FACILITIES FOR THE FUTURE



NORTH ALLEGHENY SCHOOL DISTRICT

NAI Project Status Update

BOARD PRESENTATION 10/28/2026

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Efficiency Powered by Intelligence

SCHRADERGROUP
A HORD COPLAN MACHT STUDIO

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.

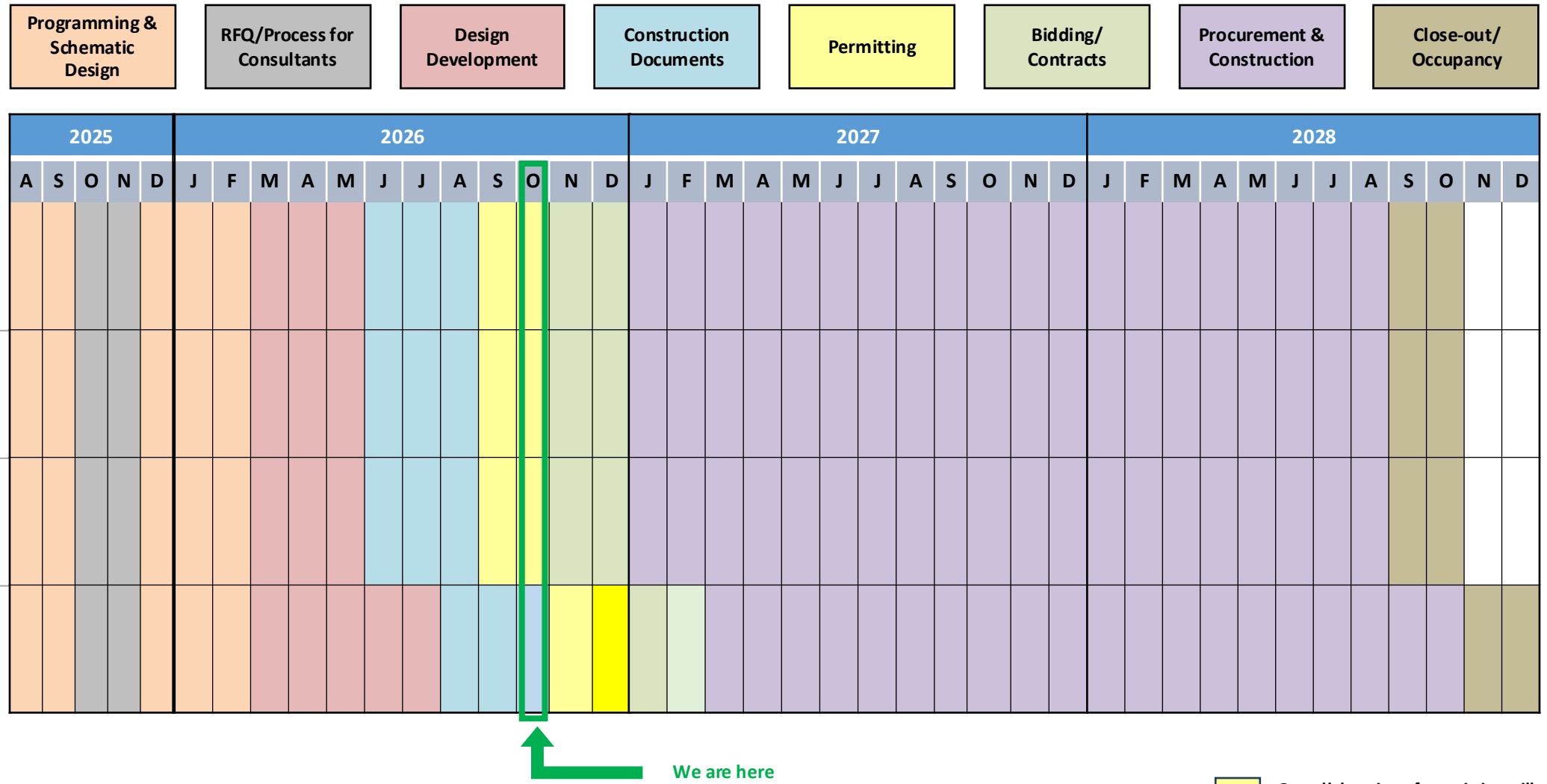


BOARD PRESENTATION

01 CONCEPT HISTORY
02 SITE AND FLOOR PLANS
03 RENDERINGS AND VIDEO
04 BUDGET

PROJECT MILESTONE SCHEDULE

North Allegheny School District
Current Building Program
October 28, 2026 Update



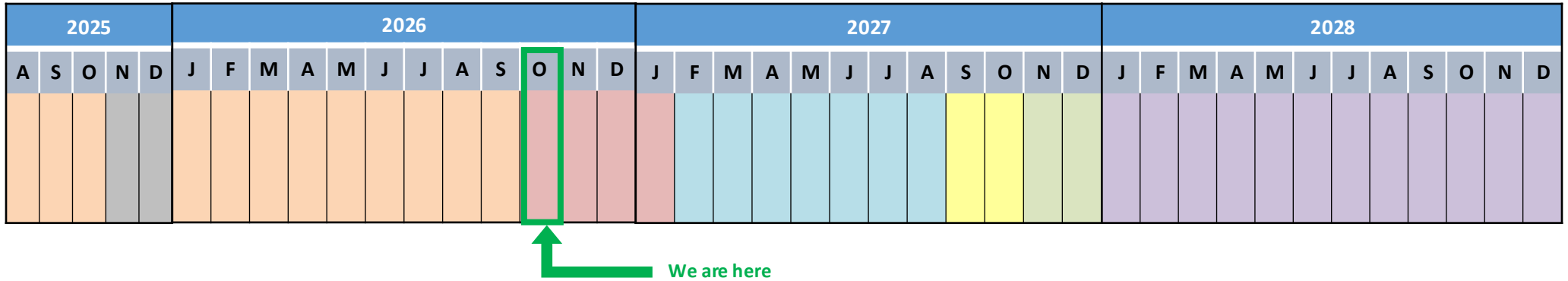
Notes: Overall duration of permitting will overlap with DD and CD phase

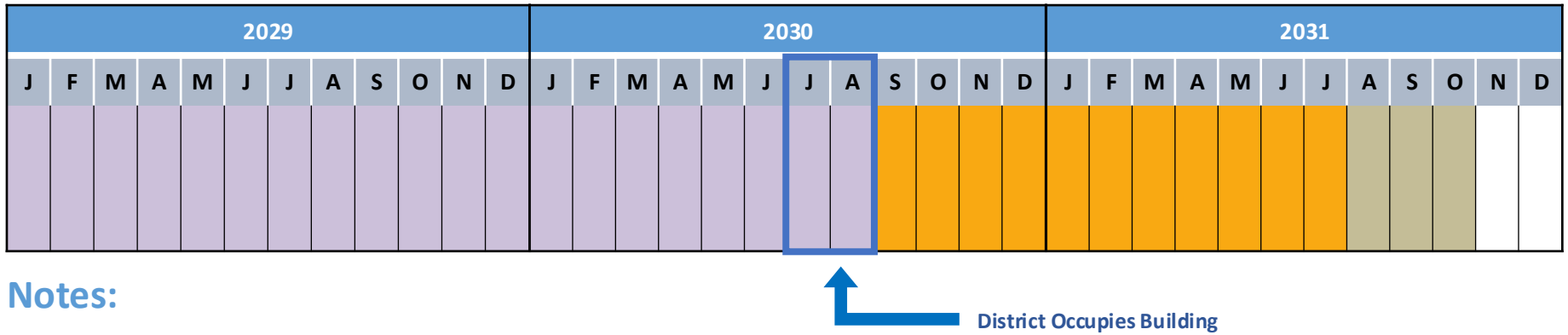
PROJECT MILESTONES SCHEDULE

North Allegheny School District
Current Building Program
October 28, 2026 Update

NAI

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





Notes:

Overall duration of permitting will overlap with DD and CD phase



01 CONCEPT HISTORY

PROGRAMMING THEMES
Building Commons





PROGRAMMING THEMES

Theater with multi-purpose balcony



PROGRAMMING THEMES

Career, Technology & Innovation Center







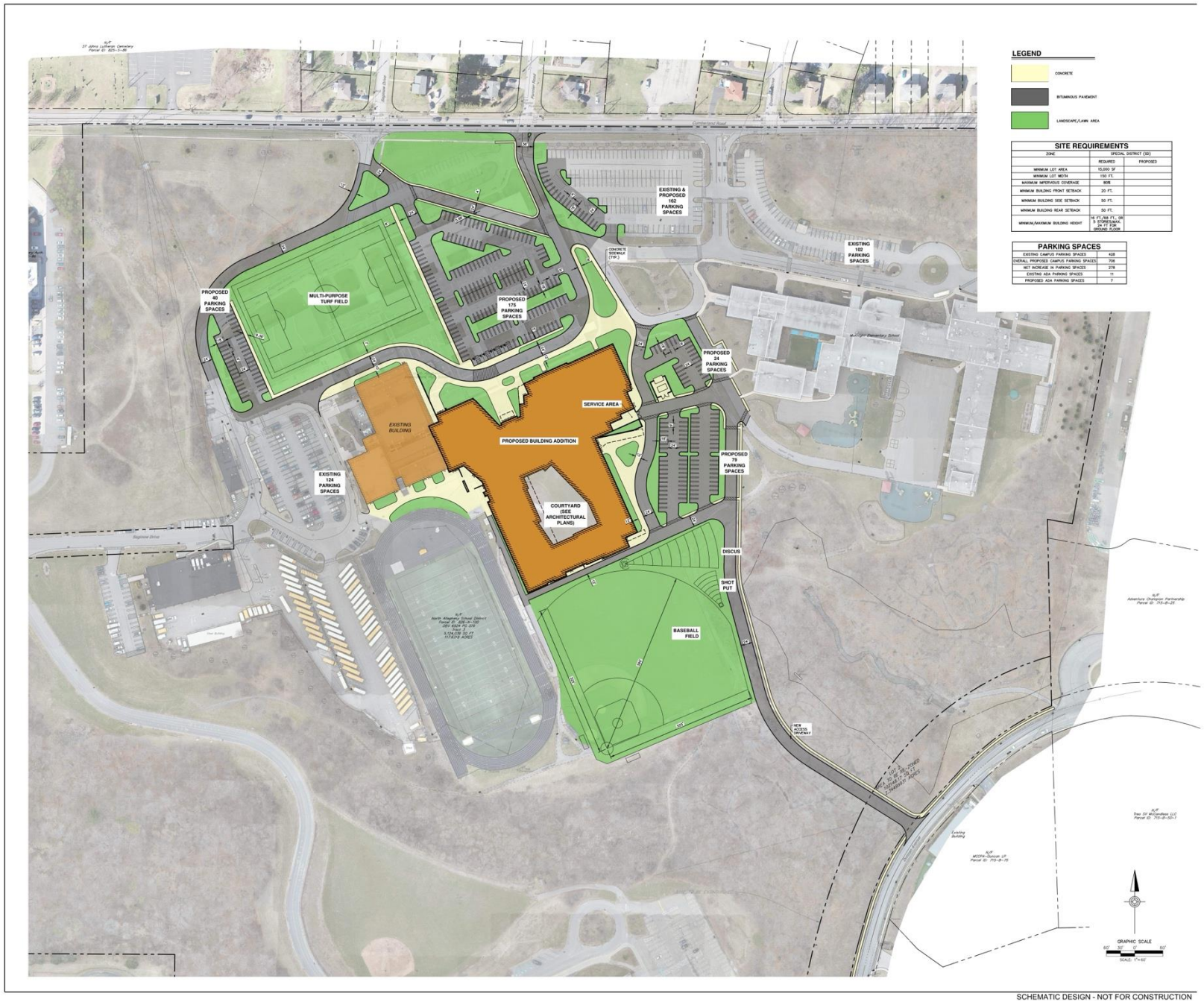



STUDENT VOICE
C Hall Exit
Help Desk



02 SITE & FLOOR PLANS

SITE PLAN UPDATE



SCHRADERGROUP

12330 Perry Highway Suite 104 Wexford, PA 15090
p: 412 228 3491
f: 215 482 7441
www.sgarc.com

Consultants:

Civil:
HRG
220 West Kensinger Drive, Suite 100
Cranberry Township, PA 16066
p: 724 779 4777

MEP:
WNA Engineering
800 Vinial Street, Suite A100 Pittsburgh, PA 15212
p: 412 208 1372

Structural Engineer:
Barber & Hoffman
1659 Route 228, Suite 200 Cranberry Township, PA 16066
p: 724 741 0848

Professional Seal:

Owner:
North Allegheny School District
200 Hillrun Lane
Pittsburgh, PA 15237

New Construction of:
NORTH ALLEGHENY INTERMEDIATE HIGH SCHOOL
350 Cumberland Road
Pittsburgh, PA 15237

ISSUED FOR:

NO.	DESCRIPTION	DATE

DATE: 08/03/2026
SG PROJECT NUMBER: 22-5454.00

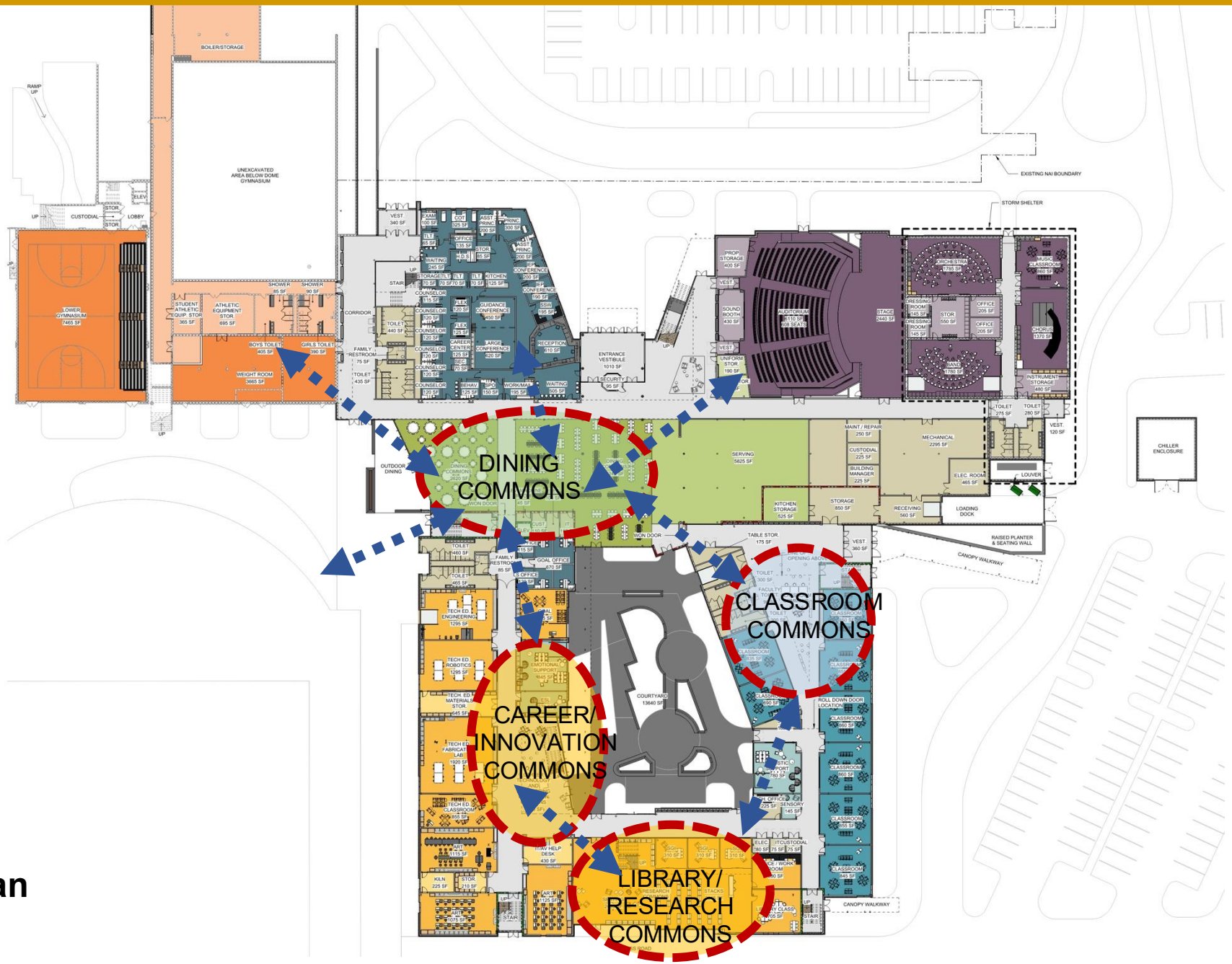
Key Plan:

Drawing Title:
SITE LAYOUT PLAN

Drawing Number:
C100

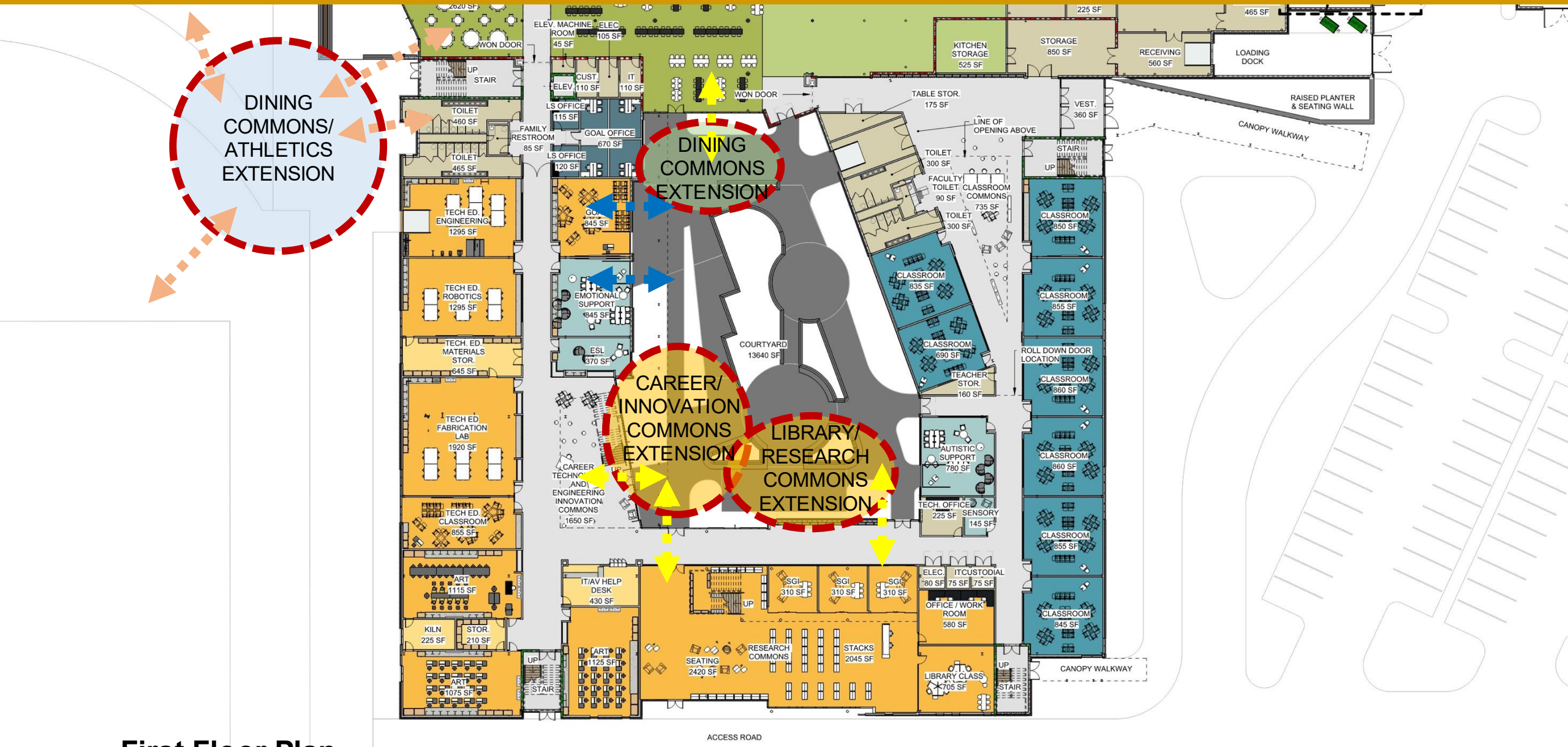
SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

BUILDING – COMMONS LOCATIONS

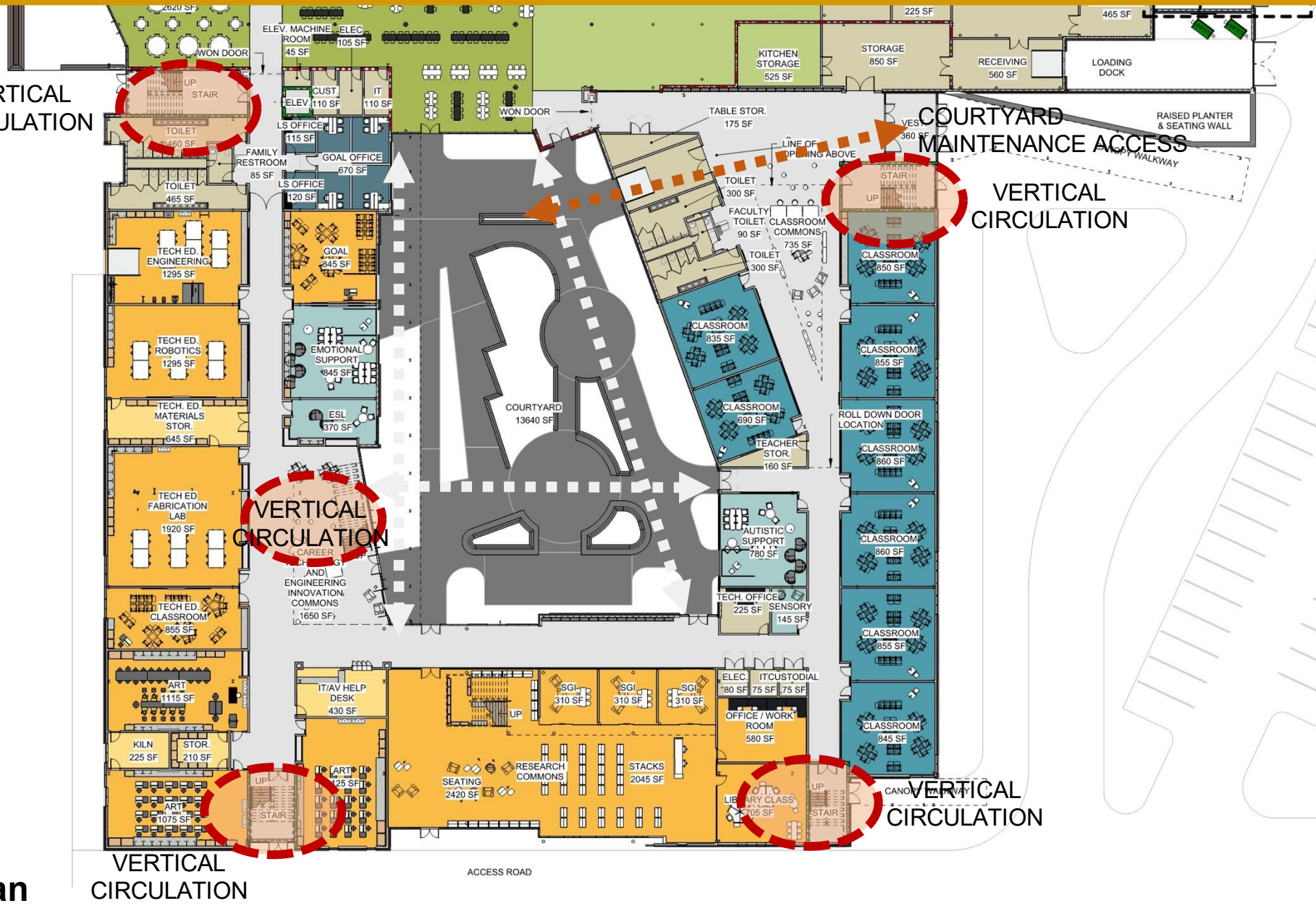


First Floor Plan

CENTER COURTYARD - USE

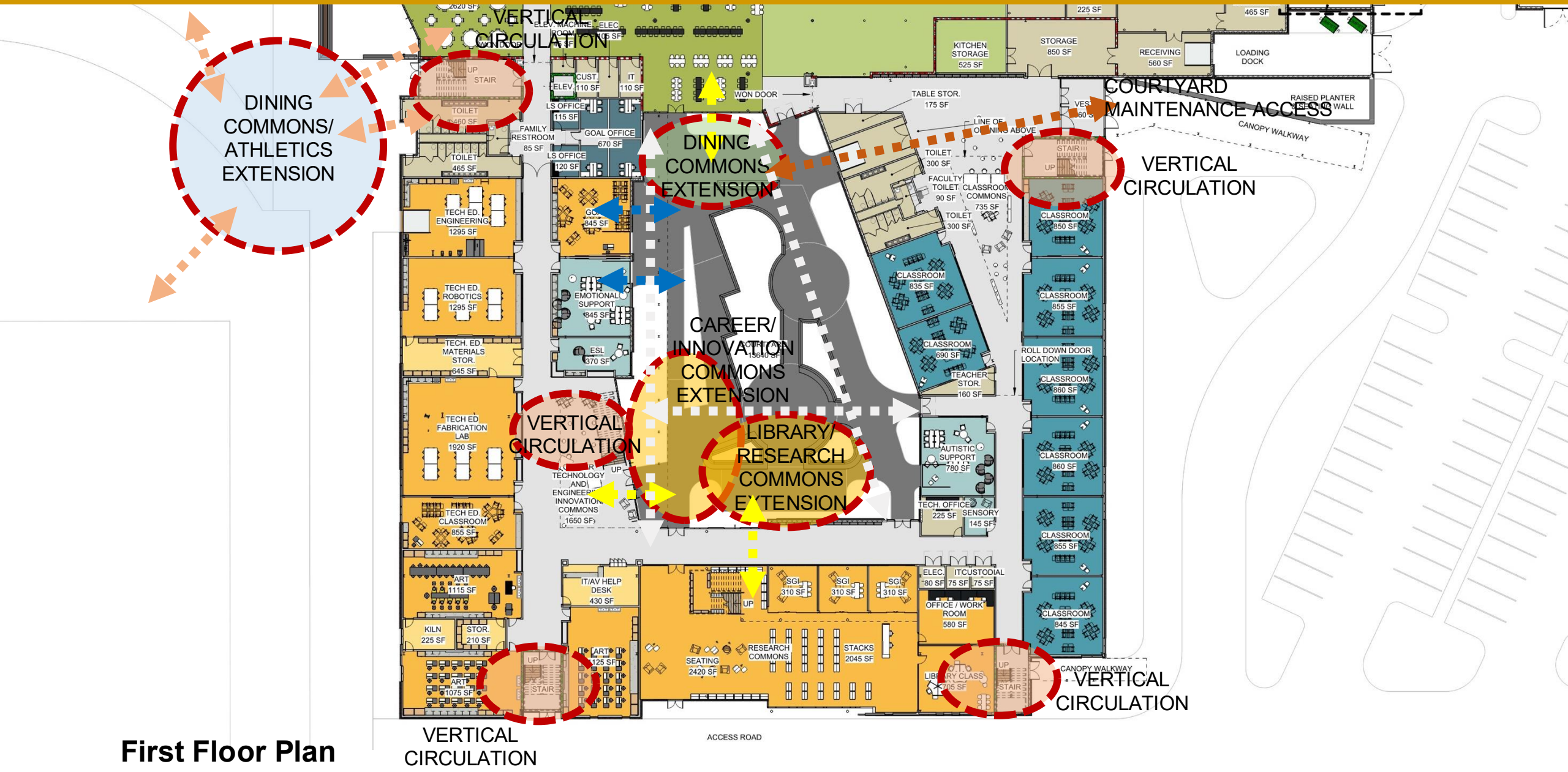

DINING COMMONS/ ATHLETICS EXTENSION
DINING COMMONS EXTENSION
CAREER/ INNOVATION COMMONS EXTENSION
LIBRARY/ RESEARCH COMMONS EXTENSION
COURTYARD 13640 SF
TECH ED. ENGINEERING 1295 SF
TECH ED. ROBOTICS 1295 SF
TECH. ED MATERIALS STOR. 645 SF
TECH ED FABRICATION LAB 1920 SF
TECH ED. CLASSROOM 855 SF
ART 1115 SF
KILN 225 SF
STOR. 210 SF
ART 1075 SF
EMOTIONAL SUPPORT 845 SF
ESL 370 SF
CAREER TECHN AND ENGINEERING INNOVATION COMMONS 1650 SF
IT/AV HELP DESK 430 SF
ART 1125 SF
SEATING 2420 SF
RESEARCH COMMONS
STACKS 2045 SF
SGI 310 SF
SGI 310 SF
SGI 310 SF
OFFICE / WORK ROOM 580 SF
LIBRARY CLASS 705 SF
AUTISTIC SUPPORT 780 SF
TECH. OFFICE 225 SF
SENSORY 145 SF
TEACHER STOR. 160 SF
CLASSROOM 835 SF
CLASSROOM 690 SF
CLASSROOM 850 SF
CLASSROOM 855 SF
CLASSROOM 860 SF
CLASSROOM 860 SF
CLASSROOM 855 SF
CLASSROOM 845 SF
ROLL DOWN DOOR LOCATION
TABLE STOR. 175 SF
LINE OF OPENING ABOVE
TOILET 300 SF
FACULTY TOILET 90 SF
CLASSROOM COMMONS 735 SF
TOILET 300 SF
VEST. 360 SF
KITCHEN STORAGE 525 SF
STORAGE 850 SF
RECEIVING 560 SF
LOADING DOCK
RAISED PLANTER & SEATING WALL
CANOPY WALKWAY
CANOPY WALKWAY
ACCESS ROAD
ELEV. MACHINE ROOM 45 SF
ELEC. 105 SF
CUST. 110 SF
ELEV. 110 SF
IT 110 SF
LS OFFICE 115 SF
GOAL OFFICE 670 SF
LS OFFICE 120 SF
FAMILY RESTROOM 85 SF
TOILET 460 SF
TOILET 465 SF
UP STAIR
WON DOOR
WON DOOR
ELEC. 80 SF
ITCUSTODIAL 75 SF
75 SF
STAIR
STAIR
STAIR
STAIR
UP
UP
UP

CENTER COURTYARD - CIRCULATION



First Floor Plan

CENTER COURTYARD - COMBINED



First Floor Plan



03 RENDERINGS & VIDEO



FRONT ENTRY



FROM TRACK/ FOOTBALL FIELDS



COURTYARD - LIBRARY AHEAD



COURTYARD - CAREER/ INNOVATION COMMONS TO LEFT



COURTYARD – DINING COMMONS TO LEFT



DINING COMMONS



DINING COMMONS



CAREER, TECHNOLOGY & INNOVATION COMMONS



CAREER, TECHNOLOGY & INNOVATION COMMONS



CLASSROOM COMMONS



LIBRARY/ RESEARCH COMMONS



LIBRARY/ RESEARCH COMMONS



04 BUDGET

Schematic Design Estimate

North Allegheny School District

Intermediate High School (NAI)

Schematic Design Estimate - Board Presentation Summary

Date: October 28, 2026

Building Size: 267,154 sf (216,136 sf of new construction/43,172 sf of renovation/7,846 sf of Aux Gym Addition)

Based on Schematic Desgin Information received: Schrader (August through October 2026)

Schematic Estimate Summary	Schematic Design -10.28.26
Description	**Estimated Costs**
Existing Conditions (asbestos and building demo)	$ 2,650,000
Building Construction (216,136 sf new **not** including the auxiliary gym addition)	$ 97,142,000
Site Development (parking, soccer field, site concrete, site utilities, etc)	$ 11,980,000
Athletic Renovations (43,172 sf existing) - potential Add Alternate for non-critical areas	$ 10,534,100
Auxiliary Gym Addition (7,846 sf) - potential Add Alternate	$ 4,083,000
Access Road Allowance (donated property)	$ 1,685,000
Baseball Field (grass field with irrigation including cutting into hillside) - potential Add Alternate	$ 1,500,000
Courtyard (concrete, plantings, appurtences, etc.)	included in Building Construction
Ground Improvements (aggregate piles for building foundations)	included in Building Construction
Subtotal	**$ 129,574,100**
Design Contingency (SD 5%)	$ 6,478,705
Escalation (4% - assumes late Fall 2027 bid event)	$ 5,182,964
Total of Hard Costs	**$ 141,235,769**
Total of Soft Costs	$ 24,182,392
Total Project Costs	**$ 165,418,161**

Schematic Design Estimate

Comparative Recent Bid Results – New Construction/Building Only (adjusted to today's costs)

Project/Metric	Pennsbury HS	Allentown K-8	Radnor Ithan ES	Canon-McMillan MS	Coatesville MS	Reading STEM HS	North Allegheny – NAI (SD Estimate)
Size (New)	497,192 SF	202,800 SF	113,690 SF	151,818 SF	157,230 SF	140,400 SF	**223,982 SF**
Cost per SF (building only)	$440	$443	$463	$413	$445	$418	**$452**
Architect	KCBA	Breslin	Breslin	HHSDR	Schrader	Schrader	**Schrader**

Schematic Design Estimate Summary

North Allegheny School District

Overall Program Estimate Summary

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

October 28, 2026

Project	10.28.26 Update (DD/SD Estimates)	
	Total Project Costs (suggested Base Bid)	Total Project Costs (including Alternates)
Hosack ES	$10,377,337	$12,268,352
Ingomar ES	$12,868,582	$13,883,292
Peebles ES	$12,468,174	$13,365,084
NASH Phase 1	$36,341,996	$40,897,046
NAI	*$153,383,161*	*$165,418,161*
TOTAL PROJECT COST	$225,439,250	$245,831,935

NOTES:

- RCAP Grant of $1,250,000 for pool is not factored into totals
- Several options for the NASH project have been discussed since Design Development presentation. Final decisions on scope will require adjustments to estimates

NAI
Concept to Schematic Design

Item
New building size (SF) has settled in at 216,136 SF (223,982 SF including Aux Gym addition)
Baseball field added – being treated as a potential “Add Alternate” (cutting into hillside to increase field size included)
Auxiliary Gym addition - being treated as a potential “Add Alternate”
Based on Geotech report the structural engineer has identified soil stabilization (aggregate piles)
Continued refinement of building materials
Refinement of site circulation and parking configuration
Sitework scope increase to place multi-purpose field deeper into hillside at front of building
Further clarification on connection to existing building and the sequencing as well as site work schedule
Soft costs – additional info gathered as it relates to insurances and permitting and Geotech investigation

FACILITIES FOR THE FUTURE

NA™

THANK YOU!

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