

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



13 May 2025



## CORE Architects LLC

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**Managing Principal**  
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## SitelogIQ

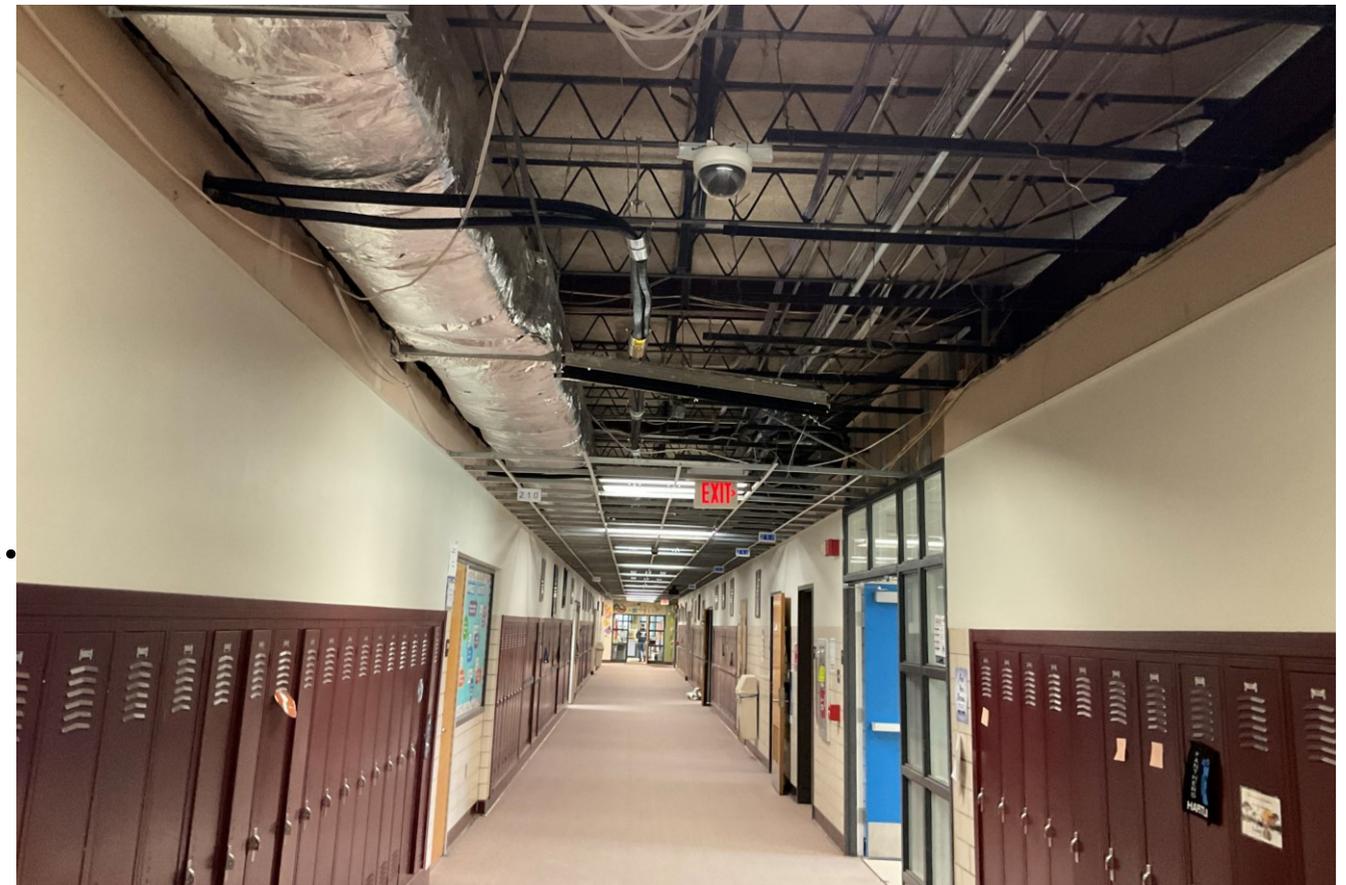
Michael Arnold  
**Vice President of Operations**

13 May 2025



## 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.



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



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           |
| <b>5</b>  | <b>Committed Costs - GESA 2024</b>                               |              |                 | <b>\$ 4,965,059</b>  |
| <b>6</b>  | <b>Total: Committed + Soft Costs (6.5%)</b>                      | <b>1.065</b> |                 | <b>\$ 5,287,788</b>  |
| <b>High School - New Additions Estimated Projected Costs</b>  |  |              |                 |                      |
| <b>13</b>   | <b>HS Estimated Projected Hard Costs - New Additions</b>         |              |                 | <b>\$ 26,381,280</b> |
| <b>14</b>   | <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           |
| <b>20</b>   | <b>PSFIG Estimated Projected Costs</b>                           |              |                 | <b>\$ 2,384,557</b>  |
| <b>21</b>   | <b>Total: Committed + Soft Costs (6.5%)</b>                      | <b>1.065</b> |                 | <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            |
| <b>27</b>   | <b>High School GESA 2025 MEP Estimated Projected Costs</b>       |              |                 | <b>\$ 4,150,682</b>  |
| <b>28</b>   | <b>Total: Committed + Soft Costs (6.5%)</b>                      | <b>1.065</b> |                 | <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            |
| <b>32</b>  | <b>High School GESA 2026-2027 MEP Estimated Projected Costs</b>        |                |              | <b>\$ 1,497,558</b>   |
| <b>33</b>  | <b>Total: Contingency (9%) + Soft Costs (11%)</b>                      | <b>1.20</b>    |              | <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            |
| <b>37</b>  | <b>High School GESA 2025-2027 Architectural Estimated Projected C</b>  | <b>93,230</b>  | <b>\$ 40</b> | <b>\$ 3,646,000</b>   |
| <b>38</b>  | <b>Total: Contingency (9%) + Soft Costs (11%)</b>                      | <b>1.20</b>    |              | <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            |
| <b>46</b>  | <b>Pre-Primary School GESA 2026-2027 MEP Estimated Projected Costs</b> |                |              | <b>\$ 1,229,000</b>   |
| <b>47</b>  | <b>Total: Contingency (9%) + Soft Costs (11%)</b>                      | <b>1.20</b>    |              | <b>\$ 1,474,800</b>   |
| <b>48</b>  | <b>Total Projected Estimated Costs - Option 12A</b>                    | <b>5.13.25</b> |              | <b>\$ 51,375,627</b>  |
| <b>49</b>  | <b>Public School Facility Improvement Grant Award 2024 10.22.24</b>    |                |              | <b>\$ (2,000,000)</b> |
| <b>50</b>  | <b>Adjusted Total Estimated Costs - Option 12A</b>                     | <b>5.13.25</b> |              | <b>\$ 49,375,627</b>  |
| <b>51</b>  | <b>Total Projected Estimated Costs - Option 12A</b>                    | <b>9.10.24</b> |              | <b>\$ 49,926,993</b>  |
| <b>52</b>  | <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                            |
| <b>Construction Hard Costs</b>                  |  |  |
| 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                                |
| <b>8</b>  | <b>Total Construction Costs</b>                                | <b>\$24,888,000</b>                        |
| 9   | Design Contingency (3%)  | \$746,640                                  |
| 9A  | Tariff Contingency (3 %)                                       | \$746,640                                  |
| <b>10</b>                                       | <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



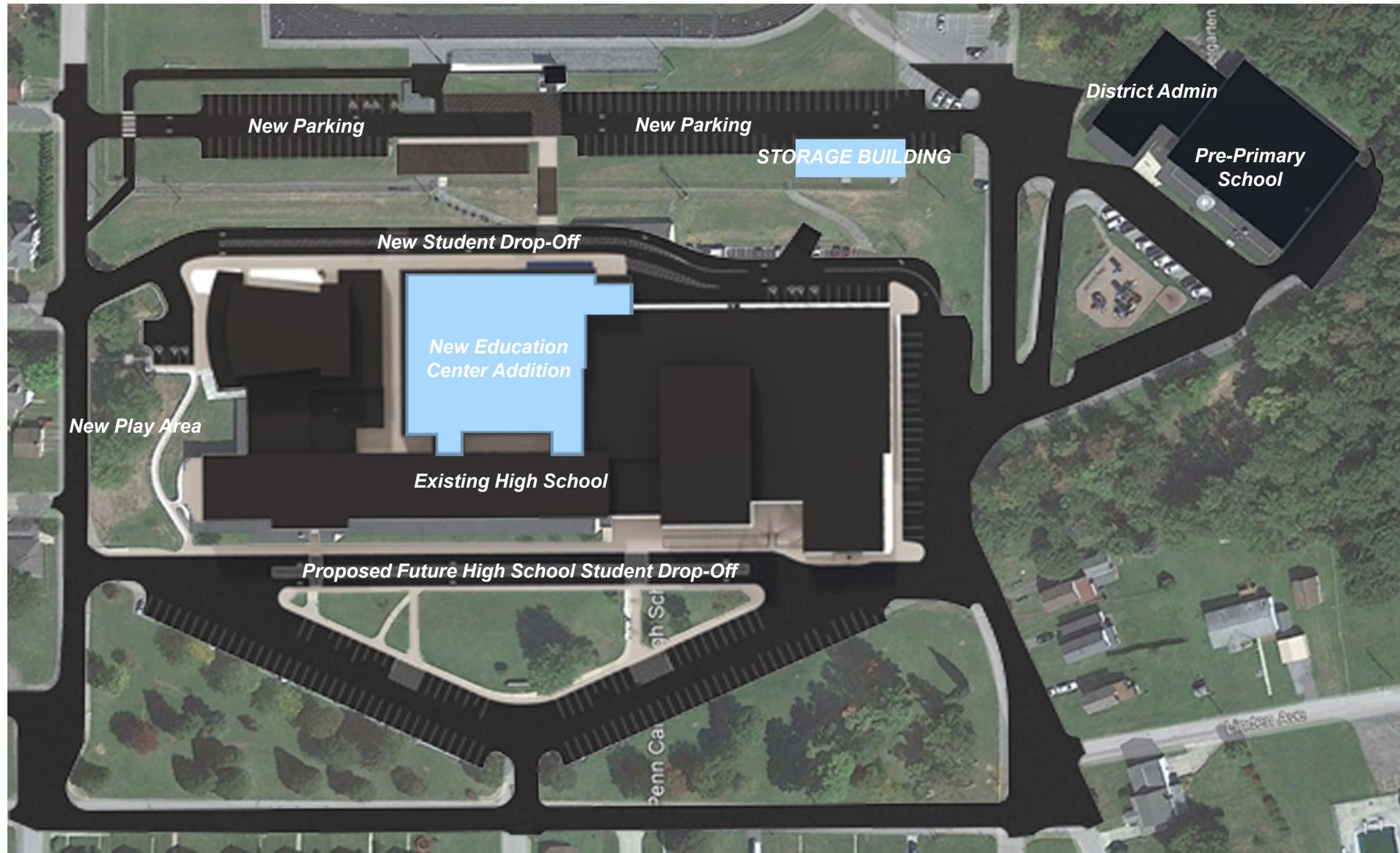
## Design Development Cost Estimate – May 13, 2025

| 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           |
| <b>33</b>  | <b>Total Estimated Soft Costs</b>   | <b>\$5,099,460</b> |

|  |   |                     |
|--|---|---------------------|
| <b>34</b>  | <b>Estimated Total Project Costs</b>  | <b>\$31,480,740</b> |
|  | <b>September 2024 Budget</b>  | <b>\$29,750,703</b> |
| 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  |   | <b>\$2,528,000</b>  |

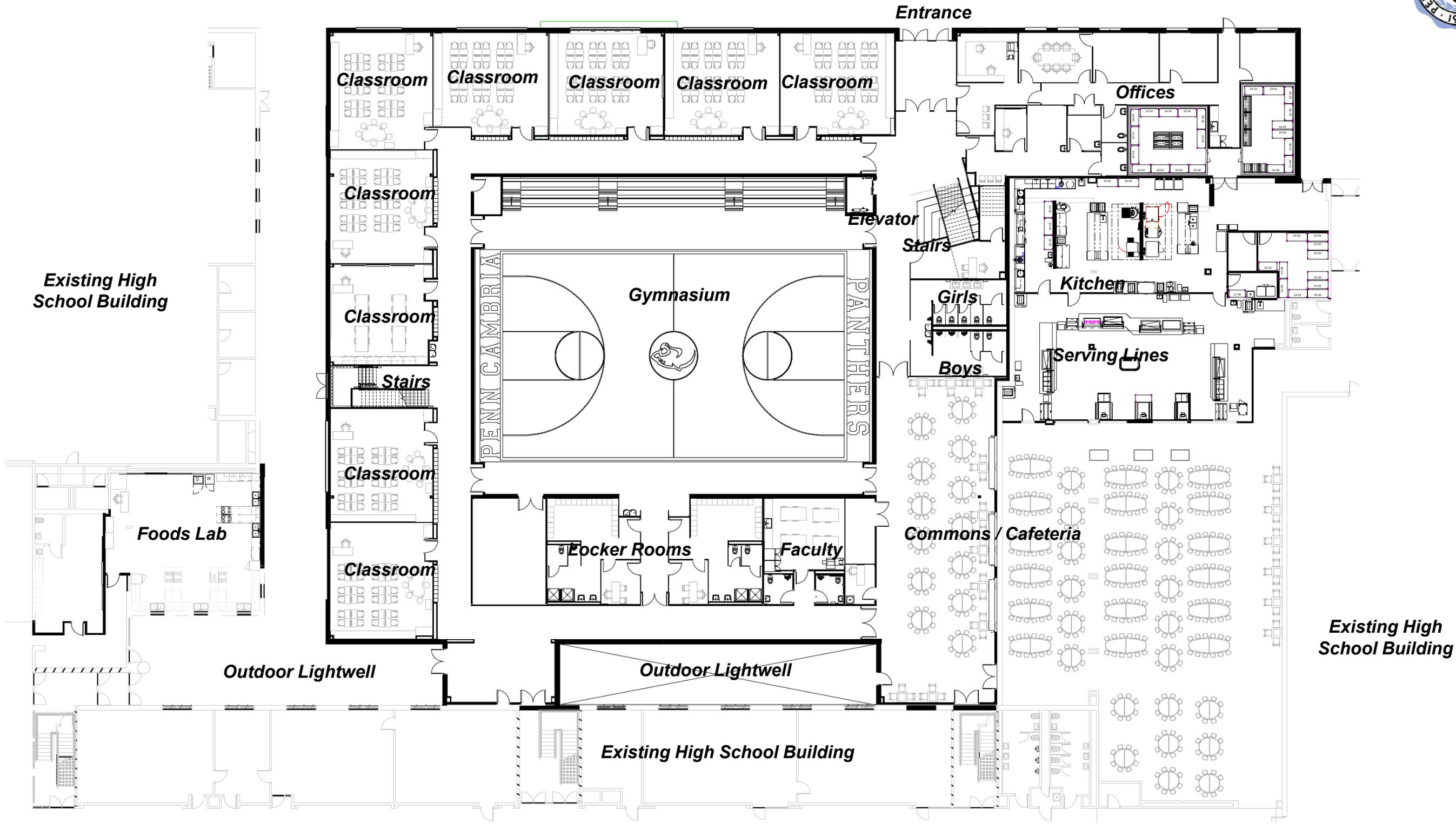
Penn Cambria School District – Schematic Design Cost Estimate

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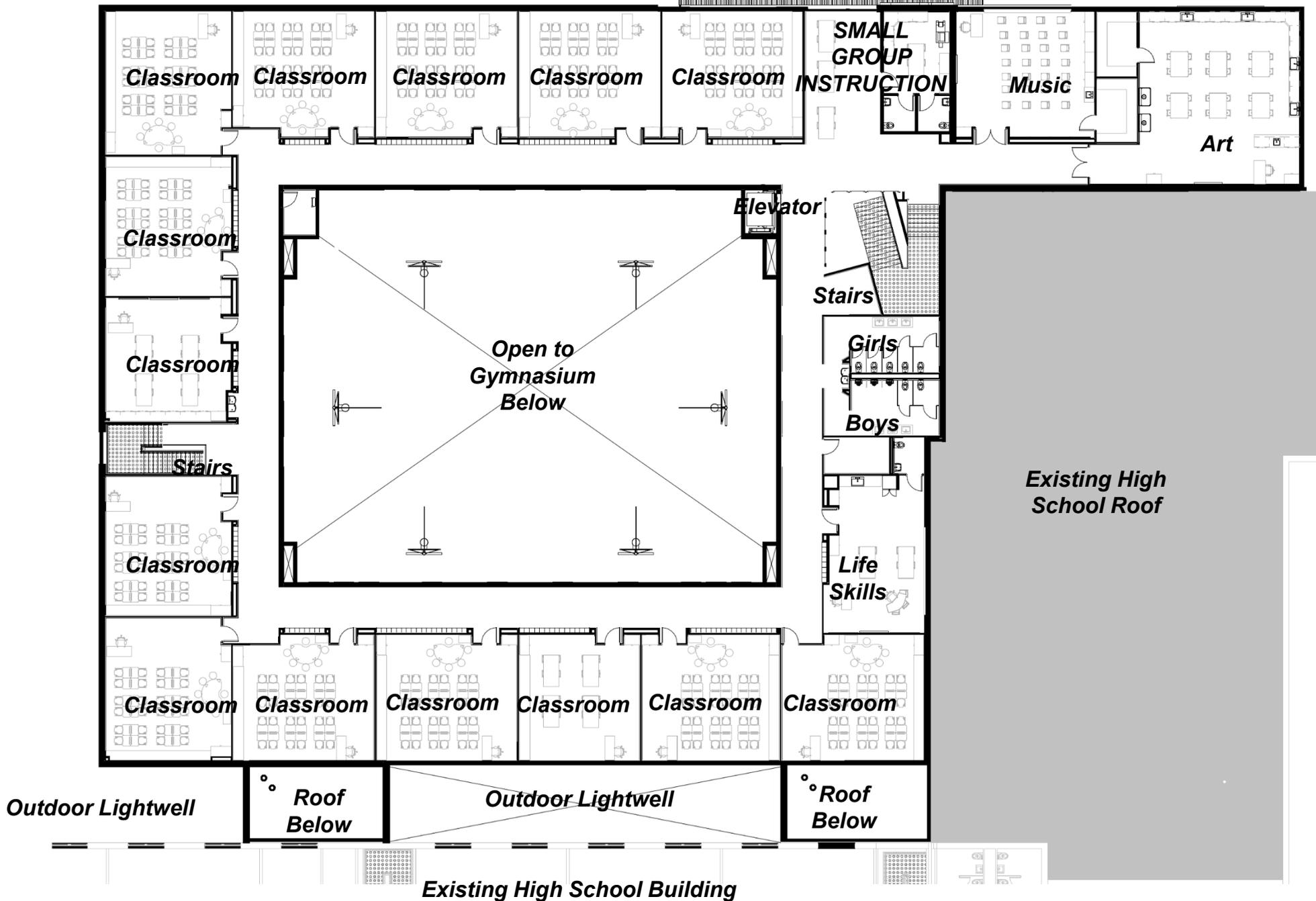
*Penn Cambria High School + New Education Center Site Master Plan*

# 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 School District New Education Center Addition – Design Development Presentation



*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





## Questions / Comments

