

Montoursville Area School District



High School - Additions and Renovations
August 11, 2015



Crabtree, Rohrbaugh & Associates, Architects

- **Review Bid Results**
- **Review Alternates**
- **PlanCon Part F Attachment C**
- **PlanCon Part G**

Bid Results

MONTOURSVILLE AREA SCHOOL DISTRICT				GENERAL CONSTRUCTION			
Montoursville Area High School Additions and Renovations				BID TABULATION OF July 23, 2015			
Crabtree Rohrbaugh & Associates No. 2746							
			JC Orr & Son, Inc.	Lobar, Inc.	Welliver	Leonard S. Fiore, Inc.	eciConstruction
		BASE BID	\$ 20,834,100.00	\$ 19,894,000.00	NO BID	NO BID	NO BID
ALTERNATES							
GC-1	Unclassified Construction	ADD	\$ 50,000.00	\$ 50,000.00			
GC-2	Field House	ADD	\$ 450,000.00	\$ 458,000.00			
GC-3	Tech Ed Canopy	ADD	\$ 22,000.00	\$ 29,000.00			
GC-4	Stadium Entrance Improvements	DEDUCT	\$ (246,000.00)	\$ (195,000.00)			
GC-5	Stage Equipment	ADD	\$ 67,000.00	\$ 65,000.00			
GC-6	Terrazzo Floors	ADD	\$ 272,000.00	\$ 265,000.00			
GC-7	Site Fencing	ADD	\$ 29,000.00	\$ 27,800.00			
GC-8	Interior Brick	ADD	\$ 101,000.00	\$ 90,000.00			
GC-9	Auxiliary Gymnasium Flooring	DEDUCT	\$ (75,000.00)	\$ (52,000.00)			
GC-10	Resinous Locker Room Flooring	ADD	\$ 15,000.00	\$ 15,000.00			
GC-11	Concrete Moisture Vapor Admixture	ADD	\$ 84,000.00	\$ 77,000.00			
GC-12	Salvage Existing Stone	ADD	\$ 30,000.00	\$ 49,000.00			
GC-12a	Salvage Existing Stone (Alternate GC-18)	ADD	\$ 20,000.00	\$ 25,000.00			
GC-13	Existing Gymnasium Roof Top Units	ADD	\$ (3,000.00)	\$ (3,000.00)			
GC-14	Certified Wood	ADD	\$ 30,000.00	\$ 40,000.00			
GC-15	Roofing	ADD	\$ -	\$ 1,815,000.00			
GC-15a	Field House Roofing	ADD	\$ -	\$ 110,000.00			
GC-15b	Roofing (Alternate GC-18)	ADD	\$ -	\$ 1,779,000.00			
GC-16	Alternate Phasing Schedule	ADD/DEDUCT	\$ 30,000.00	\$ 108,000.00			
GC-17	Press Box Filming Platform	ADD	\$ -	\$ 27,000.00			
GC-18	Existing Stone Building	ADD/DEDUCT	\$ (750,000.00)	\$ (712,000.00)			

MONTOURSVILLE AREA SCHOOL DISTRICT

Montoursville Area High School Additions and Renovations

Crabtree Rohrbaugh & Associates No. 2746

HVAC CONSTRUCTION

BID TABULATION OF July 23, 2015

			Benell, Inc.	The Farfield Company	Master Mechanical Corp.	Midline Mechanical, LLC.	Myco Mechanical, Inc.	Silvertip, Inc.	Lugalia Mechanical
		BASE BID	\$ 5,095,000.00	\$ 4,076,000.00	\$ 4,346,540.00	\$ 4,369,000.00	\$ 4,873,000.00	\$ 5,015,000.00	\$ 4,848,000.00
ALTERNATES									
HC-1a	HVAC Controls - Automated Logics	ADD/DEDUCT	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -
HC-1b	HVAC Controls - Siemens	ADD/DEDUCT	\$ -	\$ (155,000.00)	\$ 50,000.00	\$ (5,000.00)	\$ (150,000.00)	\$ (15,000.00)	\$ (10,000.00)
HC-1c	HVAC Controls - NRG	ADD/DEDUCT	\$ (116,837.00)	\$ (116,840.00)	\$ (116,837.20)	\$ (135,000.00)	\$ (116,000.00)	\$ (116,837.00)	\$ (117,000.00)
HC-2	Field House	ADD	\$ 46,500.00	\$ 69,000.00	\$ 55,775.00	\$ 74,000.00	\$ 47,000.00	\$ 65,000.00	\$ 54,500.00
HC-3	Existing Gym Roof Top Units	DEDUCT	\$ (12,800.00)	\$ (32,000.00)	\$ (49,886.00)	\$ (91,000.00)	\$ (40,000.00)	\$ (33,000.00)	\$ (45,500.00)
HC-4	Return Ductwork	DEDUCT	\$ (2,000.00)	\$ (21,000.00)	\$ (6,526.00)	\$ (10,000.00)	\$ (115,000.00)	\$ (20,000.00)	\$ (15,000.00)
HC-5	Alternate Phasing Schedule	ADD/DEDUCT	\$ 137,000.00	\$ 88,000.00	\$ 13,268.00	\$ -	\$ 325,000.00	\$ 25,000.00	\$ 15,000.00
HC-6	Existing Stone Building	ADD/DEDUCT	\$ (12,900.00)	\$ (49,000.00)	\$ (47,656.00)	\$ (27,000.00)	\$ (48,000.00)	\$ (85,000.00)	\$ (51,000.00)

MONTOURSVILLE AREA SCHOOL DISTRICT			PLUMBING CONSTRUCTION				
Montoursville Area High School Additions and Renovations			BID TABULATION OF July 23, 2015				
Crabtree Rohrbaugh & Associates No. 2746							
			Jay R. Reynolds, Inc.	Silvertip, Inc.	Myco Mechanical, Inc.	Worth & Company, Inc.	Yannuzzi, Inc.
		BASE BID	\$ 1,917,100.00	\$ 1,870,000.00	NO BID	NO BID	NO BID
ALTERNATES							
PC-1	Unclassified Construction	ADD	\$ -	\$ 64,500.00			
PC-2	Field House	ADD	\$ 169,600.00	\$ 165,800.00			
PC-3	Existing Sanitary Piping	ADD	\$ 34,000.00	\$ 28,660.00			
PC-4	Existing Fixture Replacement	DEDUCT	\$ (5,400.00)	\$ (3,400.00)			
PC-5	Manual Flush Valves	DEDUCT	\$ (30,000.00)	\$ (29,600.00)			
PC-6	PEX Tubing	DEDUCT	\$ (3,000.00)	\$ (24,900.00)			
PC-7	Alternate Phasing Schedule	ADD/DEDUCT	\$ 27,800.00	\$ 25,000.00			
PC-8	Existing Stone Building	ADD/DEDUCT	\$ (30,000.00)	\$ (35,800.00)			

MONTOURSVILLE AREA SCHOOL DISTRICT			ELECTRICAL CONSTRUCTION						
Montoursville Area High School Additions and Renovations			BID TABULATION OF July 23, 2015						
Crabtree Rohrbaugh & Associates No. 2746									
			Howard Organization, Inc.	Lecce Electric, Inc.	Lobar, Inc.	The Farfield Company	Westmoreland Electric, Inc.	Turnkey Electric, Inc.	MBR Construction Services
		BASE BID	\$ 4,178,000.00	\$ 3,761,000.00	\$ 3,960,000.00	\$ 3,956,000.00	\$ 4,675,000.00	NO BID	NO BID
ALTERNATES									
EC-1	Unclassified Construction	ADD	\$ 80,000.00	\$ -	\$ 4,625.00	\$ 1,000.00	\$ 24,000.00		
EC-2	Field House	ADD	\$ 61,055.00	\$ 73,000.00	\$ 78,750.00	\$ 106,000.00	\$ 84,000.00		
EC-3	Tech Ed Canopy	ADD	\$ 5,650.00	\$ 5,200.00	\$ -	\$ 1,200.00	\$ -		
EC-4	Stadium Entrance Improvements	DEDUCT	\$ (6,690.00)	\$ (6,400.00)	\$ (8,095.00)	\$ (9,300.00)	\$ (6,700.00)		
EC-5	Existing Building Lighting	DEDUCT	\$ (23,390.00)	\$ (27,000.00)	\$ (31,300.00)	\$ (28,000.00)	\$ (16,300.00)		
EC-6	Lighting Controls	DEDUCT	\$ (7,485.00)	\$ (19,000.00)	\$ (12,650.00)	\$ (15,500.00)	\$ (36,000.00)		
EC-7	Manual Flush Valves	DEDUCT	\$ (725.00)	\$ (2,050.00)	\$ (1,700.00)	\$ (2,500.00)	\$ (2,500.00)		
EC-8	Solar Array	ADD	\$ 172,360.00	\$ 189,900.00	\$ 241,500.00	\$ 296,000.00	\$ 300,000.00		
EC-9	Aluminum Feeders	DEDUCT	\$ (68,000.00)	\$ (113,000.00)	\$ (60,000.00)	\$ (24,000.00)	\$ (83,000.00)		
EC-10	Auxiliary Gymnasium Sound System	DEDUCT	\$ (16,190.00)	\$ (15,700.00)	\$ (19,600.00)	\$ (13,000.00)	\$ (22,600.00)		
EC-11	Music Department Sound System	DEDUCT	\$ (16,080.00)	\$ (13,800.00)	\$ (20,000.00)	\$ (13,000.00)	\$ (13,000.00)		
EC-12	Large Group Instruction Sound System	DEDUCT	\$ (23,305.00)	\$ (15,400.00)	\$ (24,500.00)	\$ (14,000.00)	\$ (14,700.00)		
EC-13	Cable Tray	DEDUCT	\$ (27,835.00)	\$ (55,000.00)	\$ -	\$ (26,000.00)	\$ (10,000.00)		
EC-14	Alternate Phasing Schedule	ADD/DEDUCT	\$ 154,167.00	\$ 39,000.00	\$ 41,600.00	\$ 74,000.00	\$ 40,000.00		
EC-15	Lightning Protection	ADD	\$ 83,995.00	\$ 86,000.00	\$ 78,300.00	\$ 64,000.00	\$ 104,000.00		
EC-16	Existing Stone Building	ADD/DEDUCT	\$ (18,435.00)	\$ (8,000.00)	\$ (45,000.00)	\$ (4,000.00)	\$ 6,000.00		

BID RESULTS			
Budgeted Base Bid Construction Cost			\$ 29,652,084
Base Bids			\$ 29,601,000
Amount Under Budget			\$ 51,084

Roofing Bid - State Contract

Tremco Modified Built-up \$1,538,247

HVAC Controls – State Contract

Low Bid Deduct Alternate **(\$116,840)**

NRG Controls North Bid **\$66,800**

Net Savings to District **(\$50,040)**

Alternates

Montoursville Area School District

Option to keep 1931 Stone Building

Renovation Cost	SF	Construction Cost *	Soft Costs**	Total Project Cost
1931 Stone Building	16,547	\$ 2,482,050	\$ 235,795	\$ 2,717,845
Duct Alterante to keep 1931 Stone Building				\$ (804,800)
Net Cost				\$ 1,913,045

* includes selective demolition, renovation construction, cost escalation, contingency, testing/inspection

** includes, fees, furniture/equipment, financing, construction related costs

General Scope of Stone Building Estimate

Demolition of existing floors and interior w all systems				
Temporary existing roof system support				
New craw l space moisture management system/concrete floor				
New underfloor structural support system in craw lspace				
New floor and interior w all systems				
New structure to support existing roof				
New Heating, Ventilation and Air Conditioning				
New Electrical Systems (pow er, lighting, security, data/communication, clock, phone)				
New Plumbing System including sprinklers				
New Exterior doors/ landings/steps/ramps				
New Interior layouts (new w alls, doors, ceilings, and casework)				
Miscellaneous exterior repairs				

GENERAL CONSTRUCTION			Lobar, Inc.
		BASE BID	\$ 19,894,000.00
ALTERNATES			
GC-6	Terrazzo Floors	ADD	\$ 265,000.00
GC-7	Site Fencing	ADD	\$ 27,800.00
GC-10	Resinous Locker Room Flooring	ADD	\$ 15,000.00
GC-11	Concrete Moisture Vapor Admixture	ADD	\$ 77,000.00
GC-13	Existing Gymnasium Roof Top Units	ADD	\$ (3,000.00)
GC-17	Press Box Filming Platform	ADD	\$ 27,000.00
ACCEPTED ALTERNATE TOTAL			\$ 408,800
TOTAL BASE BID PLUS ACCEPTED ALTERNATES			\$ 20,302,800.00

HVAC CONSTRUCTION			The Farfield Company
		BASE BID	\$ 4,076,000.00
ALTERNATES			
HC-1c	HVAC Controls - NRG	ADD/DEDUCT	\$ (116,840.00)
HC-3	Existing Gym Roof Top Units	DEDUCT	\$ (32,000.00)
ACCEPTED ALTERNATE TOTAL			\$ (148,840.00)
TOTAL BASE BID PLUS ACCEPTED ALTERNATES			\$ 3,927,160.00

			Silvertip, Inc.
PLUMBING CONSTRUCTION	BASE BID	\$	1,870,000.00
ALTERNATES			
	No Alternates Selected	\$	-
ACCEPTED ALTERNATE TOTAL		\$	-
TOTAL BASE BID PLUS ACCEPTED ALTERNATES		\$	1,870,000.00

ELECTRICAL CONSTRUCTION			Lecce Electric, Inc.
		BASE BID	\$ 3,761,000.00
ALTERNATES			
EC-1	Unclassified Construction	ADD	\$ -
EC-9	Aluminum Feeders	DEDUCT	\$ (113,000.00)
EC-10	Auxiliary Gymnasium Sound System	DEDUCT	\$ (15,700.00)
EC-11	Music Department Sound System	DEDUCT	\$ (13,800.00)
EC-12	Large Group Instruction Sound System	DEDUCT	\$ (15,400.00)
EC-13	Cable Tray	DEDUCT	\$ (55,000.00)
ACCEPTED ALTERNATE TOTAL			\$ (212,900.00)
TOTAL BASE BID PLUS ACCEPTED ALTERNATES			\$ 3,548,100.00

PlanCon Part F Attachment C

**PLANCON PART F
ATTACHMENT C
POST-BID OPENING CERTIFICATION**

District/CTC Name: Montoursville Area PDE Project No.: 3804

Project Building Name: High School - Additions and Renovations

Bid Opening Date (M/D/YYYY): 7/23/2015 Bid Award Date: (M/D/YYYY): 8/11/2015

Expected Date Construction Contracts Will Be Executed by the school district (M/D/YYYY): after Part G approval Aug-15

1. Did the school district/CTC receive bids for each prime contract?

Yes

2. OCIP: If included in the project via the Quote Method or the Bid Alternate Method, indicate the Board's final decision.

 Insurance by Owner (OCIP Project) X Insurance by Contractor (Non-OCIP Project)

3. How did the bids compare with estimates?

Base bid under budget by approximately \$50,000

4. Indicate the number/date of the last addendum issued before the bid opening for this project.

No. 7 , July 17, 2015

5. Indicate the bid alternates that have been accepted.

GC-6	Terrazzo Floors	GC-17	Press Box Filming Platform	EC-10	Auxiliary Gymnasium Sound System
GC-7	Site Fencing	HC-1C	HVAC - Controls NRG	EC-11	Music Dept. Sound System
GC-10	Resinous Locker Room Flooring	HC-3	Existing Gymnasium Rooftop Units	EC-12	LGI Sound System
GC-11	Concrete Moisture Vapor Mixture	EC-1	Unclassified Construction	EC-13	Cable Trays
GC-13	Existing Gymnasium Rooftop Units	EC-9	Aluminum Feeders		

6. Do any of the accepted bid alternates affect reimbursable capacity, Act 34 capacity, scheduled area or architectural area? If yes, submit revised Part F documents.

No

7. Is a second Act 34 hearing or referendum required based on the planned bid award (base bid plus accepted alternates)?

No

8. Is the school district/CTC planning to rebid any prime contracts? If yes, what is the purpose, scope and timeline associated with this rebid?

No

9. Have there been or could there be discussions before contract execution with any bidders about possible bid adjustments to the project scope through the issuance of future construction change orders following contract execution? If yes, describe the nature of those discussions.

No

The Board certifies that the information provided above accurately describes the actions taken by the school district/CTC prior to contract execution on the above-referenced PlanCon project. Failure to fully disclose any information pertinent to the following may result in the denial of reimbursement for this project: award to the lowest responsible bidder for any prime contract; issuance of permits and approvals by local, state and other governmental agencies; computation of reimbursable capacity, architectural area and scheduled area; and compliance with Act 34 of 1973, the 20 year rule and the 20% Rule for Alteration Costs used in determining the eligibility of building renovations for reimbursement.

PlanCon Part G

**PART G: PROJECT ACCOUNTING BASED ON BIDS
BOARD TRANSMITTAL**

DISTRICT/CTC: Montoursville Area COUNTY: Lycoming
 PRJT BLDG NAME: High School PROJECT #: 3804

ALL PRJTS PAGE #

X	G02-G03	Project Accounting Based on Bids
	Add't Costs	Additional Project Costs
X	G04(a)-G04(b)	Detailed Costs
X	G05-G07	Total Contract Awards
X	G08	Prime Contractor Certification
X	G09	20% Rule for Alteration Costs for Non-Vocational Projects
X	G10	Project Financing
X	G11	Act 34 of 1973: Substantial Addition Determination
		Justification for Contract Award to Other than Low Bidder
X		Bid Tabulations with Bid Opening Date Thereon
		Letter from insurance provider for owner controlled insurance program <u>or</u> letter(s) from contractor's insurance provider(s) if insurance provided by contractor(s) using the quote method
		*** FOR SITE ACQUISITION AND BUILDING PURCHASE ONLY ***
		Property Deed or Declaration of Taking with Attachments
		Settlement Statement or Application for Payment of Estimated Just Compensation
		Clear Title Certification
		Bill for Independent Appraisal #1
		Bill for Independent Appraisal #2
		***FOR NEW BUILDINGS OR SUBSTANTIAL ADDITIONS ONLY ***
X	G12	Act 34 of 1973: Maximum Building Construction Cost
X	G13	Act 34 of 1973: Requirement for Second Public Hearing
X	G14-G15	Act 34 of 1973: School Building Capacity
	G16	Act 34 of 1973: Aggregate Building Expenditure Standard
		Act 34 of 1973: Second Hearing Notice and Proof of Publication
		Act 34 of 1973: Second Hearing Minutes or Transcript
		Act 34 of 1973: Referendum Notice and Proof of Publication
		Proof of Publication
		Act 34 of 1973: Official Referendum Question
		Act 34 of 1973: Official Referendum Results

Validation of Renovation Costs

RENOVATION COSTS - BID RESULTS		
General Construction	\$ 3,452,800	<ol style="list-style-type: none"> 1. This information identifies \$81.98 per square foot as the contractor-reported renovation cost of the existing building to remain in Option 5. 2. Using this \$81.98/SF, the calculated cost of renovating the current existing building would be \$16,802,594. 3. The Option 4 estimate to renovate the current existing building was \$18,258,114 or \$89.06/SF. 4. The additional cost per SF in the Option 4 estimate is due the inclusion of higher cost areas (kitchen, auditorium, 1931 building, etc.) that are not included in the renovated areas of Option 5.
HVAC Construction	\$ 1,456,050	
Electrical Construction	\$ 1,306,780	
Plumbing Construction	\$ 247,300	
Roofing	\$ 59,532	
HVAC Controls	\$ 24,000	
TOTAL	\$ 6,546,462	
Renovation SF	79,851	
Renovation Cost/SF	\$ 81.98	
Total Existing High School SF	204,951	
Extrapolated Costs to Renovate HS*	\$ 16,802,594	
Option 4 Estimated Construction Cost	\$ 18,259,114	

*This extrapolated cost does not include more costly renovations to the Auditorium, Kitchen, and 1931 Stone Building