

Penn Cambria School District New Education Center Addition - Schematic Design Presentation



11 February 2025



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September 2024 ROM Cost Model

Revised Item No.	Scope of Work Description	SF Area	\$ Per Square Foot	Cost
High School - GESA 2024 Committed Costs				
1	Roof Replacement - GESA 2024 (Awarded)			\$ 2,621,703
2	Boiler Room - GESA 2024 (Awarded)			\$ 2,186,838
3	Floor Tile Abatement - GESA 2024 (Estimated)	2,014	\$	22,850
4	New LVT Flooring - GESA 2024 (Estimated)	5,686	\$	142,150
5	Committed Costs - GESA 2024			\$ 4,973,541
6	Total: Committed + Soft Costs (6.5%)	1.065		\$ 5,296,821
High School - New Additions Estimated Projected Costs				
7	New 26-Classrooms + 2 Locker Rooms Addition	37,770	\$ 475	\$ 17,940,750
8	New Gymnasium + Student Commons Dining Area	9,200	\$ 425	\$ 3,910,000
9	Site Improvements			\$ 525,000
10	New Secured Playground Area + Equipment			\$ 330,000
11	New South East Parking Area (Cubic Yards)	6,100	\$ 100	\$ 610,000
12	New Fire Pump (Pending Water Pressure Confirmation)			\$ 110,000
13	HS Estimated Projected Hard Costs - New Additions			\$ 23,425,750
14	Total: Contingency (9%) + Soft Costs (18%)	1.27		\$ 29,750,703
High School - Public School Facility Improvement Grant Estimated Projected Costs (GESA 2025)				
15	(HS-HP4) Replace Existing Domestic Water Piping			\$ 1,338,000
16	(HS-MP1) Replace Existing Pneumatic Control System			\$ 984,000
17	(HS-MP3) Replace Existing Fire Alarm			\$ 475,000
18	(HP-MP4) Replace Existing Switchboard			\$ 479,000
19	(HP-MP6) Replace Existing Emergency Generator			\$ 301,000
20	PSFIG Estimated Projected Costs			\$ 3,577,000
21	Total: Contingency (9%) + Soft Costs (11%)	1.20		\$ 4,292,400
High School - Proposed GESA 2025 MEP Estimated Projected Costs				
22	(HS-LP1) Replace Unit Vents or Upgrade to Alternate HVAC System			\$ 708,000
23	(HS-LP2) Add Cooling to Remaining Areas NOT Covered by VRF			\$ 1,206,000
24	(HS-LP4) Replace RTU's for Cafeteria, Offices, + Library			\$ 367,000
25	(HP-LP9) Eliminate Corridor as a Transfer Plenum			\$ 61,000
26	(HS-LP18) Split Emergency Power Loads: Life Safety vs Equip.			\$ 108,000
27	High School GESA 2025 MEP Estimated Projected Costs			\$ 2,450,000
28	Total: Contingency (9%) + Soft Costs (11%)	1.20		\$ 2,940,000

High School - Proposed GESA 2026-2027 MEP Estimated Projected Costs				
29	(HS-LP8) Replace Building General Exhaust Fans			\$ 131,000
30	(HS-LP12) Replace Restroom Fixture Flush Valves, Faucets, + Trim			\$ 521,000
31	New Fire Suppression Sprinkler System	120,794	\$ 7	\$ 845,558
32	High School GESA 2026-2027 MEP Estimated Projected Costs			\$ 1,497,558
33	Total: Contingency (9%) + Soft Costs (11%)	1.20		\$ 1,797,070
High School - Proposed GESA 2025-2027 Architectural Estimated Projected Costs				
34	First Floor (Not including existing gym)	65,910	\$ 40	\$ 2,636,400
35	Auditorium + Support Spaces	8,320	\$ 30	\$ 249,600
36	Second Floor	19,000	\$ 40	\$ 760,000
37	High School GESA 2025-2027 Architectural Estimated Projected Costs	93,230	\$ 40	\$ 3,646,000
38	Total: Contingency (9%) + Soft Costs (11%)	1.20		\$ 4,375,200
Pre-Primary School - Proposed GESA 2026-2027 MEP Estimated Projected Costs				
39	(PP-MP1) Replace Building Electrical Service			\$ 139,000
40	(PP-MP2) Replace Emergency Generator			\$ 77,000
41	(PP-LP1) Replace Rooftop Units			\$ 117,000
42	(PP-LP2) Replace Unit Vents or Upgrade to Alternate HVAC System			\$ 227,000
43	(PP-LP4) Upgrade Building Control System			\$ 267,000
44	(PP-LP7) Replace Building Exhaust Fans			\$ 41,000
45	(PP-LP8) Replace Domestic Water Piping			\$ 361,000
46	Pre-Primary School GESA 2026-2027 MEP Estimated Projected Costs			\$ 1,229,000
47	Total: Contingency (9%) + Soft Costs (11%)	1.20		\$ 1,474,800
48	Total Projected Estimated ROM Costs - Option 12A			\$ 49,926,993

High School Proposed Additions / Renovations
 Consolidate + Restructure to Grades 2-12
 New 2-Story Classroom Addition (26 Classrooms)
 46,970 GSF of New Construction
 Includes MEP Improvements
 Includes Architectural Improvements
 Includes for Fire Suppression Sprinkler System

Pre-Primary School Proposed Renovations
 Consolidate + Restructure to Grades PK-1
 Includes MEP Improvements
 Includes Architectural Improvements

Penn Cambria School District – ROM Cost Model Option 12A

Penn Cambria School District New Education Center Addition - Schematic Design Presentation



Schematic Design Cost Estimate

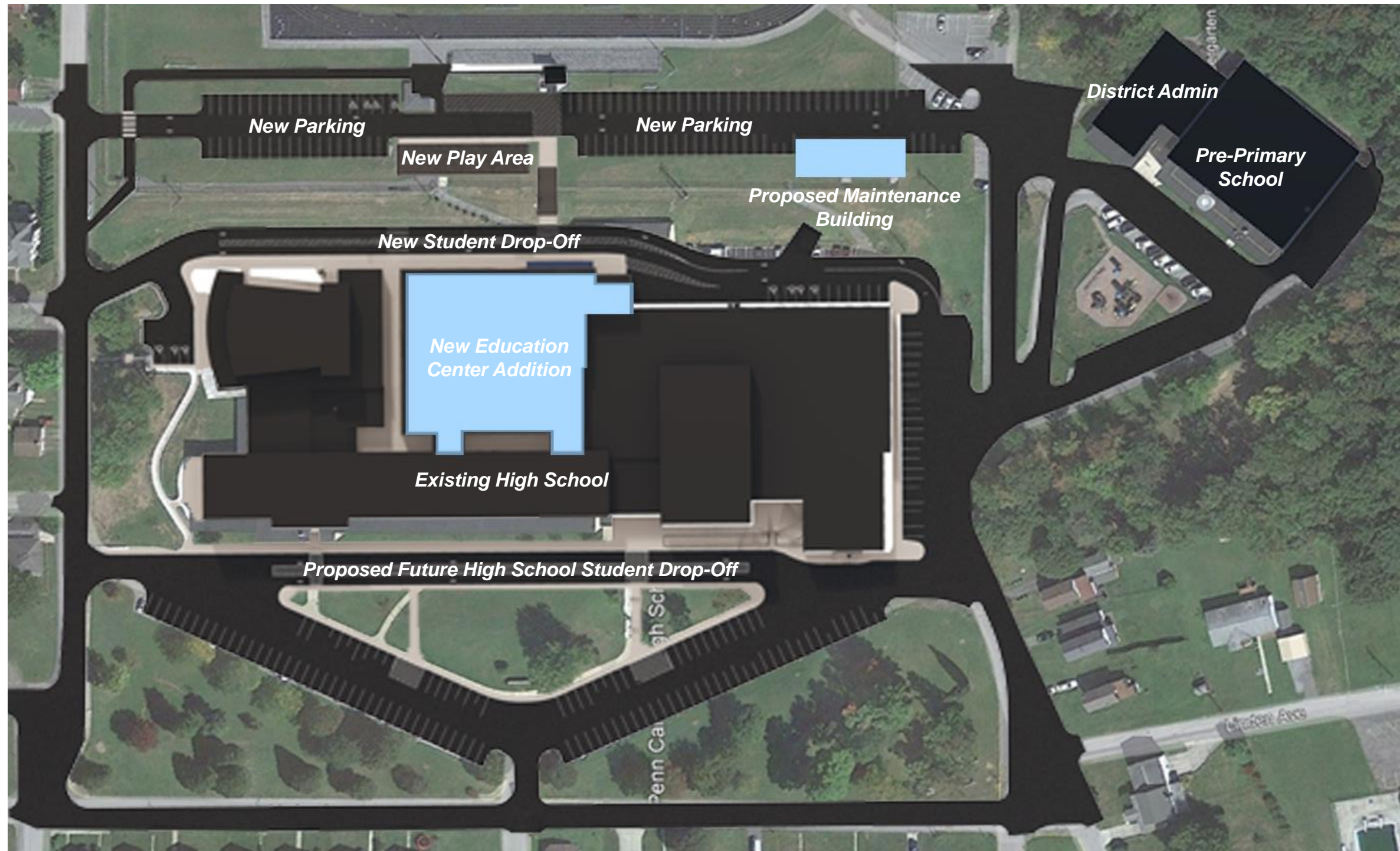
Item No.	Description	Updated Costs 2025-02-07
Construction Hard Costs		
1	General Construction	\$12,450,000
2	Sitework, building addition, parking lot additions and changes	\$2,644,000
3	Site Electrical	\$370,000
4	Fire Protection	\$330,000
5	Plumbing	\$970,000
6	Mechanical (GESA)	\$3,715,000
7	Electrical	\$1,171,000
8	Total Construction Costs	\$21,650,000
9	Design Contingency (Approx 5%)	\$1,100,000
9A	Tariff Contingency (Approx 5%)	\$1,100,000
10	Total Estimated Hard Costs	\$23,850,000



Soft Costs		
11	Advertising	\$5,000
12	Construction Testing + Inspections	\$50,000
13	Hazardous Materials Engineering (Water line in crawl Space)	\$3,500
14	Hazardous Materials Abatement (Water line in crawl Space)	\$10,000
15	Civil Engineering/Geotech/Infiltration Testing (Colliers Contract Amount)	\$140,000
16	NPDES Agency Permit Fees (if required)	\$20,000
17	CMA Fee (Precon and Bidding Lump Sum)	\$103,299
18	CMA Fee Construction	\$775,000
19	CMA Fee Closeout	\$25,000
20	A/E Fee (Includes Arch/MEP/Structural) (6.50%)	\$1,550,250
21	Food Service Consultant	\$35,250
22	Surveying/Utility Location (Colliers Contract Amount)	\$31,440
23	Builder's Risk Insurance 0.2%	\$44,000
24	Building Permit Allowance/Inspections	\$150,000
25	Document Printing for Construction	\$4,000
26	Commissioning Agent (HVAC only)	In GESA
27	Financing Cost (Allowance)	\$0
28	Furniture Fixtures & Equipment (FF&E) including Graphics	\$400,000
29	Technology	\$400,000
30	Construction Contingency (3%)	\$649,500
31	Legal Fees	\$20,000
32	Misc Costs	\$20,000
33	Total Estimated Soft Costs	\$4,436,239
34	Estimated Total Project Costs (Hard Costs + Soft Costs)	\$28,286,239
September 2024 Budget		\$29,750,703
Scope of Work Not in Original September 2024 Cost Model		
35	Front Sitework, bus loop & parking modifications (Includes site elect. \$80,000)	\$1,280,000
36	Snow Melt System (outdoor egress walkways between high school and new addition)	\$260,000
37	Potential need for a fire pump.	\$110,000
38	Relocation of the Maintenance Building was not included in the September 2024 Cost Model. The site survey and schematic design revealed that the new roadway location will have impact.	TBD

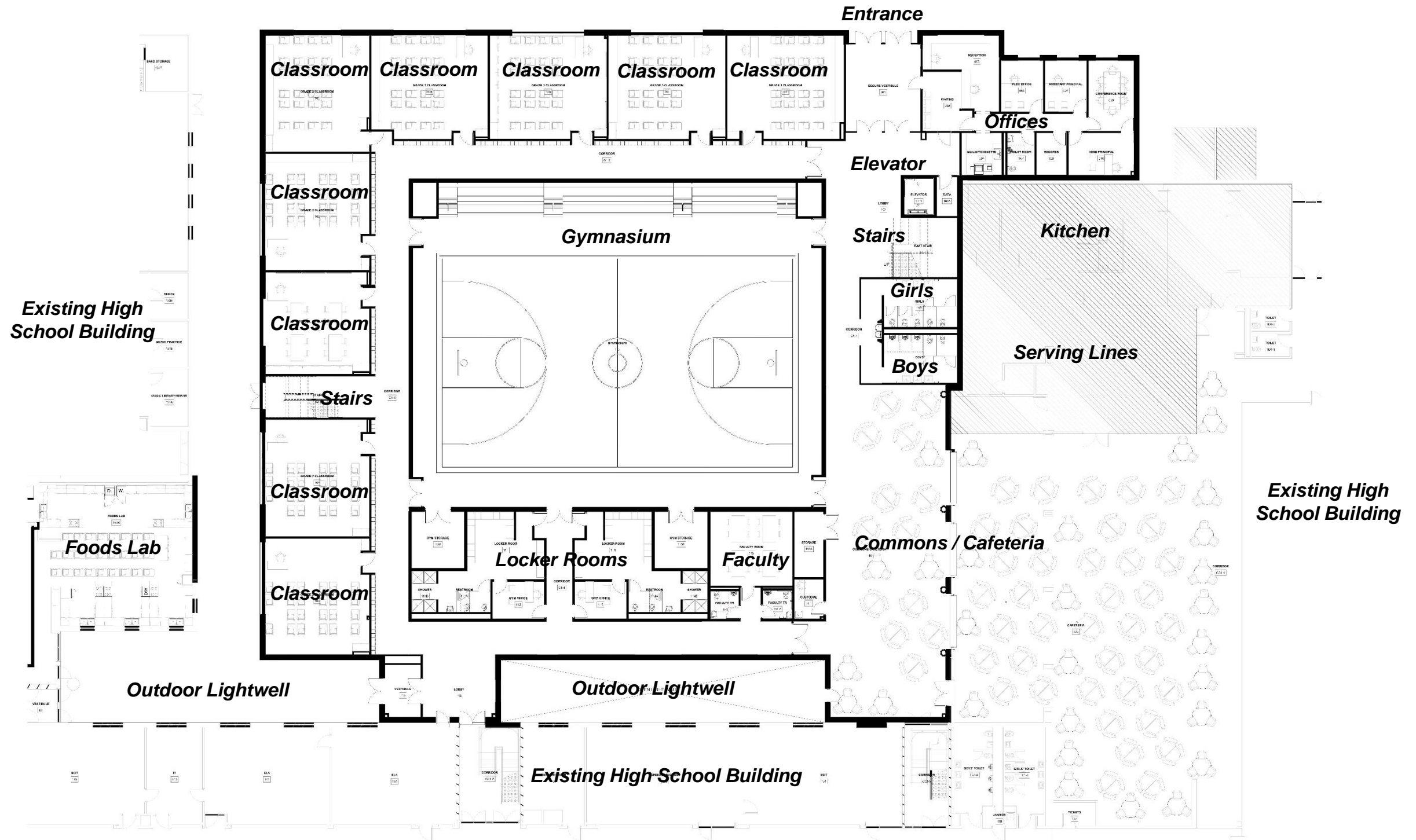
Penn Cambria School District – Schematic Design Cost Estimate

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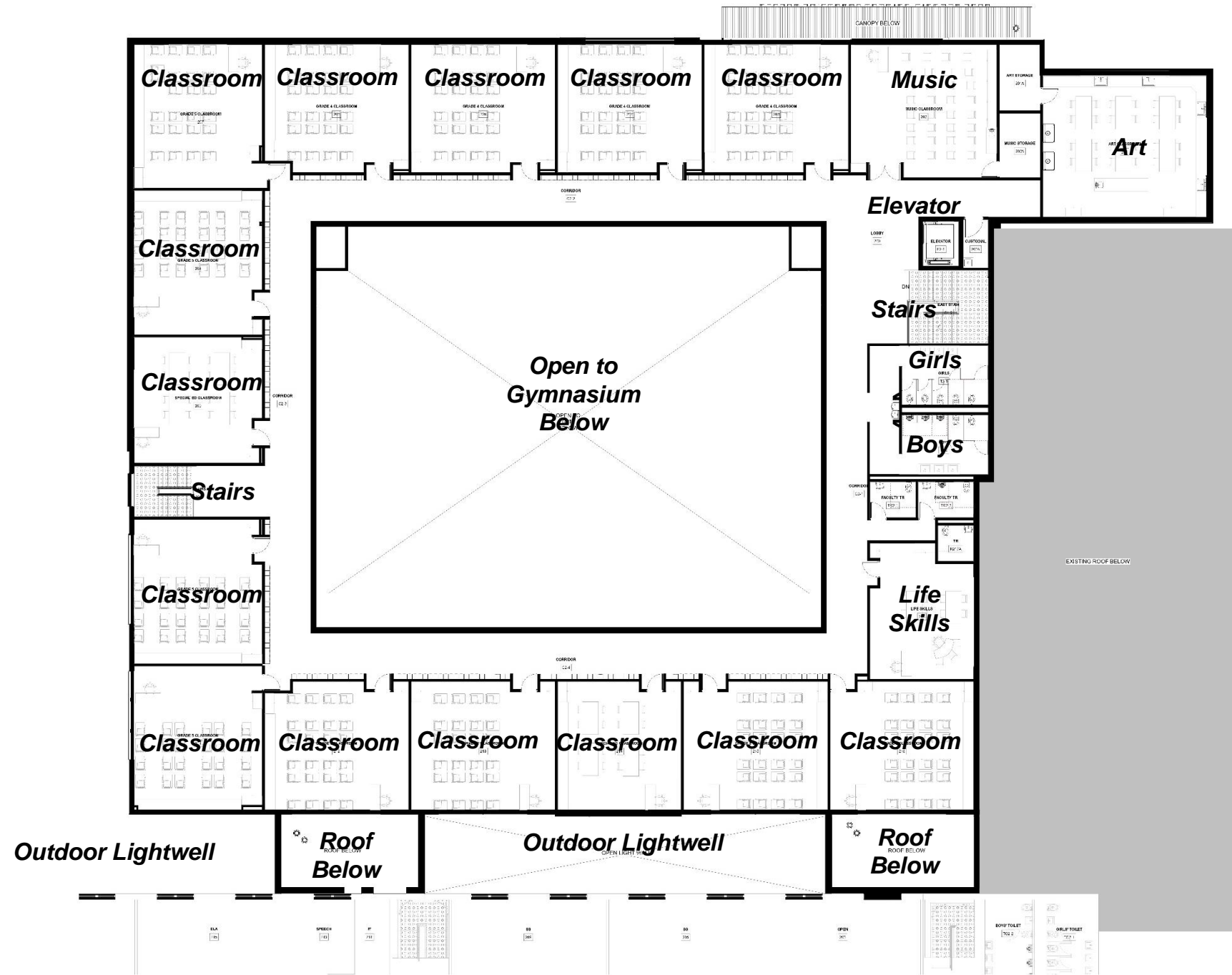
Penn Cambria High School + New Education Center Site Master Plan

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Penn Cambria New Education Center Addition – First Floor Plan

Penn Cambria School District New Education Center Addition - Schematic Design Presentation



Penn Cambria New Education Center Addition – Second Floor Plan

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Penn Cambria New Education Center Addition – View Looking Southeast

Penn Cambria School District New Education Center Addition - Schematic Design Presentation



Penn Cambria New Education Center Addition – View Looking South

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Penn Cambria New Education Center Addition – View Looking Southwest



New Education Center Addition Next Steps

- Receive Board Authorization to advance to the Design Development Phase
- Food Services Programming Meetings
- Educational Programming Meetings
- Complete the Design Development Phase 03-28-2025
- Complete the Cost Estimate for the Design Development Phase 04-25-2025
- Present the Design Development Package to the District – May 2025
- Receive Board Authorization to advance to the Construction Documents Phase



Questions / Comments

