

FACILITIES FOR THE FUTURE



NORTH ALLEGHENY SCHOOL DISTRICT

Project Status Update

BOARD PRESENTATION 09/09/2026

SCHRADERGROUP
A HORD COPLAN MACHT STUDIO

sitelogiq
Efficiency Powered by Intelligence

SENIOR HIGH SCHOOL

- 01 OVERALL PROJECT TIMELINE
- 02 STATUS OF HIGH SCHOOL PROJECT
- 03 SITE AND CIRCULATION
- 04 PROJECT SCOPE
- 05 SCHEDULE AND BUDGET

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.



A grayscale photograph of a meeting table. In the foreground, a laptop is open on the left. In the center, a large sheet of paper with architectural drawings is spread out. Two hands are visible, one pointing at a drawing and the other holding a pen. To the right, another person's hand is visible. In the background, several people are seated around the table. One person is holding a smartphone, and another is wearing a shirt with a logo that reads "PCSOA Communication Division". A water bottle and a pair of glasses are also on the table.

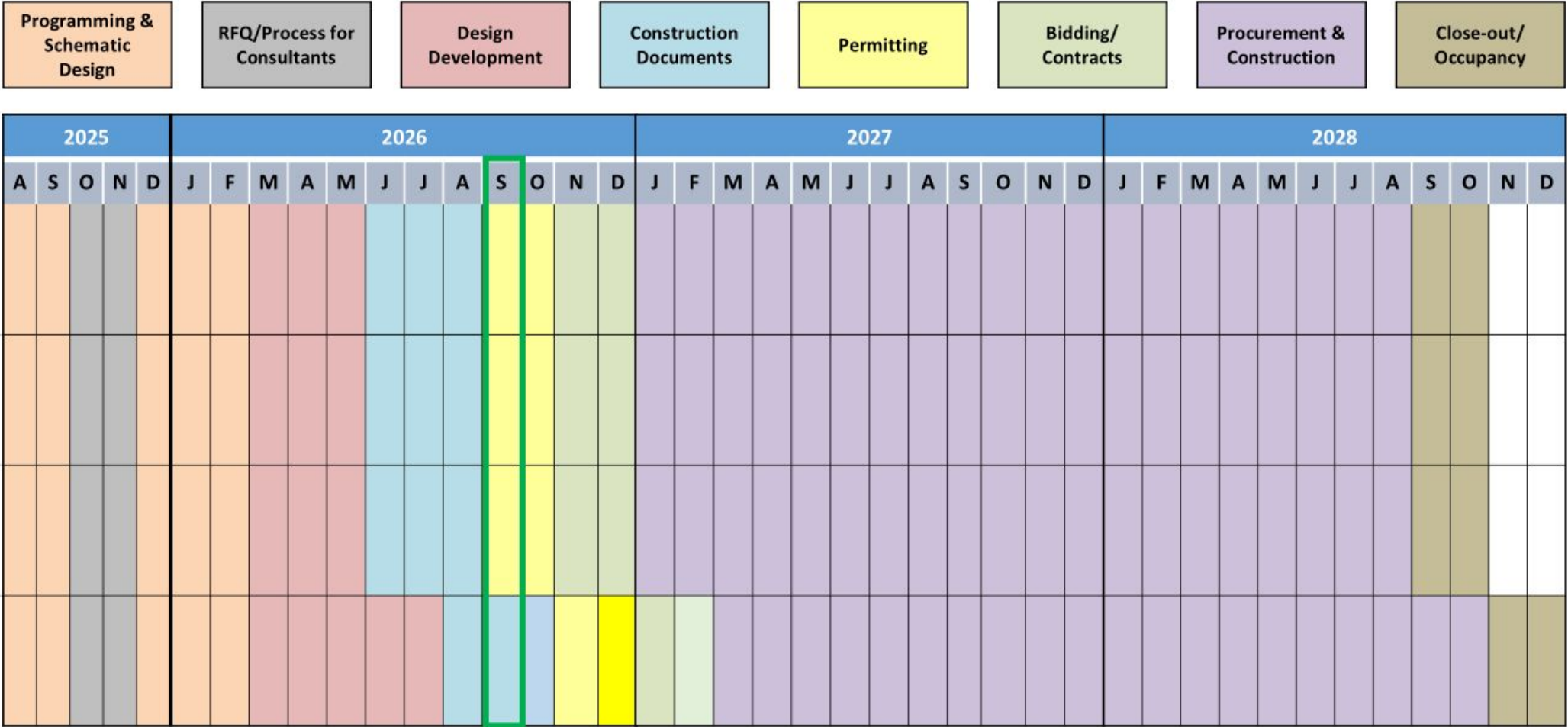
01

OVERALL PROJECT TIMELINE

PROJECT MILESTONES SCHEDULE



North Allegheny
School District
Current Building Program
September 9, 2026 Update



We are here

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

PROJECT MILESTONES SCHEDULE



North Allegheny
School District
Current Building Program
September 9, 2026 Update

Programming & Schematic Design	RFQ/Process for Consultants	Design Development	Construction Documents	Permitting	Bidding/Contracts	Procurement & Construction	Demo/Sitework /Connector	Close-out/ Occupancy
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Next Board Update



Notes:

District Occupies Building

Overall duration of permitting will overlap with DD and CD phase

A grayscale photograph of a meeting table. In the foreground, there are architectural blueprints spread out. A laptop is on the left. In the background, several people are seated around the table. One person on the right is wearing a shirt with 'PCSOA' and 'Communication Division' on it. A large white number '02' is overlaid on the left side of the image.

02

PROJECT STATUS

PROGRESS – NASH

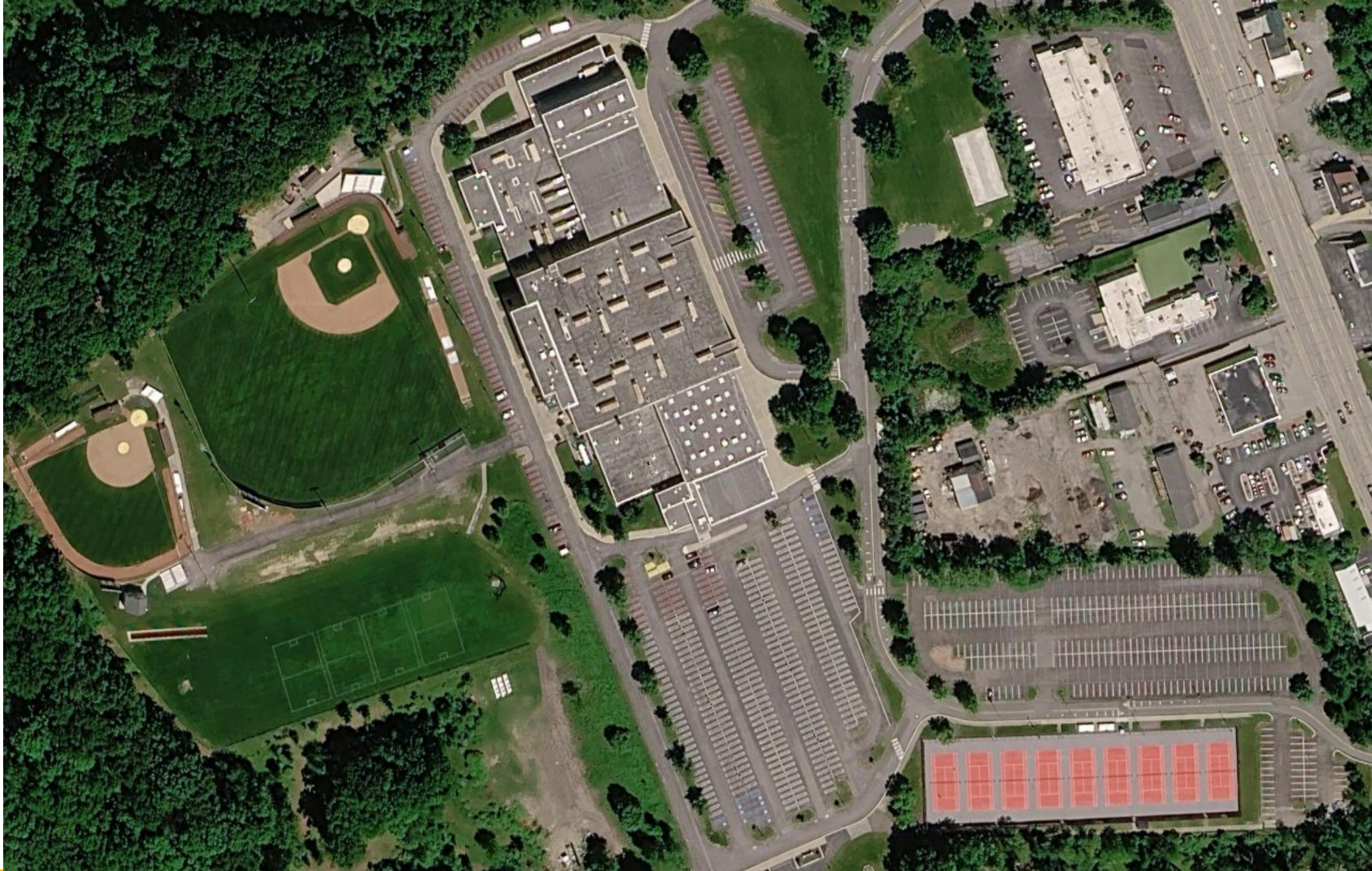
- Bi-weekly design meetings are being held with district administration, Board members, building administration, construction management, and design team
- Completed majority of meetings with admin and staff
- Continued Coordination with all Consultants
(MEP, Structural, Civil, Acoustic, Audio/Visual, Pool Design)
- Completed Design Development Phase – the scope of work has been identified, and design concepts have been reviewed and approved
- Design team is on schedule and moving into Construction Documentation where coordination and detailing for bidding and constructability will occur.

A grayscale background image of a meeting. Several people are seated around a table. In the foreground, a person's hands are visible, drawing on a large architectural site plan with a pen. The plan shows a grid of streets and building footprints. Other items on the table include a laptop, a water bottle, a smartphone, and a pair of glasses. In the background, a person is wearing a polo shirt with the logo 'PCSOA Communication Division'.

03

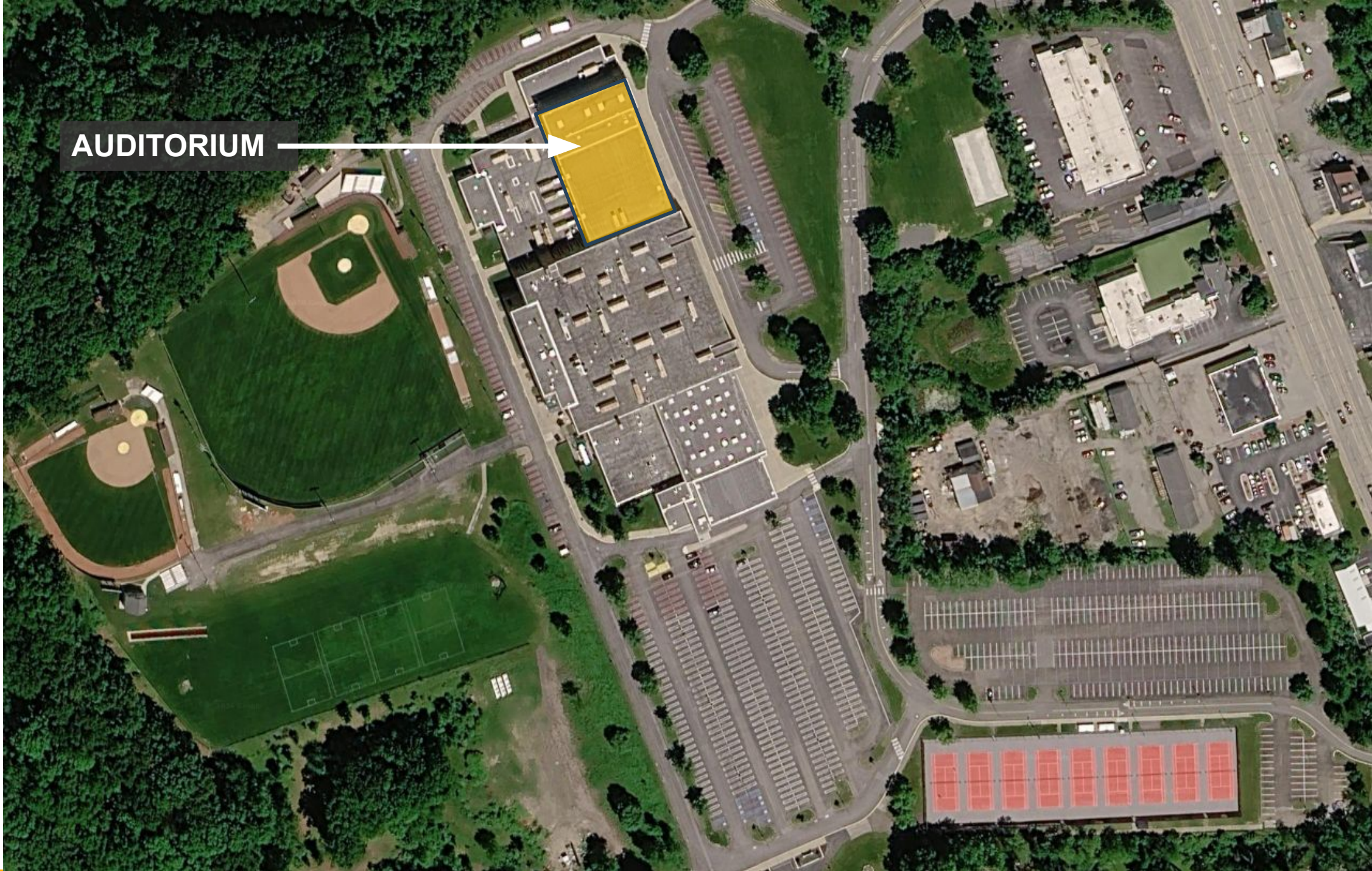
SITE & CIRCULATION

**EXISTING
SITE**



AUDITORIUM →

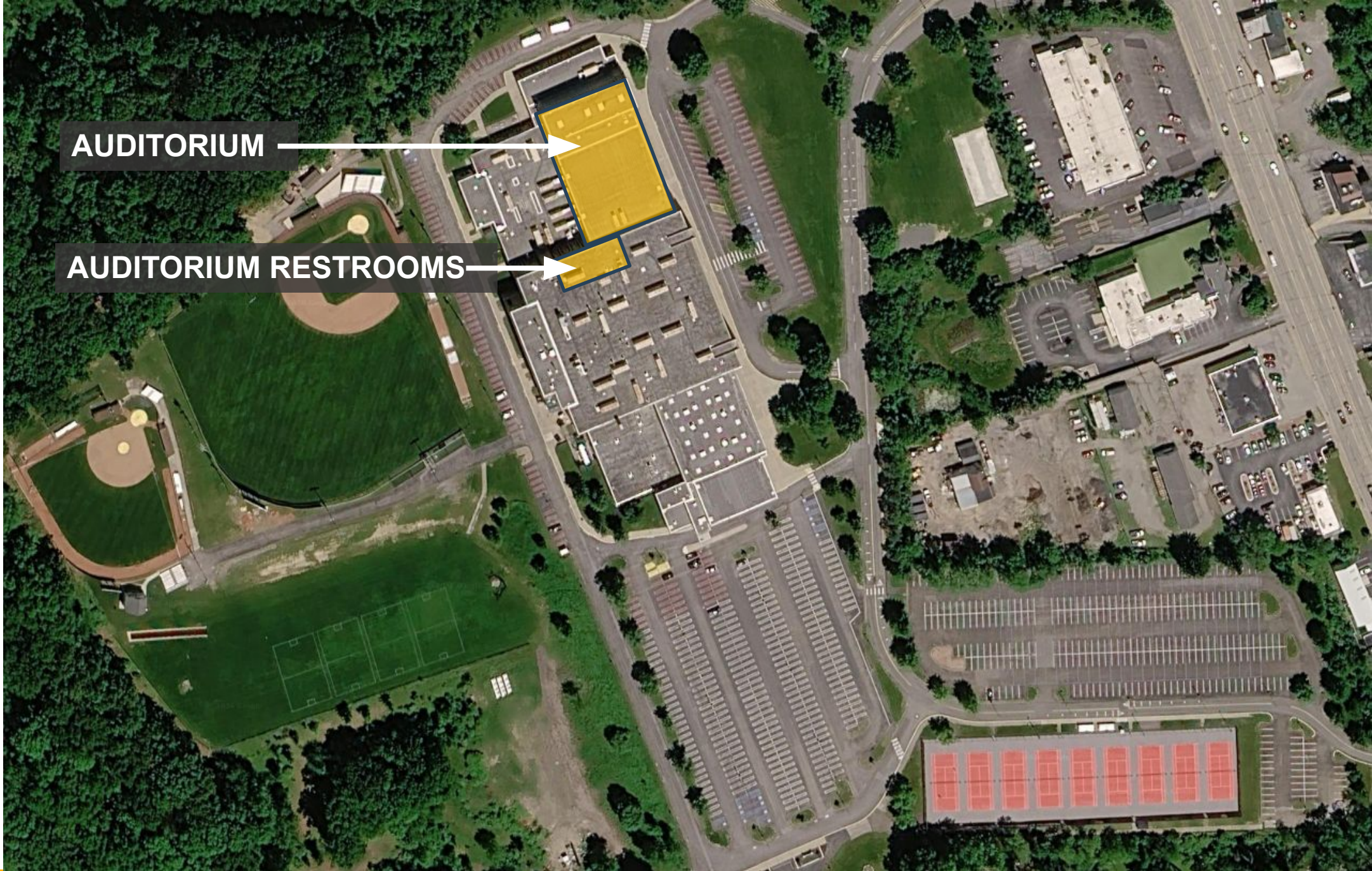
**EXISTING
SITE**



AUDITORIUM

AUDITORIUM RESTROOMS

**EXISTING
SITE**

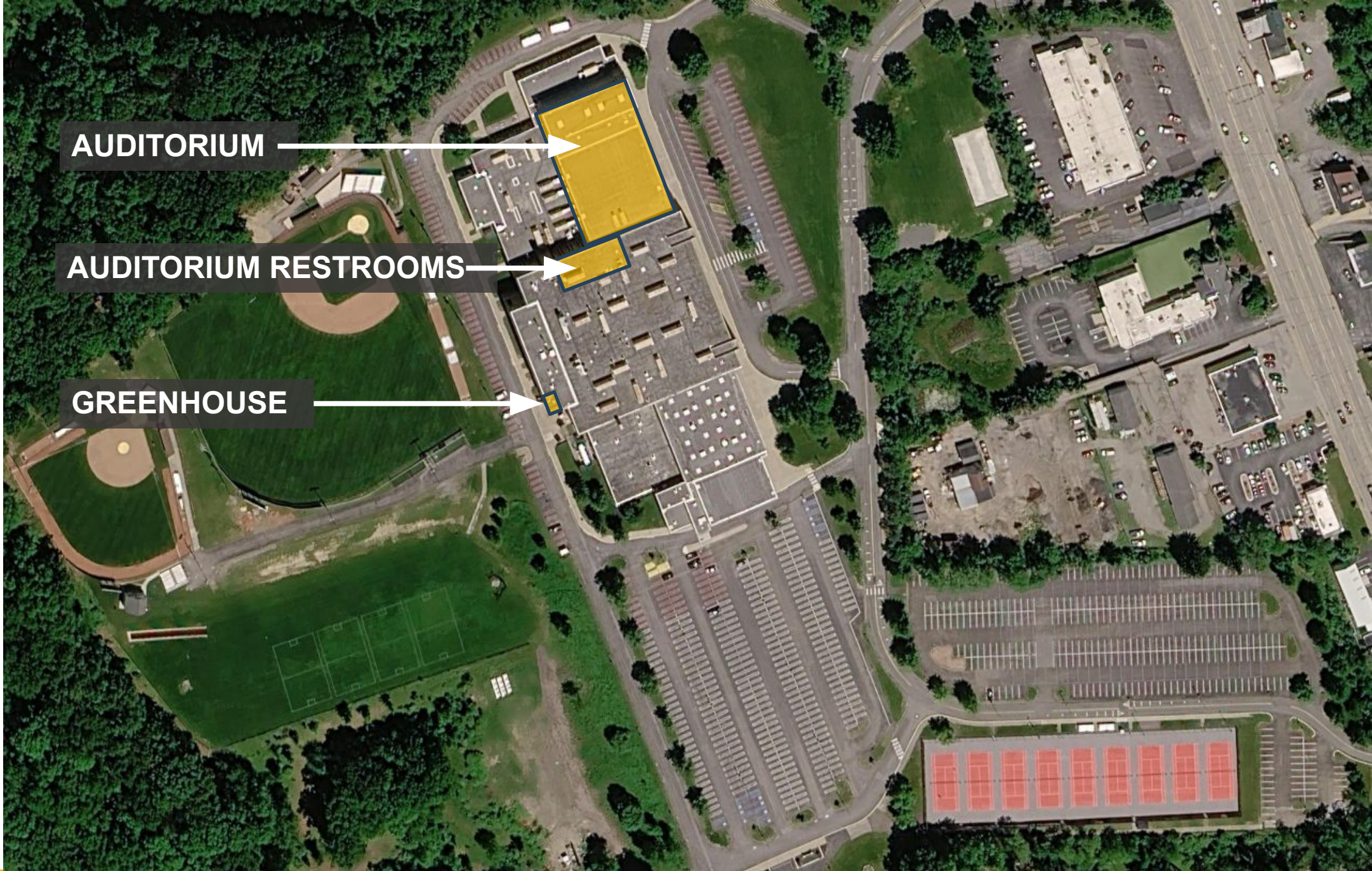


AUDITORIUM

AUDITORIUM RESTROOMS

GREENHOUSE

**EXISTING
SITE**



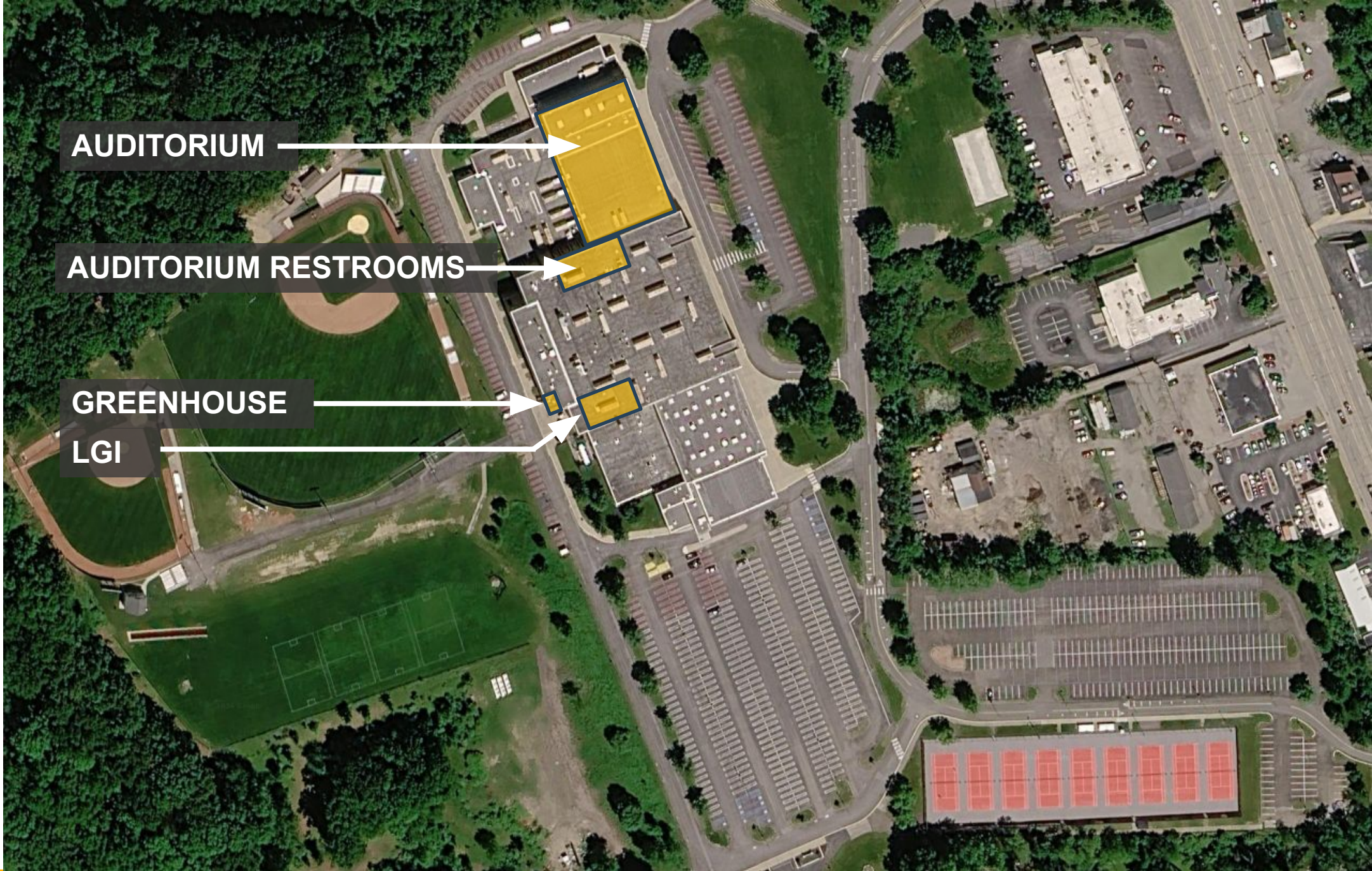
AUDITORIUM

AUDITORIUM RESTROOMS

GREENHOUSE

LGI

**EXISTING
SITE**



AUDITORIUM

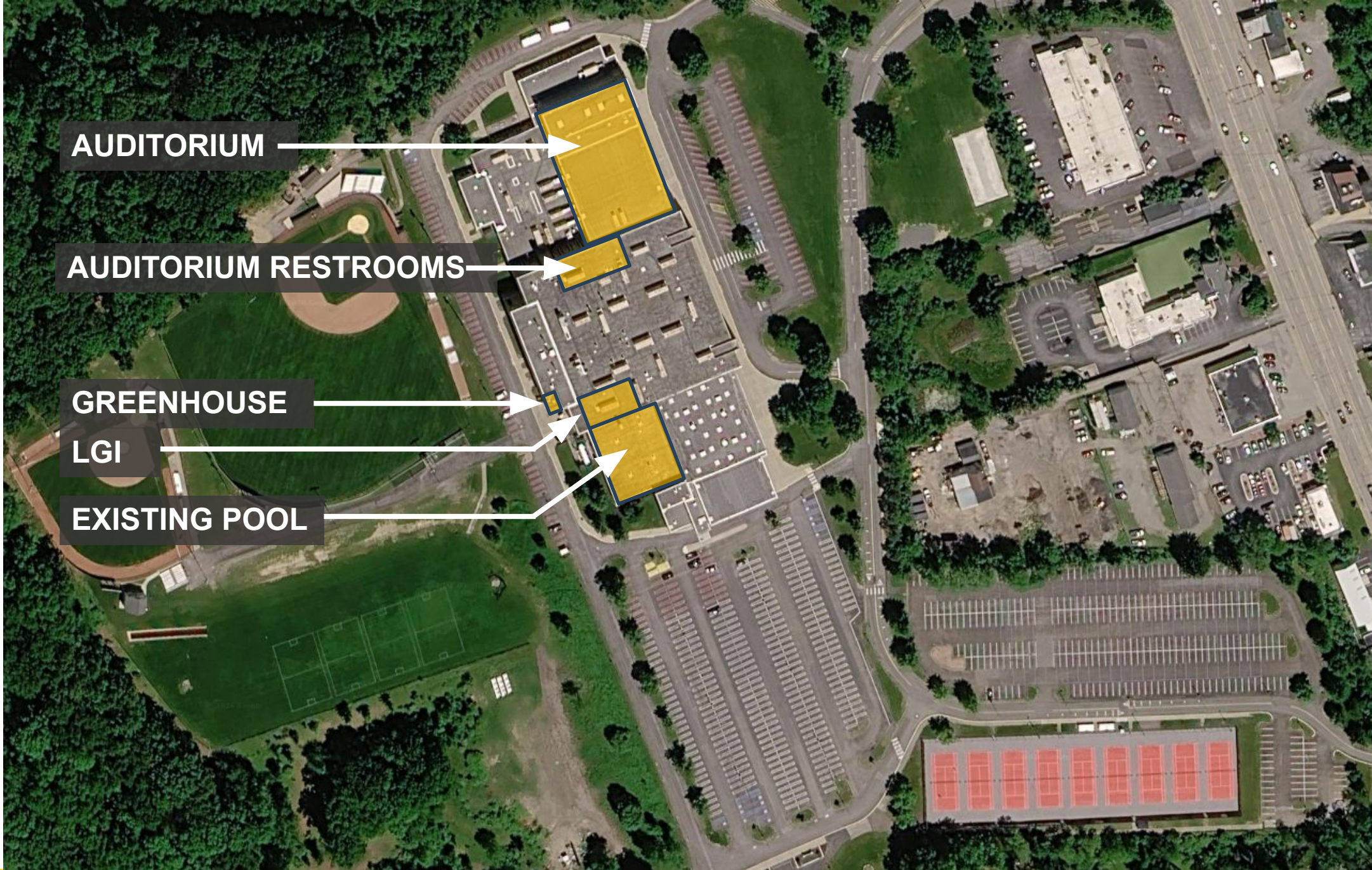
AUDITORIUM RESTROOMS

GREENHOUSE

LGI

EXISTING POOL

**EXISTING
SITE**



AUDITORIUM

AUDITORIUM RESTROOMS

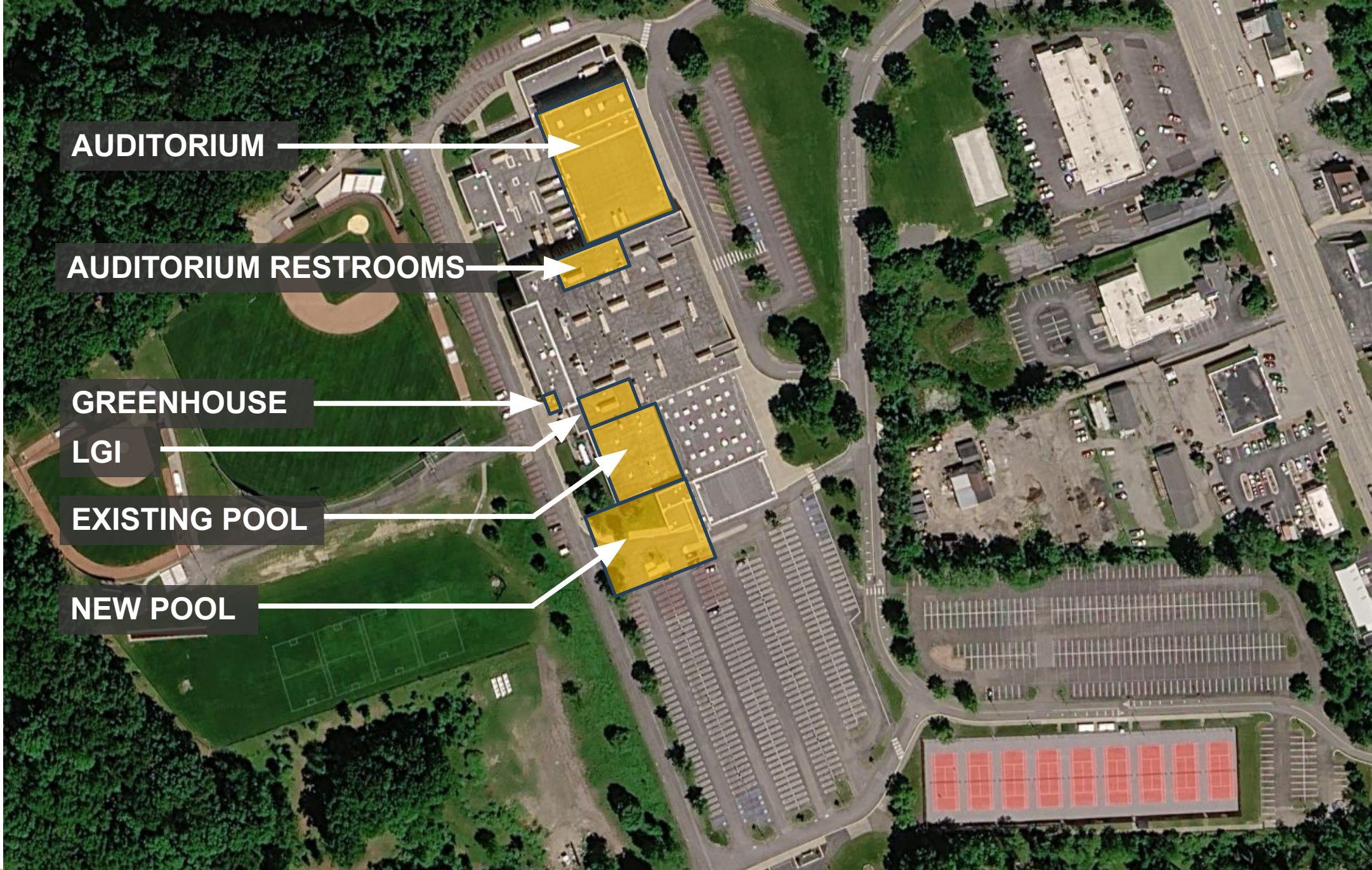
GREENHOUSE

LGI

EXISTING POOL

NEW POOL

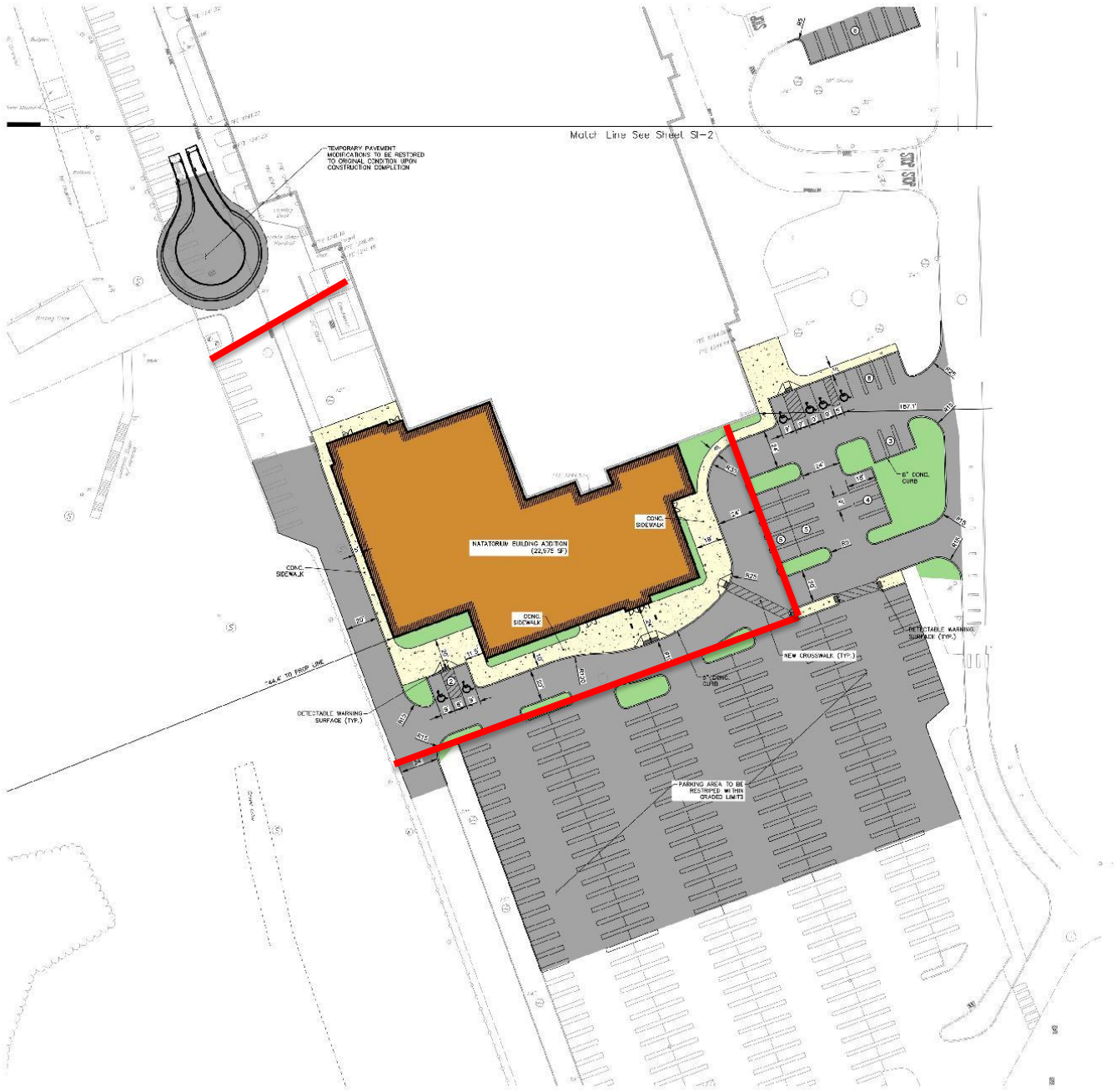
**EXISTING
SITE**



**PARKING &
CIRCULATION
UPDATES**



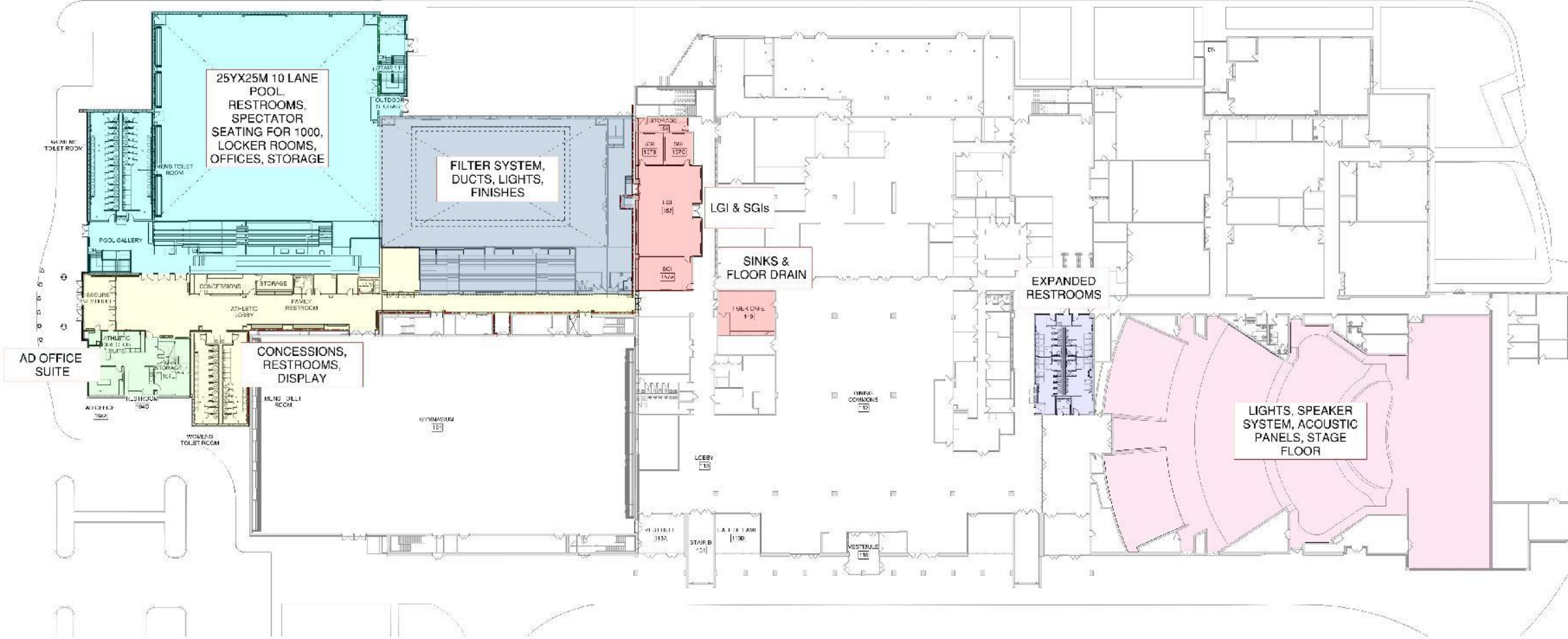
**PARKING &
CIRCULATION
UPDATES**



A grayscale photograph of a meeting table. In the foreground, a laptop is open on the left. In the center, a large architectural plan with various lines and labels is spread out. Two people's hands are visible, pointing at the plan. To the right, another person's arm is visible, wearing a shirt with a logo that says "PCSOA Communication Division". In the background, other people are seated at the table, some looking at their phones. A water bottle and a pair of glasses are also on the table.

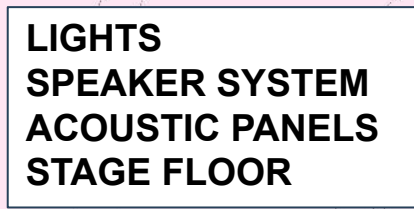
04

PROJECT SCOPE

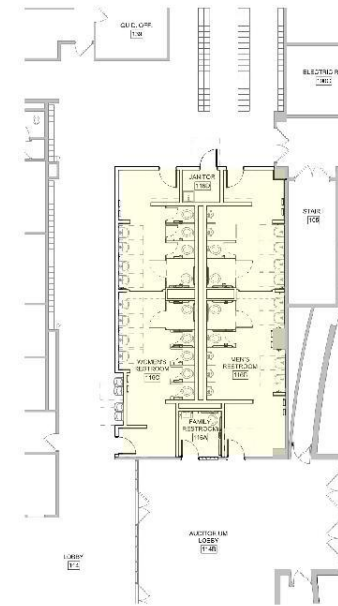


SCOPE ON OTHER FLOORS:
 POOL FILTER ROOM UPGRADES, EXISTING LOCKER ROOM
 FINISHES, GREENHOUSE CONVERTED TO CLASSROOM LAB

FIRST FLOOR COMPOSITE PLAN



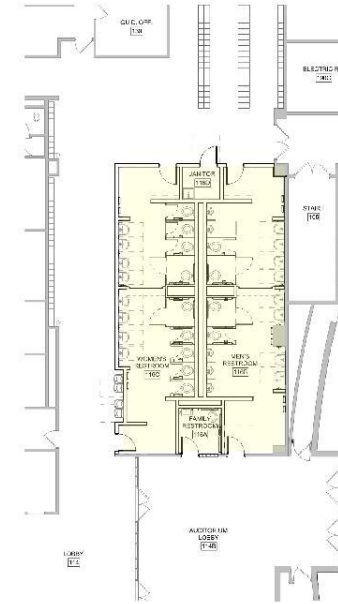
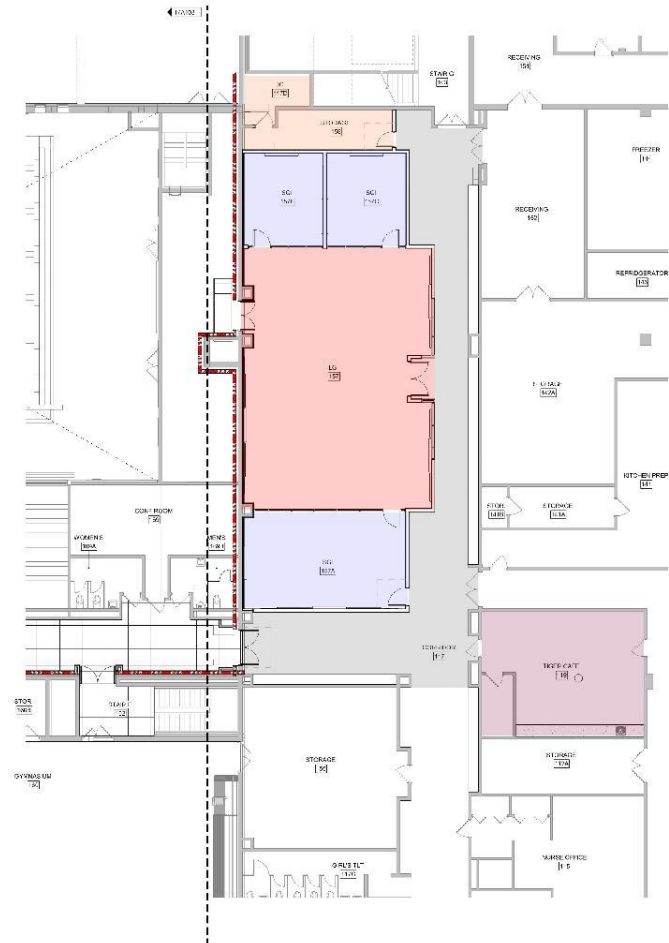
AUDITORIUM PLAN



EXPANDED AUDITORIUM RESTROOMS

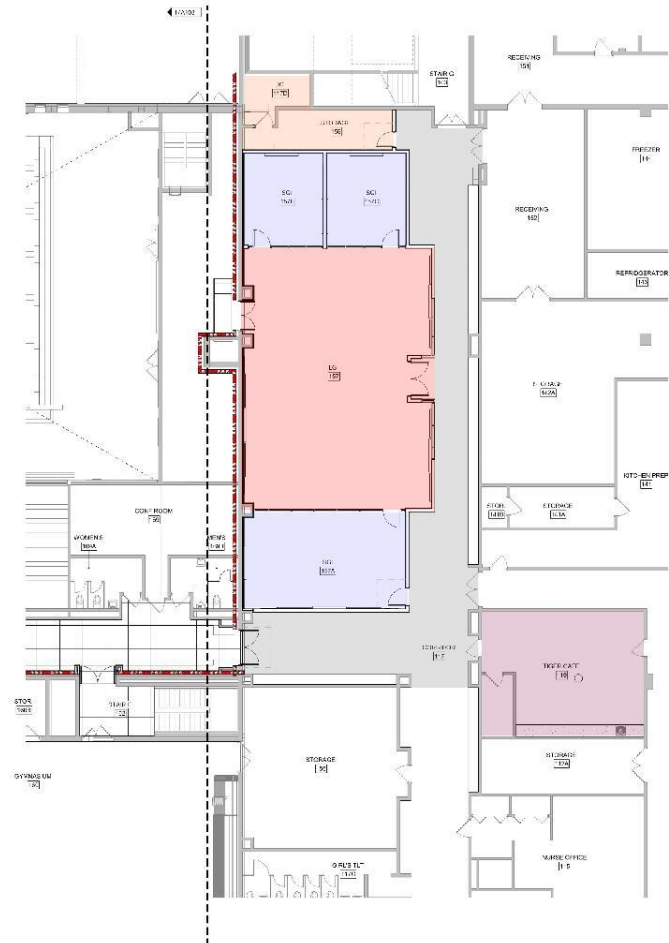


RESTROOMS

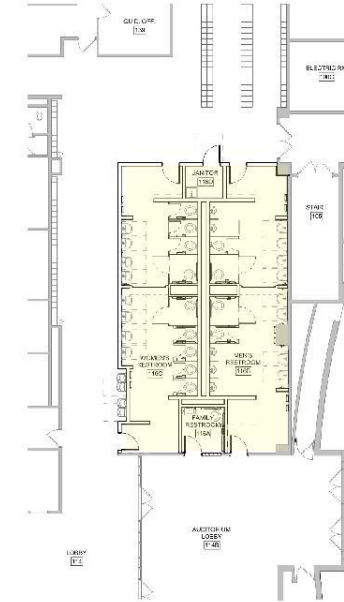




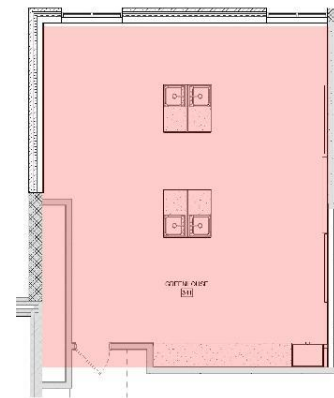
LGI & SGI CLASSROOMS



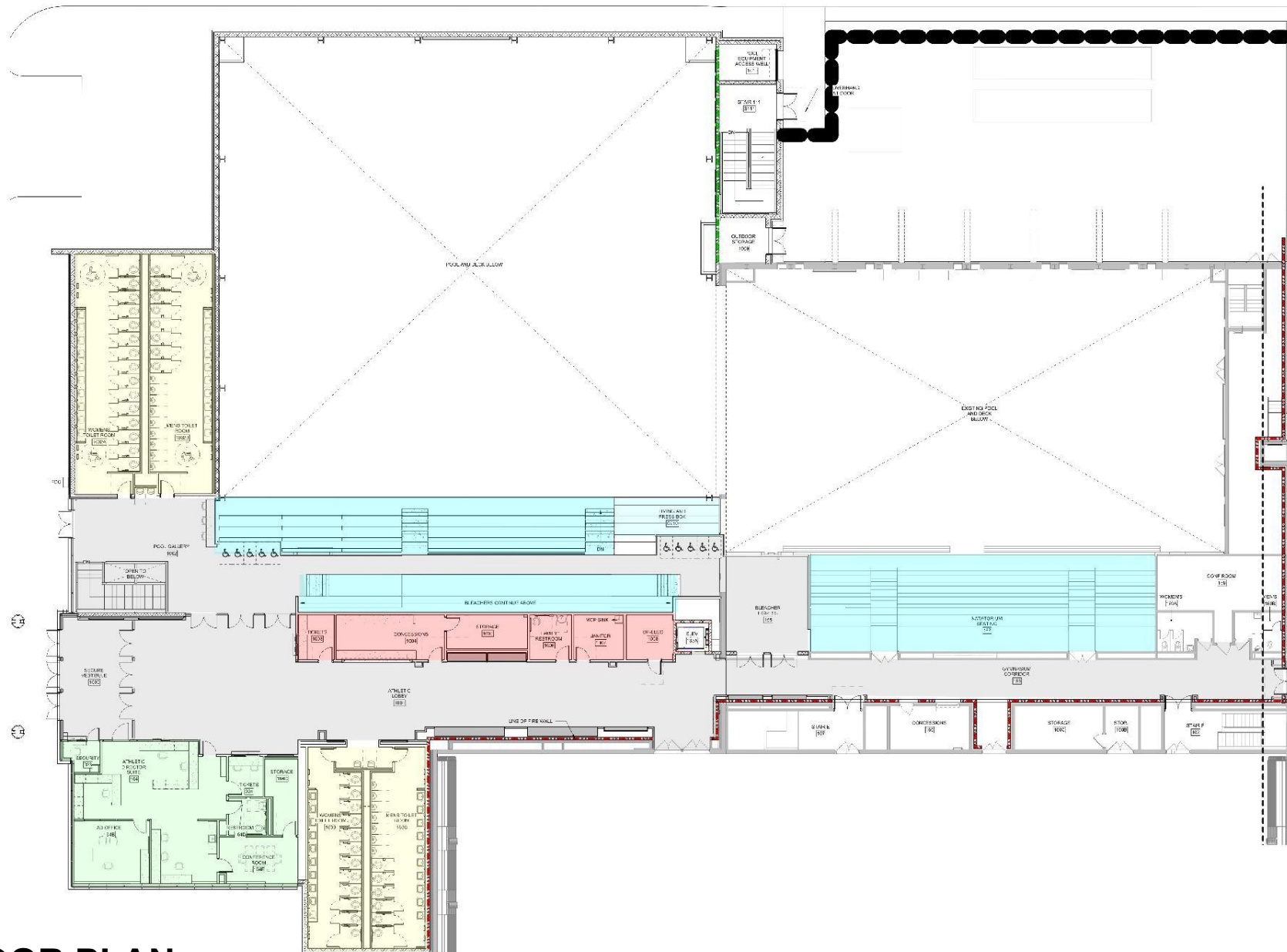
**LARGE & SMALL GROUP
INSTRUCTION CLASSROOMS**



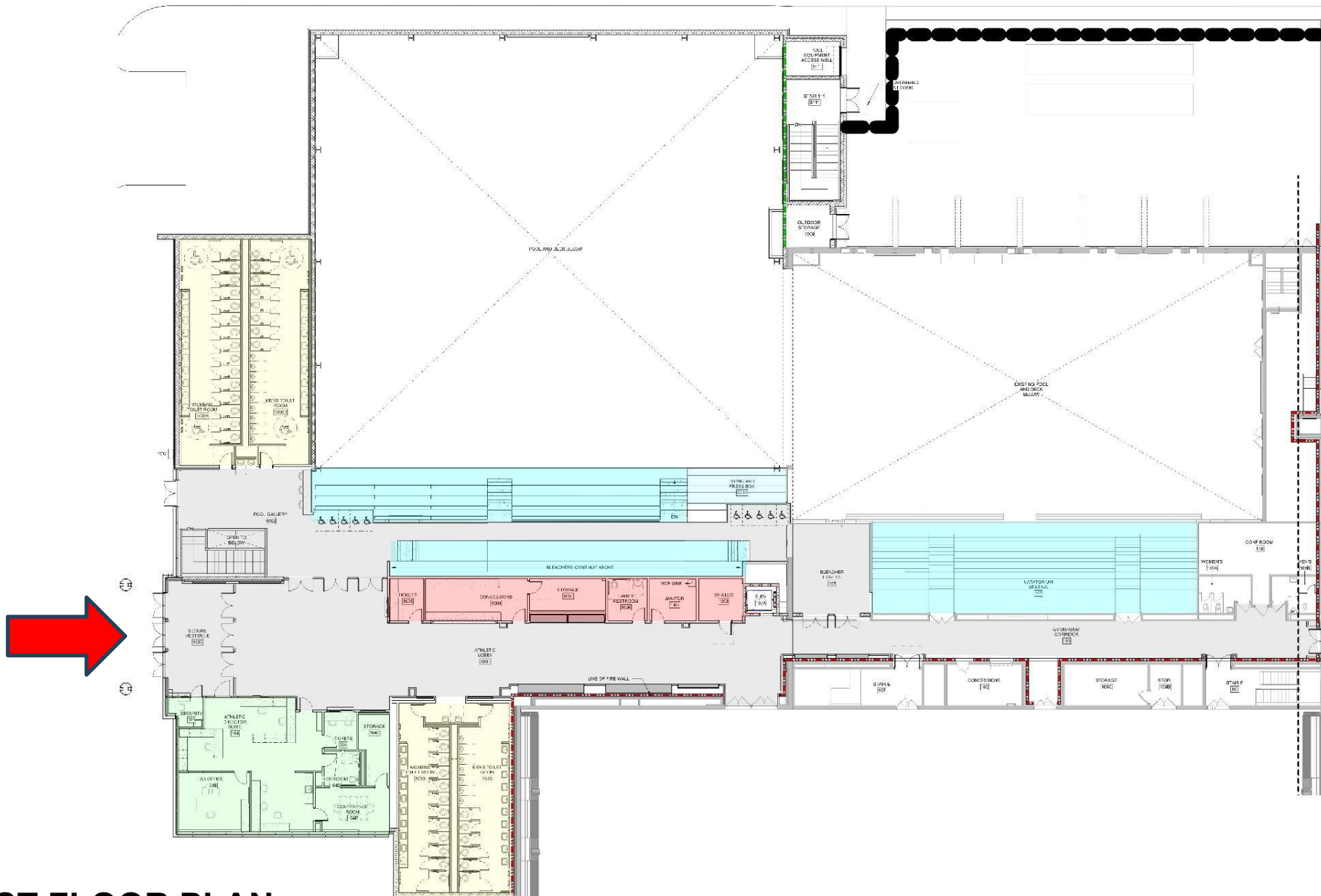
**EXPANDED AUDITORIUM
RESTROOMS**



GREENHOUSE CLASSROOM



FIRST FLOOR PLAN



FIRST FLOOR PLAN



ATHLETIC
DEPARTMENT

SECURITY

NA

NORTH ALLEGHENY
TIGERS

NORTH ALLEGHENY
TIGERS

NA

NA

SECURE VESTIBULE



NA

TICKETING

GO
TIGERS

NORTH
ALLEGHENY

NORTH
ALLEGHENY

NORTH
ALLEGHENY
TIGERS

ENTRY LOBBY

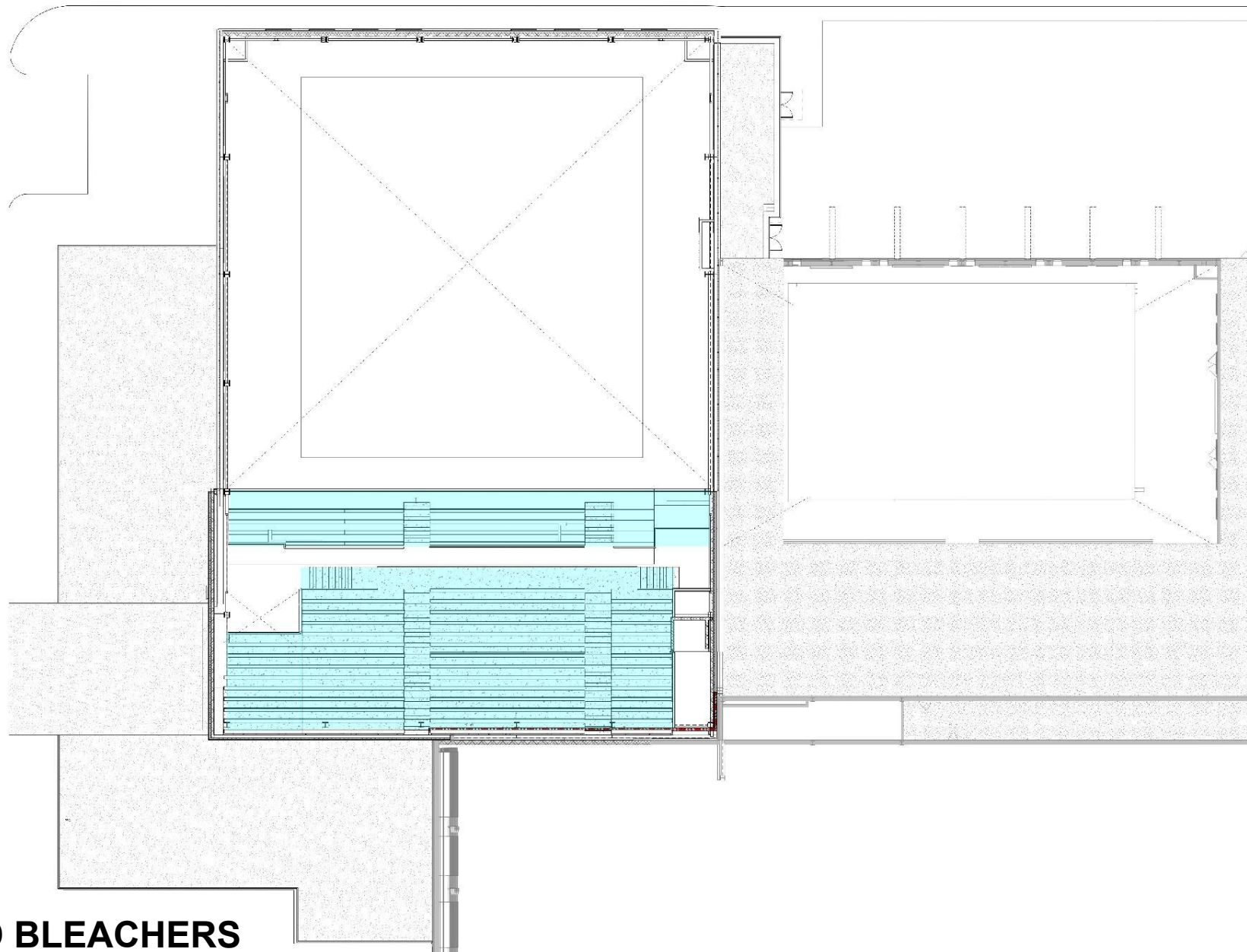
NORTH ALLEGHENY INVITE - SWIM MEET

PL	NAME	TIME	TIME
1	W. HONOR ALLIANCE	1:08.1	0:40
2	W. HONOR ALLIANCE	1:08.1	0:40
3	W. HONOR ALLIANCE	1:08.1	0:40
4	W. HONOR ALLIANCE	1:08.1	0:40
5	W. HONOR ALLIANCE	1:08.1	0:40
6	W. HONOR ALLIANCE	1:08.1	0:40
7	W. HONOR ALLIANCE	1:08.1	0:40
8	W. HONOR ALLIANCE	1:08.1	0:40
9	W. HONOR ALLIANCE	1:08.1	0:40
10	W. HONOR ALLIANCE	1:08.1	0:40

TICKETING

ENTRY LOBBY





EXTENDED BLEACHERS



SPECTATORS



ATHLETIC ENTRANCE

A grayscale photograph of a meeting table. In the foreground, a laptop is open on the left. In the center, there are architectural blueprints spread out. A person's hand is visible on the right, pointing at a part of the blueprint. Another person's hand is visible on the left, holding a pen. In the background, several people are seated around the table. One person is holding a smartphone. Another person is wearing a shirt with the logo "PCSOA Communication Division". A water bottle is on the table. The overall scene suggests a professional meeting or workshop.

05

SCHEDULE AND BUDGET

CONSTRUCTION PHASING DRAFT

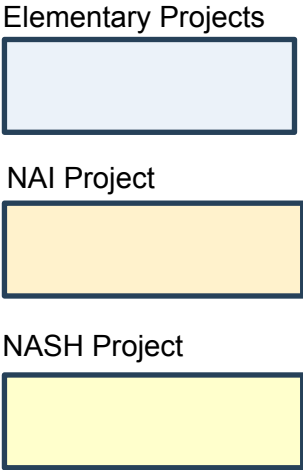
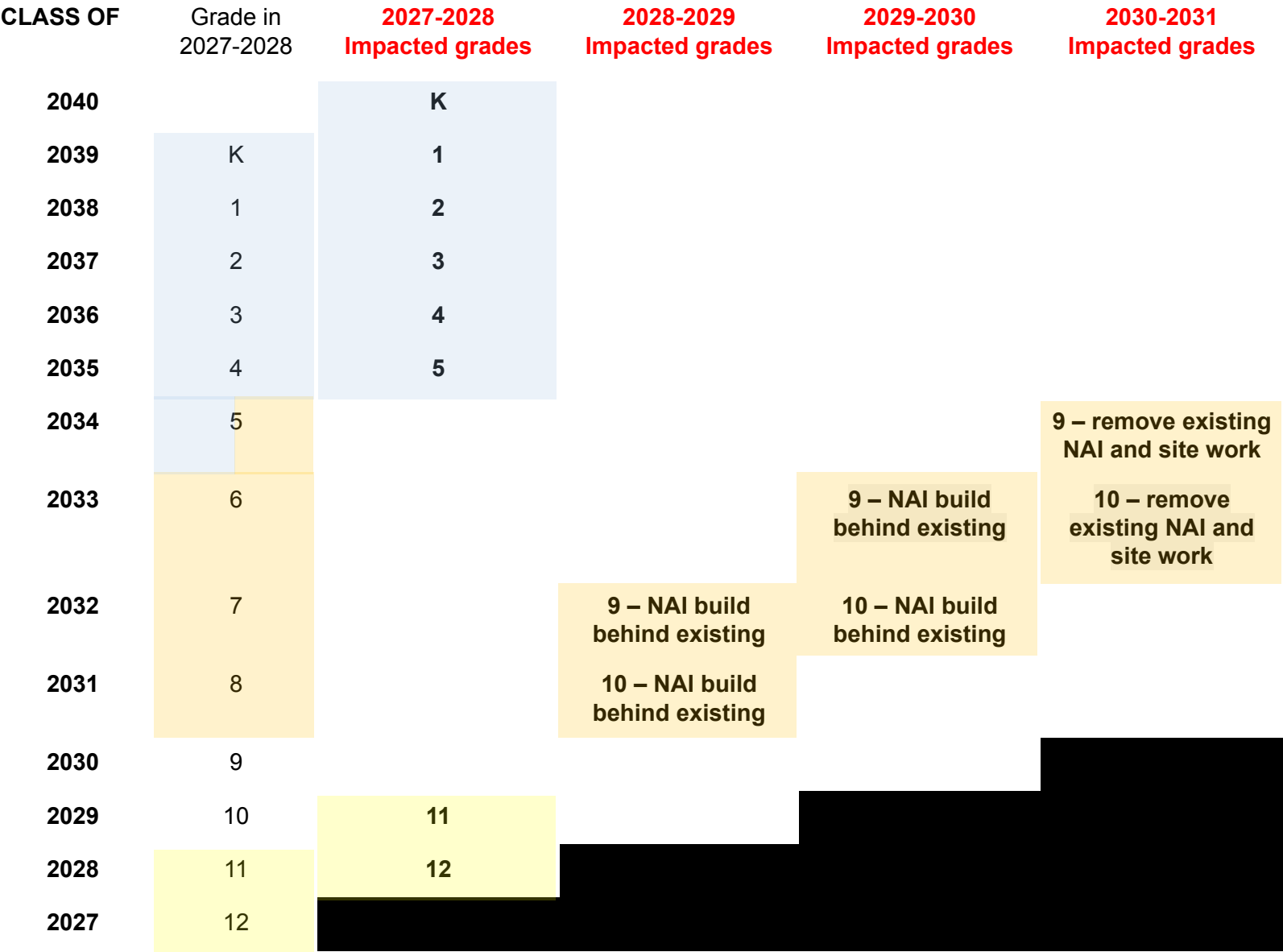
North Allegheny School District

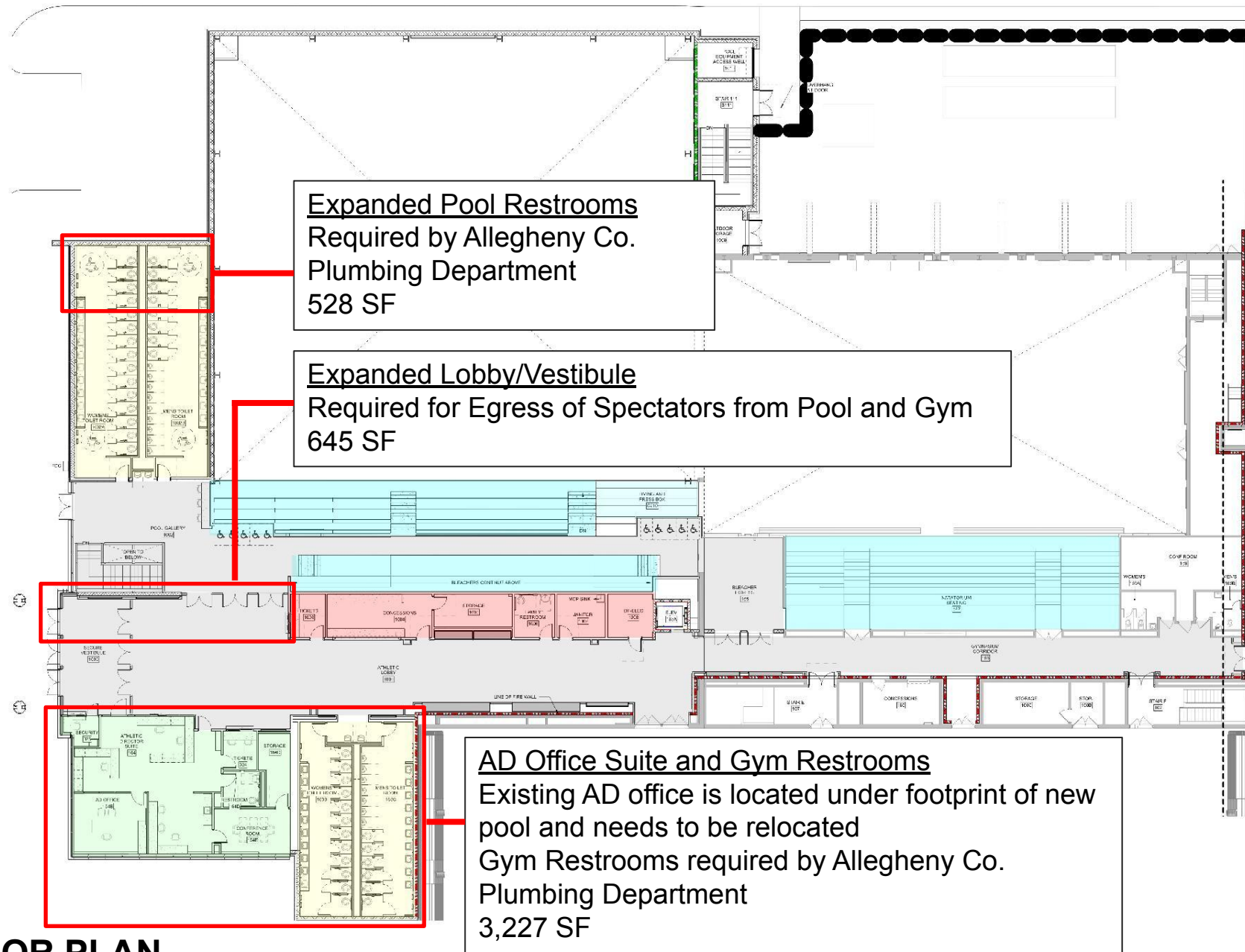
NASH

Construction Phasing and Logistics Outline

Scope	2027										2028											
	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
	Spring			Summer			Fall		Swim Season 27-28					Spring		Summer			Fall			
Demo of existing Athletic admin																						
Sitework for new Natatorium and offices																						
Existing Pool Renovation (ceiling finishes/ductwork/lighting/HVAC)																						
New parking area - front of building																						
Firewall Work - Phase 1																						
LGI Renovation																						
Auditorium Restroom Renovations																						
Auditorium Upgrades																						
Building construction - Natatorium and offices																						
New Chiller Plant																						
Existing Pool Renovation (wall finishes/ceramic/new pool lining)																						
Firewall Work - Phase 2																						
Project Close-out																						
<u>Constraints:</u> - Swim season November through March - Athletic Admin Staff displaced from June of 2027 through August of 2028																						

IMPACTED STUDENTS





FIRST FLOOR PLAN

NASH SQUARE FOOTAGES: DD vs. SD

NASH DD SQUARE FOOTAGE:

FIRST FLOOR 13,444 SF

POOL DECK 21,795 SF

GROUND FLOOR 2,850 SF

38,089 SF ALL FLOORS

DD "FOOTPRINT" 26,322 SF (LOBBY, AD SUITE, FIRST FLOOR RESTROOMS, AND POOL VOLUME)

NASH SD SQUARE FOOTAGE:

FIRST FLOOR 7,390 SF

POOL DECK 20,078 SF

GROUND FLOOR 3,747 SF

31,215 SF ALL FLOORS (6,874) SF DELTA FROM DD)

SD "FOOTPRINT" 20,520 SF (5,802) DELTA FROM DD)

ADDED SQUARE FOOTAGE FROM SD TO DD:

AD SUITE & GYM RESTROOMS 3,227 SF

EXPANDED POOL RESTROOMS 528 SF

EXPANDED LOBBY/VESTIBULE 645 SF

POOL DECK ELEV/RESTROOM AREA 1,075 SF

5,475 SF REQUIRED TO BE ADDED TO PROJECT

North Allegheny School District

Overall Program Estimate Summary

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

September 9, 2026

Project	9.10.25 - With Option #5 at NAI		3.11.26 SD Estimate	8.5.26 Update	9.9.26 Update (DD/SD Estimates)		
	Total Project Cost Estimate Range		Total Project Cost	Total Project Cost	Total Project Costs (Suggested Base Bid)	Total Project Costs (Including new Alternates)	Total Project Costs (Including all Alternates)
	Low	High					
Hosack ES	\$9,550,000	\$10,350,000	\$10,336,385	\$11,901,015	\$10,377,337	\$12,058,352	\$12,268,352
Ingomar ES	\$11,250,000	\$12,150,000	\$10,860,368	\$13,294,710	\$12,868,582	\$13,613,292	\$13,883,292
Peebles ES	\$10,275,000	\$11,100,000	\$10,490,374	\$12,899,410	\$12,468,174	\$13,077,584	\$13,365,084
NASH Phase 1	\$27,750,000	\$30,000,000	\$31,063,822	\$31,063,822	\$36,341,996	\$40,897,046	\$40,897,046
NAI	\$156,000,000	\$167,000,000	\$163,987,446	\$163,987,446	\$151,564,124	\$163,564,124	\$165,064,124
TOTAL PROJECT COST	\$214,825,000	\$230,600,000	\$226,738,395	\$233,146,403	\$223,620,213	\$243,210,398	\$245,477,898

Notes:

- An RACP 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
- A combined Bid Alternate will be incorporated into the Elementary School Bidding Documents
- Additional "Level of Quality" alternates will be incorporated into all projects (example: different types of flooring)

Overall Program Estimate Summary

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

September 9, 2026

9.9.26 Update (DD/SD Estimates)			
Project	Total Project Costs (Suggested Base Bid)	Total Project Costs (including new Alternates)	Total Project Costs (including all Alternates)
Hosack ES	\$10,377,337	\$12,058,352	\$12,268,352
Ingomar ES	\$12,868,582	\$13,613,292	\$13,883,292
Peebles ES	\$12,468,174	\$13,077,584	\$13,365,084
NASH Phase 1	\$36,341,996	\$40,897,046	\$40,897,046
NAI	\$151,564,124	\$163,564,124	\$165,064,124
TOTAL PROJECT COST	\$223,620,213	\$243,210,398	\$245,477,898

Notes:

- An RACP 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
- A combined Bid Alternate will be incorporated into the Elementary School Bidding Documents
- Additional "Level of Quality" alternates will be incorporated into all projects (example: different types of flooring)

North Allegheny School District	
Senior High School (NASH) Project	
Design Development Estimate Summary	
Date: September 9, 2026	
Building Size: New Construction = 38,089 SF, Partial Renovation = 27,525 SF	
Based on Design Development Documents received: Schrader (8.5.26)	

Total Project Cost Summary (Base Bid)		
Base Bid Project Costs	Description	Estimated Costs
	Public Bid Hard Costs (including Design Contingency & Escalation)	\$ 31,641,629
	# 1 General Prime Construction	\$ 18,918,843
	# 2 Roofing Prime Construction	\$ 1,175,000
	# 3 Plumbing Prime Construction	\$ 1,989,564
	# 4 HVAC Prime Construction (including fire suppression)	\$ 5,387,239
	#5 Electrical Prime Construction	\$ 3,175,000
	Design Contingency (3%)	\$ 919,369
	Escalation (assumes late Dec 2026 bid event)	\$ 76,614
	Soft Costs (A/E fees, CM Fees, FF&E, Technology, Permits, Change Order Contingency, etc.)	\$ 4,700,366
	Total of Project Costs (Base Bid)	\$ 36,341,995

NASH Phase 1:

Changes: Schematic Design to Design Development

Item
Increase building addition square footage
Larger entry canopy
Add opening between new and existing natatorium, modify existing bleachers for connection
Add structure, roof and classroom fit out at existing greenhouse
Add finishes and fixtures to existing natatorium locker rooms
Vinyl Wall Graphics allowance
Add demolition of existing elevator and construction of new elevator in different location
Add regrading and repaving of portion of student parking to accommodate grades
Modify stormwater retention at front parking (now below ground tanks)
Foundation / shoring clarity on scope
Add renovations of existing single occupancy restrooms on lower level
Additional scope clarity on site electrical

A grayscale photograph of a meeting table. In the foreground, a Dell laptop is open on the left. The table is covered with large architectural blueprints. A person's hands are visible in the lower right, pointing at a section of the blueprint. Another person's hand is visible in the lower center, holding a pen. On the table, there is a smartphone, a pair of sunglasses, a ruler, and a water bottle. In the background, several people are seated around the table. One person on the right is wearing a polo shirt with the logo "PCSOA Communication Division". The text "QUESTIONS/DISCUSSION" is overlaid in the center in a bold, orange, sans-serif font.

QUESTIONS/DISCUSSION

SCHRADERGROUP
A HORD COPLAN MACHT STUDIO