

CORE Architects LLC David Nitchkey Managing Principal

SitelogIQ Michael Arnold **Vice President of Operations**

14 October 2025









GESA 2025 Progress

- Remaining punch list items being addressed
- Existing generator has been demolished and removed
- Fire alarm and generator training complete
- Close-out documents in progress
- Final Certificate of Occupancy was achieved last week.



Complete Classrooms





Penn Cambria School District – Update on work in progress (GESA 2025 Project)





Finished Vestibule / Lobby









Penn Cambria School District – Update on work in progress (GESA 2025 Project)





Corridor D



Relocated Transformer



New Generator









Construction Document Cost Estimate – October 14, 2025

Project	Scope	Actual Costs	Estimated Costs	Total of Alternates
GESA 2024	High School Boilers and Roof	\$5,287,788		N/A
GESA 2025	DOAS System; replace UV's; replaced domestic water piping; new fire alarm system; transformer and switchgear - grant work (electrical upgrades)	\$6,960,029		N/A
Public Bid - New Addition	49,000 sf for new ES addition; 12,500 sf of renovations (kitchen, cafeteria, etc.)		\$33,656,474	
GESA 2026 - High School	replace exhaust fans, replace restroom flush valves, faucets and trim; replace controls on existing AHU's and any remaining pneumatics; reinstall ceiling tile from phase 2; additional conduit for new addition and other areas; new finishes in restrooms (not locker rooms); new LVT floooring in corridors and secound floor classrooms; new rubber stair treads, risers and intermediate landings		\$3,371,640	\$2,442,000
GESA 2026 - Pre-Primary	Replace electrical service, emergency generator, rooftop units, unit ventilators, building controls		\$1,828,620	All work will be broken out so prioritization can occur
GESA 2027	Architectural scope for Pre-Primary and HS Library		\$2,079,000	
	Total (CD Estimate + Actual)		\$53,183,551	
	2024 Grant Award		(\$2,000,000)	
	Adjusted Estimated Total		\$51,183,551	
	Total (September 10, 2024)		\$49,926,993	
	Delta		\$1,256,558	







Construction Document Cost Estimate – October 14, 2025

REASON FOR COST INCREASES:

- Steel for kitchen and cafeteria area more defined
- Cost per ton of steel increase
- Concrete for kitchen needs completely replaced due to extensive underground work
- New utility duct bank, conductors and connections
- Lighting scope increases and manufacturer choices new cafeteria lighting and adjacent corridor
- Additional electrical devices (approximately 100)
- Kitchen HVAC scope more defined at CD's
- Unknown economic impacts







Construction Document Cost Estimate – October 14, 2025

ALTERNATES (Public Bid Portion):

- Add Sitework at front of the school (south side of main HS entrance)
- Add Demo existing concrete sidewalk and replace with new concrete sidewalk at front of school
- Add Cleaning and staining of brick
- Add Classroom wall cabinets
- Add Access control to the classrooms
- Add New Fourth Street monument sign
- Add New Sixth Street monument sign
- Add Snow melt system
- Add New roadway added at Sixth Street (north of stadium to east connecting McGarrity Lane)
- Deduct EPDM roofing to be 60 mil with 20-warranty in lieu of 90 mil with 30 year warranty
- Deduct Lighting fixture manufacturers
- Deduct Use aluminum conductors in lieu of copper
- Deduct Use aluminum panelboard bussing in lieu of copper









Construction Document Cost Estimate – October 14, 2025

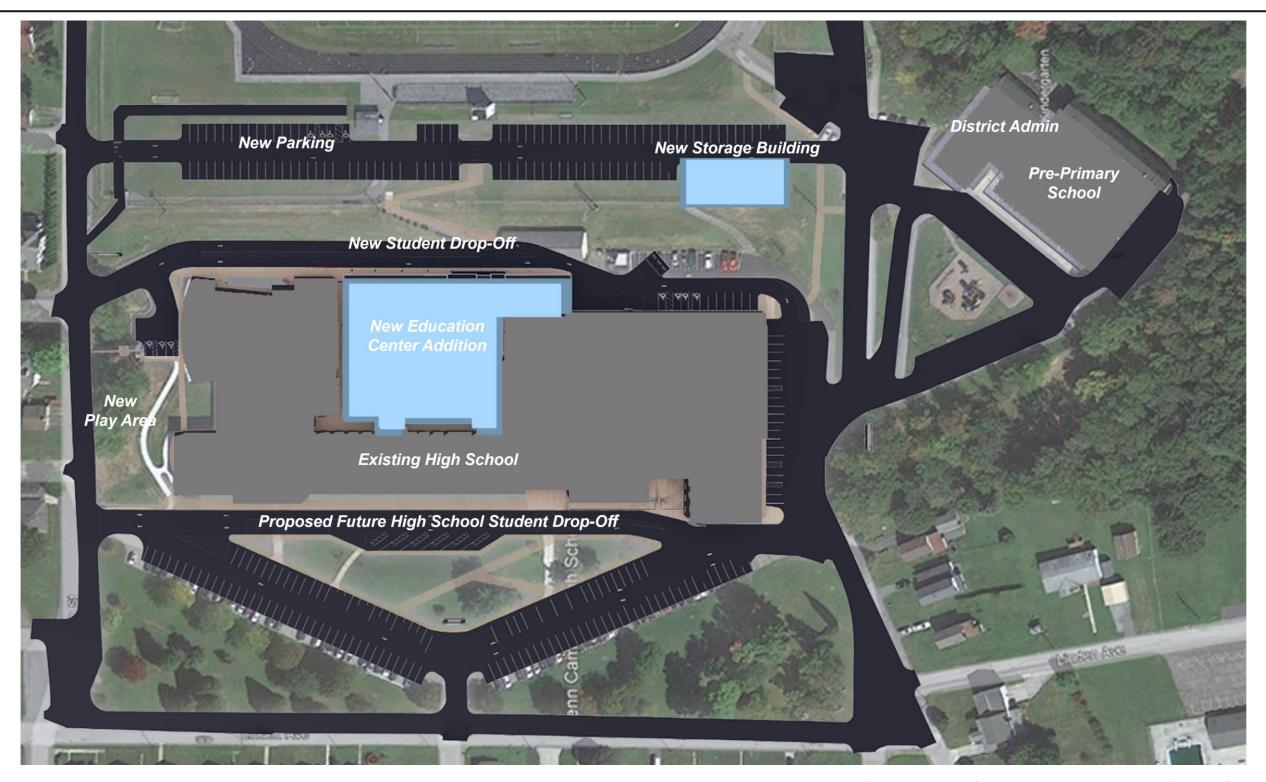
ALTERNATES (GESA Portion):

- Add Replace in-kind auditorium HVAC units
- Add Replace in-kind locker room HVAC units
- Add Replace in-kind gymnasium HVAC units
- Deduct Alternate manufacturer (HVAC equipment in existing and addition)
- Deduct Bathroom renovations considerations (tile, ceiling, HVAC, etc.)







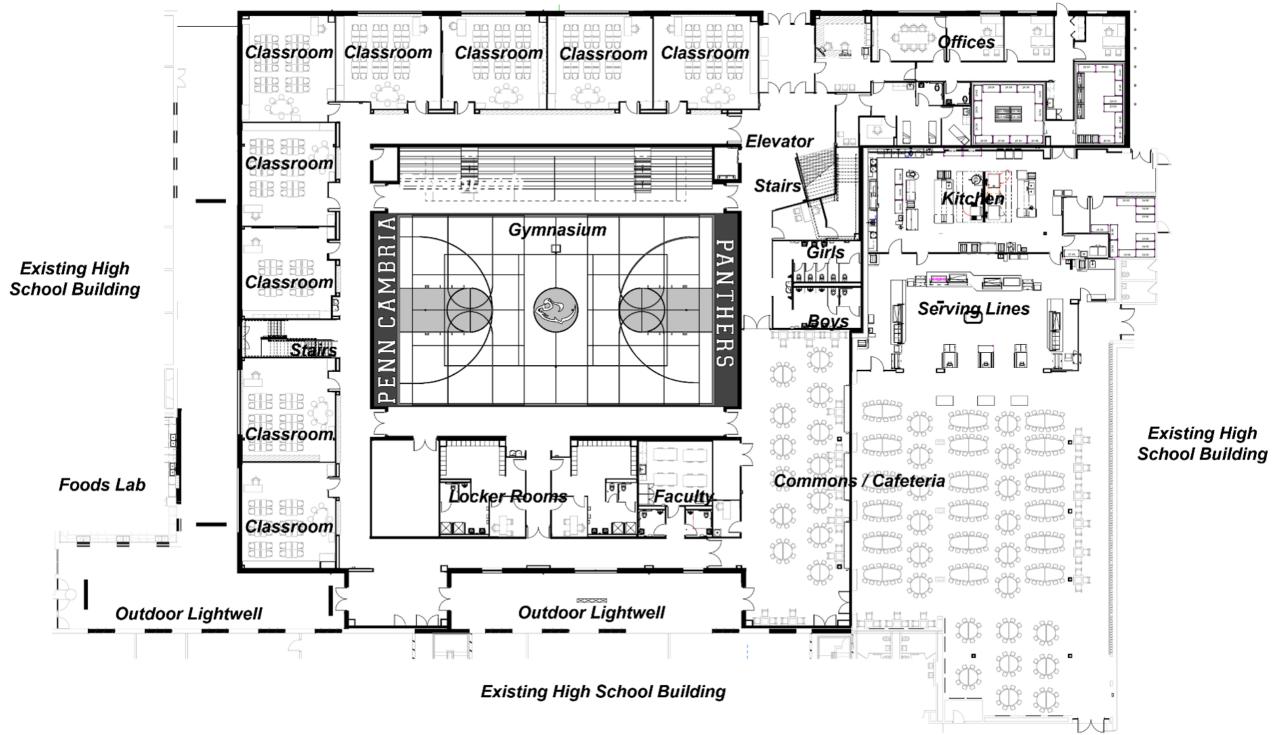


Penn Cambria High School + New Education Center Site Master Plan









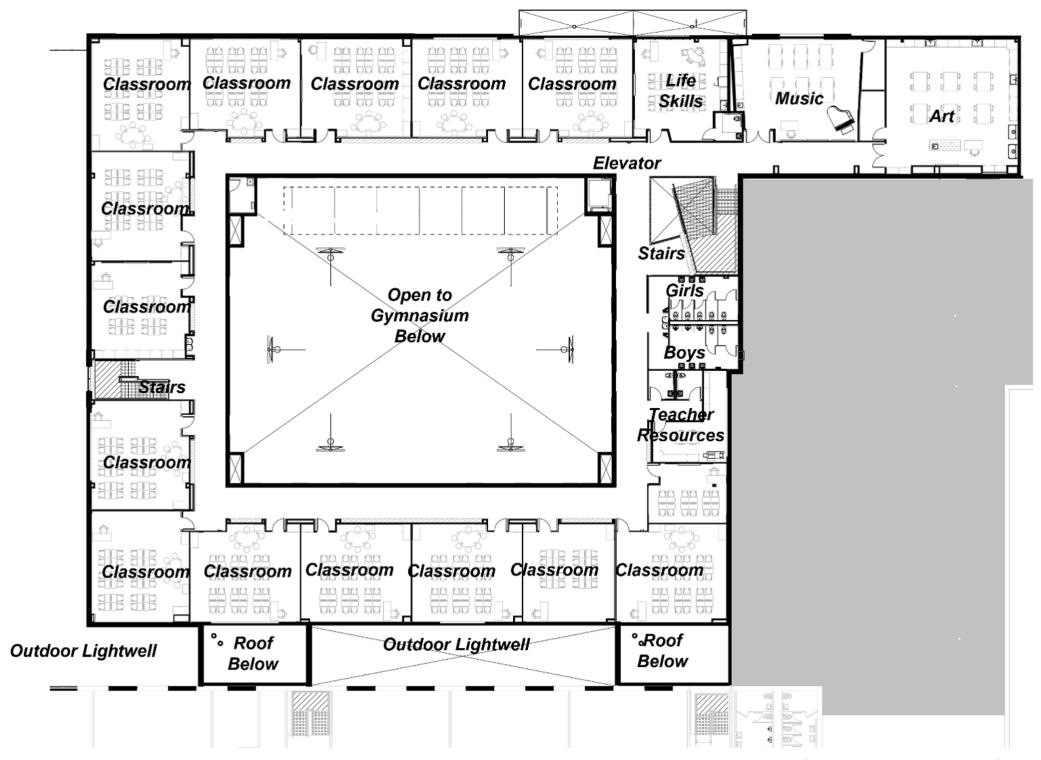
Penn Cambria New Education Center Addition - First Floor Plan











Penn Cambria New Education Center Addition - Second Floor Plan











Penn Cambria New Education Center Addition







Penn Cambria New Education Center Addition – LOBBY









Penn Cambria New Education Center Addition – RECEPTION







Penn Cambria New Education Center Addition – SINGLE USER RESTROOM









Penn Cambria New Education Center Addition – TYPICAL RESTROOM







Penn Cambria New Education Center Addition – GYMNASIUM











Penn Cambria New Education Center Addition – CAFETERIA









Penn Cambria New Education Center Addition – CAFE











Penn Cambria New Education Center Addition – 1ST FLOOR HALLWAY







Penn Cambria New Education Center Addition – 2ND 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











Penn Cambria New Education Center Addition – CONFERENCE ROOM







New Education Center Addition / GESA 2025 Next Steps

- Receive Board Authorization to advance to the Bidding Phase October 14th
- Finalization of the Bidding Documents mid-October
- Out to bid third week of October
- Pre-Bid/Walkthrough Early November
- Receive Bids mid-November
- 10-day notice for GESA portion mid-November
- Review results and make recommendations late-November
- Board Action December 2nd





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











SCHEMATIC DESIGN

DEVELOPMENT

CONSTRUCTION DOCUMENTS

PERMITTING

BIDDING

PROCUREMENT + CONSTRUCTION

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| CORSA 2024 High School | Boiler Replacement + Roof
Replacement | 5/1/2024 | 8/31/2024 | | | | 1000
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| High School Site
Development | Site improvements including
new parking areas, walkways,
play area; allow for NPDES
Permitting | 8/1/2024 | 6/90/2027 | | | |
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| High School New Addition | Construct New Classroom +
Auxiliary Gym Addition | 8/1/2024 | 6/30/2027 | | | |
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Interior Finishes TBD | 5/1/2025 | 8/31/2026 | | | |
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| GESA 2027 High School | MEP Improvements + Related
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| GESA 2027 Pre-Primary
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| | GESA 2025 High School GESA 2025 High School GESA 2025 Pre-Primary School High School Site Development High School New Addition GESA 2026 Pre-Primary School GESA 2027 High School GESA 2027 Pre-Primary School High School Athletics Field Artificial Turf Replacement High School Baseball + Softall Fields Artificial Turf Replacement | OPTION 12A - PRELIMINARY PROJECT MILESTON of / Bid Event Package GESA 2024 High School GESA 2025 High School MEP Improvements + Related Interior Finishes TBD GESA 2025 Pre-Primary School MEP Improvements + Related Interior Finishes TBD Site Improvements including new parking areas, walkways, play area; allow for NPDES Permitting High School New Addition GESA 2026 High School MEP Improvements + Related Interior Finishes TBD GESA 2026 High School MEP Improvements + Related Interior Finishes TBD GESA 2027 High School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD Cafeteria Kitchen Remodel MEP Improvements + Related Interior Finishes TBD Subsurface work + replace grass field with new artificial turf playing surface With new artificial turf Replacement High School Baseball + Soltall Fields Artificial Turf Replacement Subsurface work + replace grass fields with new artificial turf playing surface Subsurface work + replace grass fields with new artificial turf playing surface | COPTION 12A - PRELIMINARY PROJECT MILESTONES SCHEE CITY Bid Event Package Supper Work Start GESA 2024 High School Boiler Replacement + Roof Replacement GESA 2025 High School MEP Improvements + Related Interior Finishes TBD MEP Improvements + Related Interior Finishes TBD MEP Improvements + Related Interior Finishes TBD Site Improvements including new parking areas, walkways, play area; allow for NPDES Permitting High School New Addition GESA 2026 High School MEP Improvements + Related Interior Finishes TBD GESA 2026 High School MEP Improvements + Related Interior Finishes TBD GESA 2026 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 High School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD GESA 2027 Pre-Primary School MEP Improvements + Related Interior Finishes TBD TBD TBD TBD TBD TBD TBD TBD | OPTION 12A - PRELIMINARY PROJECT MILESTONES SCHEDULE Stripe of Work. 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Penn Cambria School District - Proposed Project Milestones Schedule Option 12A









Questions / Comments

Penn Cambria New Education Center Addition - Questions / Comments



