

Hosack Elementary School Project

Design Development Estimate Summary - August 5, 2026

Building Size: 62,638 sf (1,525 sf of new / 61,113 sf of partial renovations)

Based on Design Development Documents received: Schrader (7.7.26) and McClure information (7.24.26)

	Total Project Cost Summary (Base Bid)	Design Development
	Description	**Estimated Costs**
Base Bid Project Costs	**Public Bid Hard Costs** (including Design Contingency & Escalation)	**$ 6,042,295**
	# 1 General Prime Construction	$ 3,203,290
	# 2 Roofing Prime Construction	$ 1,579,272
	# 3 Casework Prime Construction	$ 311,810
	# 4 Plumbing Prime Construction	$ 382,996
	# 5 Fire Suppression Construction	$ 277,200
	Additional Hard Costs	**$ 4,097,213**
	GESA (McClure Scope including new chiller)	$ 3,750,224
	Playgrounds (Surface & Equipment)	$ 296,989
	Vinyl Wall Graphics	$ 50,000
	Soft Costs (A/E fees, CM Fees, FF&E, Technology, Permits, Change Order Contingency, etc.)	**$ 1,719,661**
	Total of Project Costs (Base Bid)	**$ 11,859,169**

North Allegheny School District

Ingomar Elementary School Project

Design Development Estimate Summary - August 5, 2026

Building Size: 64,782 sf (3,160 sf of new / 61,452 sf of partial renovation)

Based on Design Development Documents received: Schrader (7.7.26) and McClure information (7.24.26)

Total Project Cost Summary (Base Bid)		Design Development
Description		**Estimated Costs**
Public Bid Hard Costs (including Design Contingency & Escalation)	**$**	**5,856,119**
# 1 General Prime Construction	$	3,615,847
# 2 Roofing Prime Construction	$	725,438
# 3 Casework Prime Construction	$	293,813
# 4 Plumbing Prime Construction	$	488,783
# 5 Fire Suppression Construction	$	453,375
Additional Hard Costs	**$**	**6,035,822**
GESA (McClure Scope including new chiller)	$	5,667,890
Playgrounds (Surface & Equipment)	$	317,932
Vinyl Wall Graphics	$	50,000
Soft Costs (A/E fees, CM Fees, FF&E, Technology, Permits, Change Order Contingency, etc.)	**$**	**1,402,769**
Total of Project Costs (Base Bid)	**$**	**13,294,710**

North Allegheny School District

Peebles Elementary School Project

Design Development Estimate Summary - August 5, 2026

Building Size: 66,075 sf (5,800 sf of new / 60,275 sf of existing)

Based on Design Development Documents received: Schrader (7.7.26) and McClure information (7.24.26)

	Total Project Cost Summary (Base Bid)	Design Development
	Description	**Estimated Costs**
Base Bid Project Costs	**Public Bid Hard Costs** (including Design Contingency & Escalation)	**$ 6,753,279**
	# 1 General Prime Construction	$ 4,621,487
	# 2 Roofing Prime Construction	$ 753,524
	# 3 Casework Prime Construction	$ 315,035
	# 4 Plumbing Prime Construction	$ 531,145
	# 5 Fire Suppression Construction	$ 210,504
	Additional Hard Costs	**$ 4,366,426**
	GESA (McClure Scope including new chiller)	$ 3,953,162
	Demolition of House on Aquired Property	$ 50,000
	Playgrounds (Surface & Equipment)	$ 313,264
	Vinyl Wall Graphics	$ 50,000
	Soft Costs (A/E fees, CM Fees, FF&E, Technology, Permits, Change Order Contingency, etc.)	**$ 1,779,705**
	Total of Project Costs (Base Bid)	**$ 12,899,410**

North Allegheny School District

Overall Program Estimate Summary

Design Development (Elementary Schools) / Schematic Design (NASH) / Conceptual Design (NAI)

8/5/2026

PROJECT	9.10.25 - With Option #5 at NAI		3.11.26 SD Estimate	8.5.26 DD Estimate
	Total Project Cost Estimate Range		Total Project Cost	**Total Project Cost**
	Low	High		
Hosack ES	$9,550,000	$10,350,000	$10,336,385	**$11,859,169**
Ingomar ES	$11,250,000	$12,150,000	$10,860,368	**$13,294,710**
Peebles ES	$10,275,000	$11,100,000	$10,490,374	**$12,899,410**
NASH Phase 1	$27,750,000	$30,000,000	$31,063,822	***$31,063,822***
NAI	$156,000,000	$167,000,000	$163,987,446	***$163,987,446***
TOTAL POJECT COST	**$214,825,000**	**$230,600,000**	**$226,738,395**	**$233,104,557**

Notes:

- An RCAP Grant has been awarded to North Allegheny for the NASH Pool Project for $1,250,000

- Does not take into account the guaranteed energy savings from GESA contract at the Elementary Schools

Elementary School Estimates: Changes Schematic Design to Design Development

Item
Furniture, Fixture and Equipment adjustment
New chillers at each ES
Playground budget adjustments based on vendor information
Scope increase to HVAC and Electrical resulting from architectural design development
Tree replacement requirements
Vinyl Wall Graphics allowance
Demolition of Nike site at Hosack and house at Peebles
Increase admin SF at Peebles
Storm water requirement changes
Site Improvements (2nd playground area at Hosack, sidewalks, asphalt, etc.)
Plumbing scope changes (bubblers and sinks)
Changes to flooring scope and other finishes
Reduction in Design Contingency, Escalation, Technology, Change Order Contingency, etc.

Elementary School Estimates: Alternates

Item
Multipurpose Room Wall Pads and Acoustic Panels
Additional Boiler replacement and miscellaneous HVAC/Electrical work
Additional concrete sidewalk replacement and asphalt work
Corridor Wall Paneling
Add additional Casework Replacement at Ingomar
Deduct existing flooring replacement at Ingomar
Combined bidding

NEXT STEPS

Anticipated Board Actions:

1. September:
   GESA project approval for elementary schools
2. November:
   Review of bids received
3. December:
   Approval of bids

- <u>Elementary Schools</u>
  - Finalize Alternates
  - Complete the Front-End Document Development
  - Continue into Construction Document Phase
  - Bidder Solicitation
  - Presentation to Public and Faculty – August 6 Elementary

FUTURE STEPS

- August 19: NASH Public Information Session
- September: NASH Updates Presented
- October: NAI Updates Presented