

# Penn Cambria School District New Education Center Addition – Design Development Presentation



13 May 2025



## CORE Architects LLC

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## SitelogIQ

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### GESA 2025 Progress

- Two thirds complete with corridor ceilings demo.
- Misc. HVAC dis-connects started.
- Misc. electrical rough in will start this week.
- Should be nearly complete with corridor ceiling demo by weeks end.
- HVAC/Elec demo/rough in work starting in unoccupied rooms and electrical room.





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September 2024 ROM Cost Model – Updated May 13, 2025

Revised Item No.	Scope of Work Description	SF Area	\$ Per Square Foot	Cost
<b>High School - GESA 2024 Committed Costs</b>				
1	Roof Replacement - GESA 2024 (Awarded)			\$ 2,621,703
2	Boiler Room - GESA 2024 (Awarded) - Amendment 1			\$ 2,186,838
3	Floor Tile Abatement - GESA 2024 (Awarded) - Amendment 2			\$ 53,142
4	New LVT Flooring & UV Rm 209 - GESA 2024 (Awarded) - Amendment 2			\$ 103,376
5	<b>Committed Costs - GESA 2024</b>			<b>\$ 4,965,059</b>
6	<b>Total: Committed + Soft Costs (6.5%)</b>	1.065		<b>\$ 5,287,788</b>
<b>High School - New Additions Estimated Projected Costs</b>				
13	<b>HS Estimated Projected Hard Costs - New Additions</b>			<b>\$ 26,381,280</b>
14	<b>Estimated Total Project Costs (inclusive to Soft Costs)</b>			<b>\$ 31,480,740</b>
<b>High School - Public School Facility Improvement Grant Committed Costs (GESA 2025 - Amendment 3)</b>				
15	(HS-HP4) Replace Existing Domestic Water Piping			\$ 552,622
16	(HS-MP1) Replace Existing Pneumatic Control System			\$ 637,251
17	(HS-MP3) Replace Existing Fire Alarm			\$ 431,974
18	(HS-MP4) Replace Existing Switchboard			\$ 475,362
19	(HP-MP6) Replace Existing Emergency Generator			\$ 287,348
20	<b>PSFIG Estimated Projected Costs</b>			<b>\$ 2,384,557</b>
21	<b>Total: Committed + Soft Costs (6.5%)</b>	1.065		<b>\$ 2,539,553</b>
<b>High School - MEP Committed Costs (GESA 2025 - Amendment 3)</b>				
22	(HS-LP1) Replace Unit Vents or Upgrade to Alternate HVAC System			\$ 1,458,893
23	(HS-LP2) Add Cooling to Remaining Areas NOT Covered by VRF			\$ 2,318,807
24	(HS-LP4) Replace RTU's for Cafeteria, Offices, + Library			\$ 312,087
25	(HP-LP3) Eliminate Corridor as a Transfer Plenum			\$ -
26	(HS-LP18) Split Emergency Power Loads: Life Safety vs Equip.			\$ 60,895
27	<b>High School GESA 2025 MEP Estimated Projected Costs</b>			<b>\$ 4,150,682</b>
28	<b>Total: Committed + Soft Costs (6.5%)</b>	1.065		<b>\$ 4,420,476</b>

<b>High School - Proposed GESA 2026-2027 MEP Estimated Projected Costs</b>				
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	<b>High School GESA 2026-2027 MEP Estimated Projected Costs</b>			<b>\$ 1,497,558</b>
33	<b>Total: Contingency (9%) + Soft Costs (11%)</b>	1.20		<b>\$ 1,797,070</b>
<b>High School - Proposed GESA 2025-2027 Architectural Estimated Projected Costs</b>				
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	<b>High School GESA 2025-2027 Architectural Estimated Projected Costs</b>	<b>93,230</b>	<b>\$ 40</b>	<b>\$ 3,646,000</b>
38	<b>Total: Contingency (9%) + Soft Costs (11%)</b>	1.20		<b>\$ 4,375,200</b>
<b>Pre-Primary School - Proposed GESA 2026-2027 MEP Estimated Projected Costs</b>				
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	<b>Pre-Primary School GESA 2026-2027 MEP Estimated Projected Costs</b>			<b>\$ 1,229,000</b>
47	<b>Total: Contingency (9%) + Soft Costs (11%)</b>	1.20		<b>\$ 1,474,800</b>
48	<b>Total Projected Estimated Costs - Option 12A</b>	5.13.25		<b>\$ 51,375,627</b>
49	<b>Public School Facility Improvement Grant Award 2024 10.22.24</b>			<b>\$ (2,000,000)</b>
50	<b>Adjusted Total Estimated Costs - Option 12A</b>	5.13.25		<b>\$ 49,375,627</b>
51	<b>Total Projected Estimated Costs - Option 12A</b>	9.10.24		<b>\$ 49,926,993</b>
52	<b>DELTA</b>			<b>\$ (551,366)</b>

# Penn Cambria School District New Education Center Addition – Design Development Presentation



## Design Development Cost Estimate – May 13, 2025

May 13, 2025 - Design Development Cost Estimate		48,770 SF +/- new and 12,560 SF renovation
Item No.	Description	Estimated Costs
Construction Hard Costs		
1	General Construction (Includes Renovation)	\$12,516,000
1B	Kitchen Equipment Package	\$1,100,000
2	Sitework, building addition, parking lot additions and changes	\$2,644,000
2B	Rock and Soil Improvement allowance.	\$0
3	Site Electrical	\$370,000
4	Fire Protection	\$387,000
5	Plumbing (Includes Renovation)	\$1,340,000
6	Mechanical (GESA) - Includes Renovation	\$4,750,000
7	Electrical (Includes renovation)	\$1,781,000
8	<b>Total Construction Costs</b>	<b>\$24,888,000</b>
9	Design Contingency (3%)	\$746,640
9A	Tariff Contingency (3 %)	\$746,640
10	<b>Total Estimated Hard Costs</b>	<b>\$26,381,280</b>

Penn Cambria School District – Schematic Design Cost Estimate

# Penn Cambria School District New Education Center Addition – Design Development Presentation



## Design Development Cost Estimate – May 13, 2025

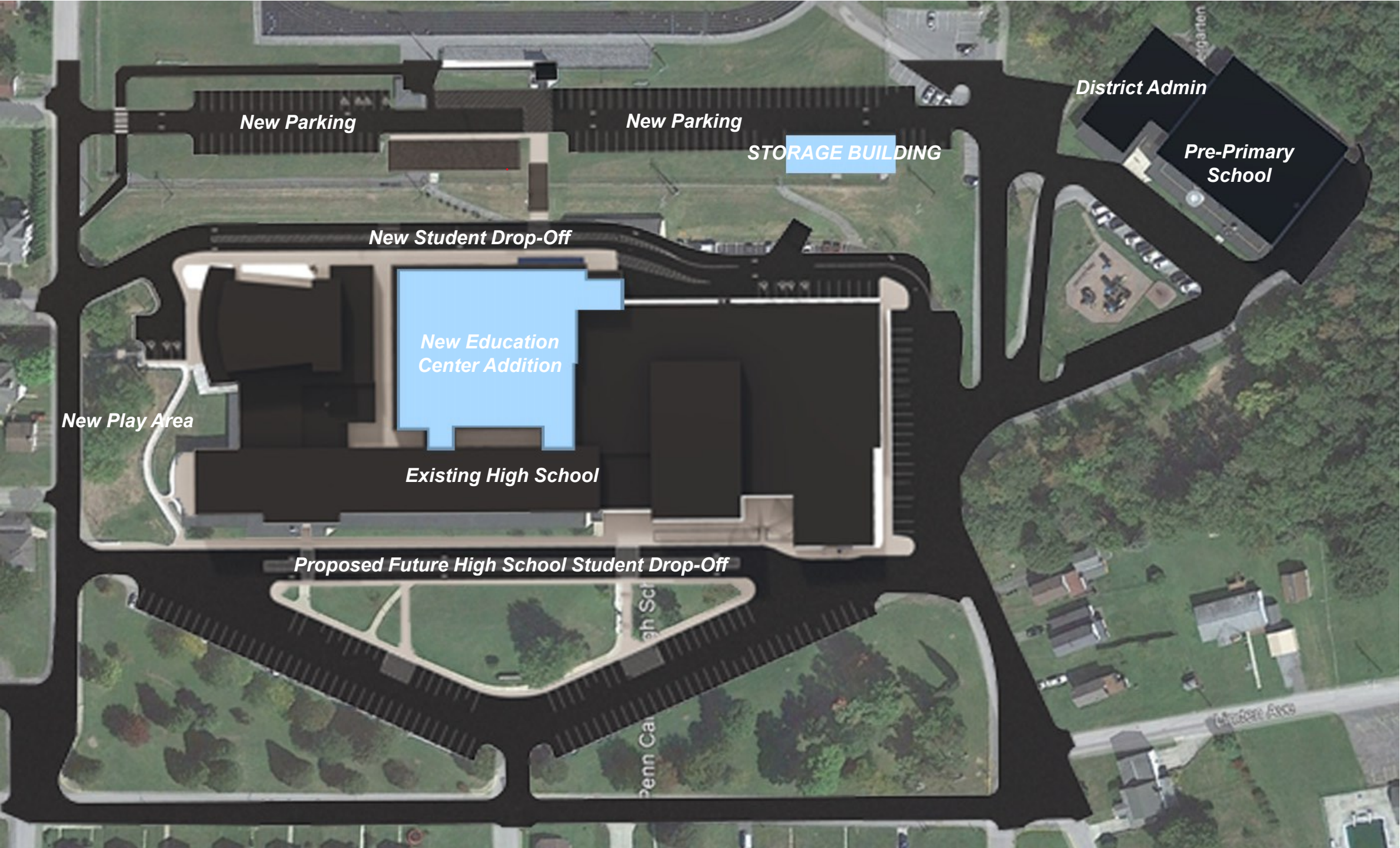
	Soft Costs	
11	Advertising	\$5,000
12	Construction Testing + Inspections	\$50,000
13	Hazardous Materials Engineering (Water line in crawl Space)	\$3,500
14	Hazardous Materials Abatement (Water line in crawl Space)	\$10,000
15	Civil Engineering/Geotech/Infiltration testing (Colliers Contract Amount)	\$140,000
15A	Civil Engineering/Geotech Front bus area, etc... (Colliers C.O. Amount)	\$47,000
16	NPDES Agency Permit Fees (if required)	\$20,000
17	CMA Fee (Precon and Bidding Lump Sum)	\$103,299
18	CMA Fee Construction	\$757,786
19	CMA Fee Closeout	\$22,308
20	A/E Fee (Includes Arch/MEP/Structural) (6.50%)	\$1,714,783
21	Food Service Consultant	\$35,250
22	Surveying/Utility Location(Contract Amount to Colliers)	\$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	\$664,454
29	Technology	\$400,000
30	Storage building pad and stormwater/electrical conduit	\$110,000
31	Construction Contingency (3%)	\$746,640
32	Legal Fees	\$20,000
33	Misc Costs	\$20,000
33	Total Estimated Soft Costs	\$5,099,460

34	Estimated Total Project Costs	\$31,480,740
	September 2024 Budget	\$29,750,703
Add Alternates & Added Costs from the Sept 2024 Budget		
1	Sitework, Bus loop & parking modifications (Includes site elect. \$80,000)	\$1,280,000
2	Modify rear slope, eliminate the retaining wall and relocate Penelec power underground.	\$508,000
3	Cleaning and Staining of Brick	\$325,000
4	Classroom Wall Cabinets	\$95,000
5	Electronic Security Hardware	\$50,000
6	Snow Melt System	\$270,000
Alternate Total		\$2,528,000

Penn Cambria School District – Schematic Design Cost Estimate

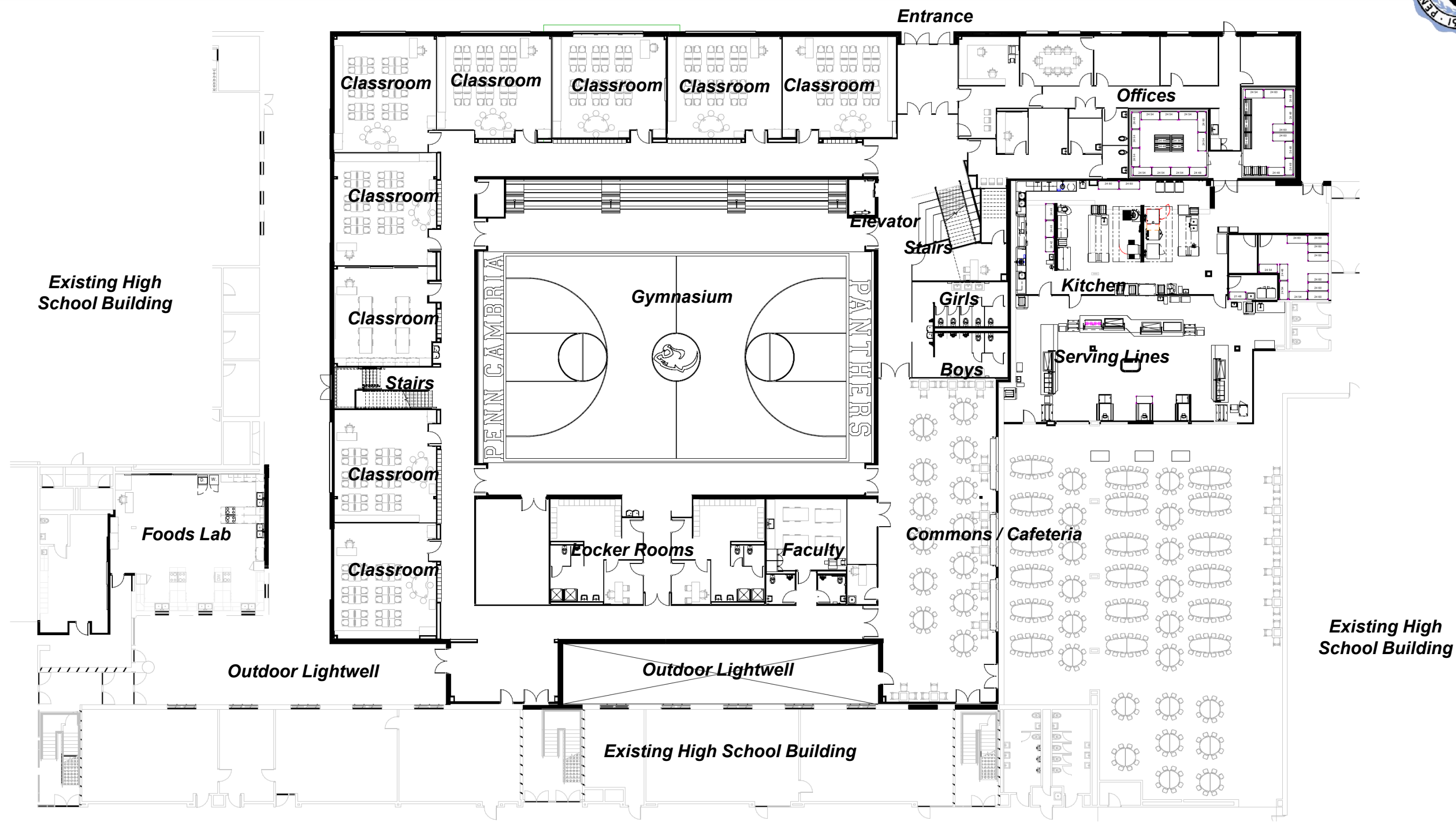


# Penn Cambria School District New Education Center Addition – Design Development Presentation



*Penn Cambria High School + New Education Center Site Master Plan*

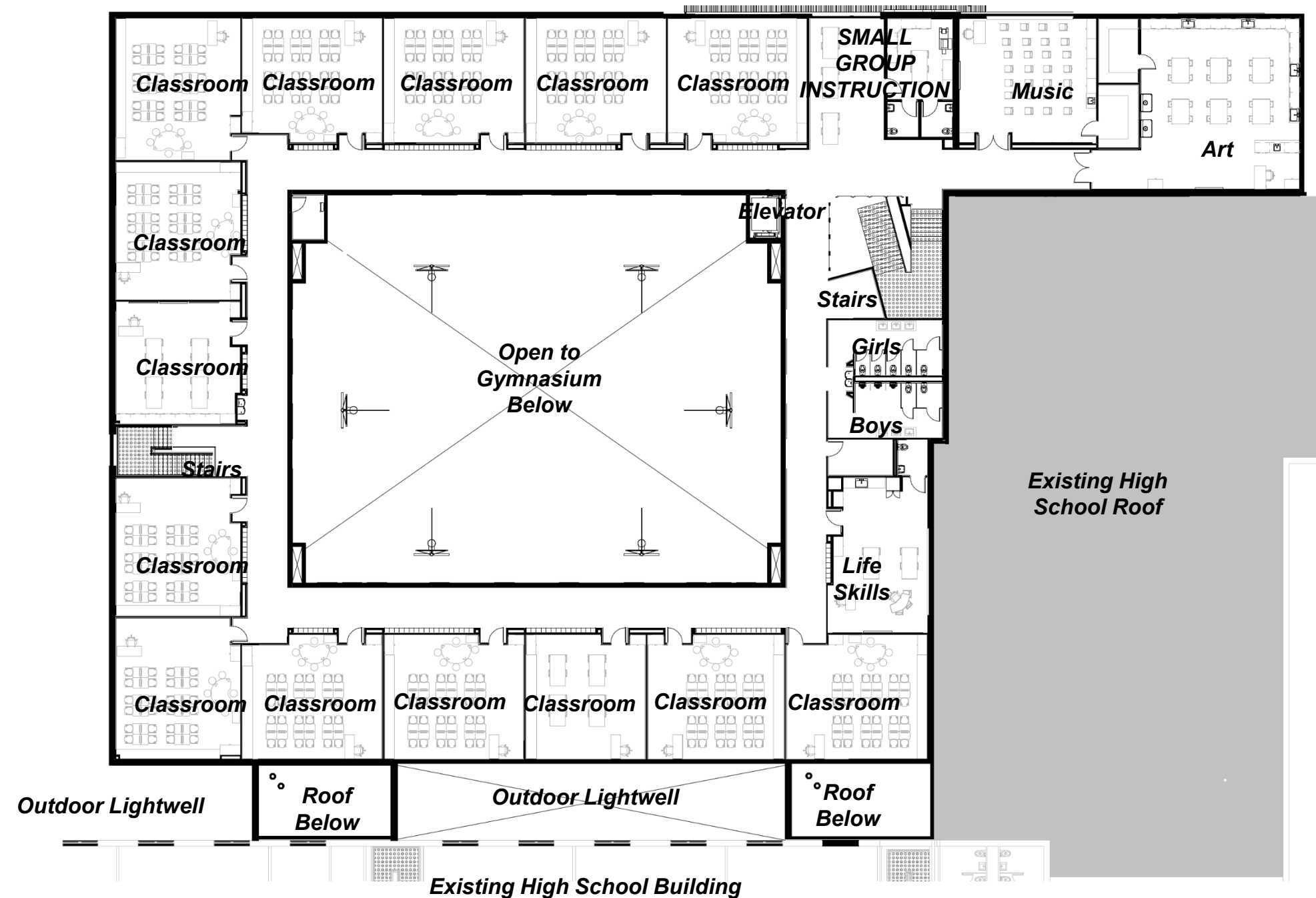
# Penn Cambria School District New Education Center Addition – Design Development Presentation



Penn Cambria New Education Center Addition – First Floor Plan



# Penn Cambria School District New Education Center Addition – Design Development Presentation



Penn Cambria New Education Center Addition – Second Floor Plan





*Penn Cambria New Education Center Addition – View Looking Southeast*





*Penn Cambria New Education Center Addition – View Looking South*





*Penn Cambria New Education Center Addition – View Looking Southwest*





*Penn Cambria New Education Center Addition – LOBBY*





*Penn Cambria New Education Center Addition – GYMNASIUM*





*Penn Cambria New Education Center Addition – 1<sup>ST</sup> FLOOR HALLWAY*





*Penn Cambria New Education Center Addition – 2<sup>ND</sup> FLOOR HALLWAY*





*Penn Cambria New Education Center Addition – TYPICAL CLASSROOM*





*Penn Cambria New Education Center Addition – MUSIC ROOM*





*Penn Cambria New Education Center Addition – ART ROOM*





## New Education Center Addition Next Steps

- Receive Board Authorization to advance to the Construction Documents Phase
- Continue with Educational Programming Meetings
- Continue with Food Services Programming Meetings
- Continue with Physical Education Programming Meetings
- Submit Land Development Package to Cambria County Planning Commission– June 2025
- Submit Land Development Package to Cresson Borough– June 2025
- Submit NPDES Permit Application to Cambria County Conservation District – June 2025
- Act 34 Process and Hearing – June through August 2025
- Complete the Construction Documents Phase – October 2025
- Complete the Cost Estimate for the Construction Documents Phase – October 2025
- Present the Construction Documents Package to the District – October 2025
- Receive Board Authorization in October 2025 to advance to Bidding Phase in November 2025

Penn Cambria School District – Proposed Project Milestones Schedule Option 12A



PROGRAMMING + SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

PERMITTING

BIDDING

PROCUREMENT + CONSTRUCTION

OCCUPANCY

PENN CAMBRIA SCHOOL DISTRICT

9/10/2024

OPTION 12A - PRELIMINARY PROJECT MILESTONES SCHEDULE					2024												2025												2026												2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Project / Bid Event Package		Scope of Work	Start	Finish	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
1	GESA 2024 High School	Boiler Replacement + Roof Replacement	5/1/2024	8/31/2024			1	2	3	4	5	6	7																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
2	GESA 2025 High School	MEP Improvements + Related Interior Finishes TBD	8/1/2024	8/31/2025									1	2	3	4	5	6	7	8	9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
3	GESA 2025 Pre-Primary School	MEP Improvements + Related Interior Finishes TBD	8/1/2024	8/31/2025									1	2	3	4	5	6	7	8	9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
4	High School Site Development	Site Improvements including new parking areas, walkways, play area; allow for NPDES Permitting	8/1/2024	6/30/2027									1	2	3	4	5	6	7	8	9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
5	High School New Addition	Construct New Classroom + Auxiliary Gym Addition	8/1/2024	6/30/2027									1	2	3	4	5	6	7	8	9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
6	GESA 2026 High School	MEP Improvements + Related Interior Finishes TBD	5/1/2025	8/31/2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
7	GESA 2026 Pre-Primary School	MEP Improvements + Related Interior Finishes TBD	5/1/2025	8/31/2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
8	GESA 2027 High School	MEP Improvements + Related Interior Finishes TBD+ Cafeteria Kitchen Remodel	5/1/2026	8/31/2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

Penn Cambria School District – Proposed Project Milestones Schedule Option 12A





# Questions / Comments

