



Crabtree, Rohrbaugh & Associates

# York Suburban SCHOOL DISTRICT

Construction Projects Update  
September 23, 2024

- **Design Progress & Updates**
  - Intermediate School
  - High School
- **Schedule Update**
- **Probable Cost Factor Update**

## Last Four Weeks

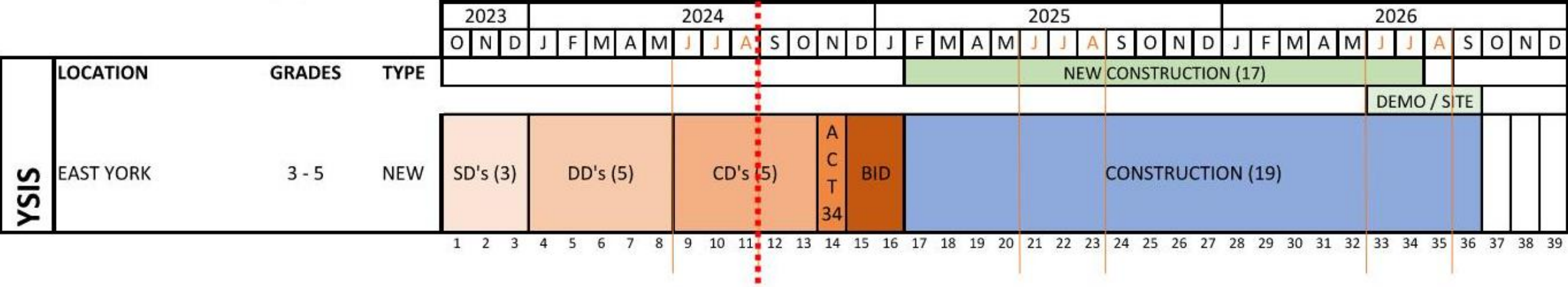
- Intermediate School Meetings
  - Performing Arts & Stage Consultant Coordination 9/6/24
  - Administrative Meeting 9/9/24
  - Weekly Design Team Coordination Meetings High School Meetings
  - Administrative Meeting 9/9/2024
  - Property & Finance Committee Update 9/16/24

## Next Four Weeks

- Township Zoning Hearing Meeting 10/3/24
- Township Planning Committee Meeting 10/17/24
- Weekly Design Team Coordination

# Land Development Update

- Land Development Submission Round 2: 7/18/2024
  - Zoning Meeting 10/3/2024: Three Zoning Variance Requests
    - Parking to be permitted in the front yard
    - Required number of parking spaces for an elementary and middle school (if required)
      - 239 spaces required
      - 273 spaces provided for event parking
    - Allow an animated sign to display school events and information to the public (optional)
  - Planning Commission Meeting 10/17/2024
- Traffic Impact Study Result:
  - Additional study of the below intersections resulted in no additional recommendations by TRG.
    - Erlen Drive & Existing EYES Drive
    - Haines Road / Raleigh Drive
    - Mr. Rose Ave. / Haines Road
    - School House Lane & Sundale Drive
    - Cambridge Road & Sundale Drive



Building Design / Bidding Schedule	
Act 34 Hearing (tied to zoning hearing)	October 2024
Owner Review 95% Check Set	10/1/2024
100% Construction Documents	10/21/2024
Public Comment Period	11/29/2024
Board Approval to Solicit Bids	12/3/2024
Bid Opening	1/9/2025
Property & Finance Committee	1/20/2025
Board Approval of Bids	1/27/2025
Intent To Award	1/28/2025
Notice To Proceed	2/11/2025
New Construction Final Completion	7/17/2026
Demolition / Site Final Completion	9/10/2026

Land Development (LDP) / Civil Schedule	
Zoning Hearing – Variance Requests	10/3/2024
Planning Commission Round 3	10/17/2024
Township Supervisors Meeting (Conditional Approval)	11/20/2024
Address LDP Conditions / Outside Agency Approvals	11/27/2024
Record Plans at County Courthouse	12/11/2024

**Note:**  
Construction schedule is pending Municipal and Regulatory Agency Approvals

Erosion and Sediment Control / NPDES General Permit is Concurrent to LDP Schedule

PROJECT SCHEDULES

# Probable Cost Estimates –Methodology

- What is a Cost Estimate?
- How is a Cost Estimate Developed?

## CRA

- Cost / SF based on results of recently bid CRA projects
- Similar in scope and scale
- Include line items for unique features / circumstances
- Consider market conditions and trends that affect cost and time

## Fidevia

- Cost / SF based on results of recently bid projects across the entire market

# Probable Cost Estimates –CRA Update

## Middletown Area Public School Bid Results – June 2024

MAPS Bid Summary	181,336 SF		Estimated Costs		Estimated	%
	Base Bid	Cost/SF		Cost/SF	Cost/SF	Delta
General Construction	\$ 30,067,000	\$ 165.81	\$ 30,114,985	\$ 166		0%
Site Construction	\$ 6,327,956		\$ 6,972,426			-10%
HVAC Construction	\$ 8,105,896	\$ 44.70	\$ 7,438,398	\$ 41		8%
Plumbing Construction	\$ 3,371,000	\$ 18.59	\$ 3,635,644	\$ 20		-8%
Electrical Construction	\$ 5,245,565	\$ 28.93	\$ 7,589,125	\$ 42		-45%
<b>TOTAL</b>	<b>\$ 53,117,417</b>	<b>\$ 258.03</b>	<b>\$ 55,750,578</b>	<b>\$ 269</b>		<b>-5%</b>

### Post-Bid Electrical number update

- Electrician missed project scope, but held their bid
- CRA has updated the cost / sf based on guidance by Fidevia and the next lowest bidder on the MAPS project
- Increase Electrical Construction cost / sf from \$35 to \$46
- YSIS cost / sf updated from \$280 to \$293
- Cost / sf excludes site work

### Scope Increase

- 5,000 additional SF since initial study.
- Larger Classrooms, Expanded Storage, De-Escalation Rooms, Conference / Small Group Rooms

# CRA Cost Estimate Comparison

\$4,375,000 Previously

**Note:**  
Does not include alternates

Does not include Owner's Representative Fee

**Delta From Previous CRA Estimate:**  
\$1,485,779

YSIS DESIGN DEVELOPMENT BUDGET SUMMARY				DATE: 9/23/2024
BUILDING AREA				125000 SF
<b>CONSTRUCTION COSTS</b>				
DEMOLITION			\$	650,000
ABATEMENT			\$	50,000
GENERAL CONSTRUCTION			\$	21,170,125
MECHANICAL CONSTRUCTION			\$	4,750,000
ELECTRICAL CONSTRUCTION			\$	5,750,000
PLUMBING CONSTRUCTION			\$	3,125,000
FOOD SERVICE EQUIPMENT			\$	500,000
FIRE PROTECTION			\$	625,000
<b>SUBTOTAL OF CONSTRUCTION COSTS</b>	\$	292.96	\$	<b>36,620,125</b>
<b>SITE WORK ALLOWANCE</b>			\$	<b>2,500,000</b>
<b>SUBTOTAL OF HARD COSTS</b>	\$	312.96	\$	<b>39,120,125</b>
<b>ESCALATION FACTORS</b>				
ESCALATION TO MIDPOINT OF CONSTRUCTION		(INCLUDED ABOVE)		
ESTIMATING CONTINGENCY			\$	379,500
CONSTRUCTION CONTINGENCY (2%)			\$	789,993
<b>SUBTOTAL OF ESCALATION FACTORS</b>	\$	9.36	\$	<b>1,169,493</b>
<b>SOFT COSTS</b>				
CONSTRUCTION RELATED SOFT COSTS			\$	1,184,989
NON-CONSTRUCTION RELATED SOFT COSTS			\$	2,768,022
<b>SUBTOTAL OF CONSTRUCTION SOFT COSTS</b>	\$	31.62	\$	<b>3,953,011</b>
<b>SUBTOTAL OF SOFT COSTS WITH CONTINGENCY</b>	\$	353.94	\$	<b>44,242,628</b>
<b>ADDITIONAL PROJECT COSTS</b>				
FINANCING FEES			\$	829,492
FURNITURE, FIXTURES & EQUIPMENT			\$	1,184,989
<b>SUBTOTAL OF ADDITIONAL PROJECT COSTS</b>			\$	<b>2,014,481</b>
<b>TOTAL PROJECT COST</b>	\$	<b>370.06</b>	\$	<b>46,257,109</b>

PROBABLE COST FACTORS UPDATE



# Fidevia Cost Estimate

## York Suburban Intermediate School



100% DD ESTIMATE

Recapitulation Sheet

8/22/2024

	Cost/SF	Total Cost
DEMOLITION		\$395,000
ABATEMENT		\$300,000
GC	\$175	\$21,875,000
MC	\$49	\$6,125,000
EC	\$47	\$5,875,000
PC	\$21	\$2,625,000
FS	LS	\$525,000
FP	\$6	\$750,000
SUBTOTAL	\$308	\$38,470,000
SITE WORK ALLOWANCE	LS	\$1,849,100
SUBTOTAL	LS	\$1,849,100
SUBTOTAL HARD COSTS	\$323	\$40,319,100
ESCALATION FACTORS		
MARKET CONTINGENCY (5%)		\$2,015,955
CONSTRUCTION CONTINGENCY (4%)		\$1,612,764
SUBTOTAL	\$29	\$3,628,719
SUBTOTAL HARD COST WITH CONTINGENCY	\$352	\$43,947,819
CONSTRUCTION RELATED SOFT COST		
SOFT COSTS (14%)		\$5,006,674
SUBTOTAL	\$40	\$5,006,674
FINANCING FEES		\$802,638
FF&E		\$1,146,626
ESTIMATED TOTAL PROJECT COSTS	\$392	\$48,954,493
OWNER'S REPRESENTATIVE COST	LS	\$638,000

Note:

Does not include alternates

PROBABLE COST FACTORS UPDATE

# Estimate Comparison

## YSIS DESIGN DEVELOPMENT BUDGET SUMMARY DATE: 9/23/2024

BUILDING AREA 125000 SF

### CONSTRUCTION COSTS

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**SITE WORK ALLOWANCE** \$ 2,500,000

**SUBTOTAL OF HARD COSTS** \$ 312.96 \$ 39,120,125

### ESCALATION FACTORS

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### SOFT COSTS

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<b>SUBTOTAL OF CONSTRUCTION SOFT COSTS</b>	\$	<b>31.62</b>
<b>SUBTOTAL OF SOFT COSTS WITH CONTINGENCY</b>	\$	<b>353.94</b>

### ADDITIONAL PROJECT COSTS

FINANCING FEES	\$	829,492
FURNITURE, FIXTURES & EQUIPMENT	\$	1,184,989
<b>SUBTOTAL OF ADDITIONAL PROJECT COSTS</b>	\$	<b>2,014,481</b>

**TOTAL PROJECT COST** \$ 370.06 \$ 46,257,109

## York Suburban Intermediate School



### 100% DD ESTIMATE

Recapitulation Sheet  
8/22/2024

	Cost/SF	Total Cost
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<b>ESTIMATED TOTAL PROJECT COSTS</b>	\$392	\$48,954,493
<b>OWNER'S REPRESENTATIVE COST</b>	LS	\$638,000

3%

67%

21%

3%

PROBABLE COST FACTORS UPDATE

Facility	Grade Levels	Existing Area	Proposed Scope	Demo. Area	SF New Construction	Total SF	Estimated Cost Range	
High School (Study Package)	9-12	195,071	Add/Reno	-31,262	82,357	246,166	\$58.3M	\$63.3M
Current				-26,500	82,200	255,900 (13,300) 242,600		
Intermediate School (Study Package)	3-5	N/A	Demo / New Construction	N/A	120,000	120,000	\$41.1M	\$43.6M
Current					125,000	125,000		\$46.3M

- Cost Savings options
  - Alternates will be explored where deemed appropriate



QUESTIONS / FEEDBACK