

Montoursville Area School District



High School Project Update

October 29, 2014



Crabtree, Rohrbaugh & Associates,
Architects

AGENDA

- DESIGN UPDATE
- COST ESTIMATE
- SCHEDULE
- PLANCON PROCESS
- MILESTONES



Renovation - Demolition



276 TOTAL PARKING SPACES (OPTIONAL 324 TOTAL PARKING SPACES)

SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Montoursville Area School District				CRA Project # 2746	
Montoursville Area High School		Total Estimated Project Cost	\$ 36.0		10/29/2014
Million					
Estimate is based on historical average yearly inflation, 2012 RS Means and historical cost data. This estimate may fluctuate based upon higher than projected inflation, contractor participation during bidding, and material availability.					
COST ESCALATION SET AT:		DESIGN PERIOD	8		MONTHS
2.0% PER YEAR		CONSTRUCTION PERIOD	28		MONTHS
0.17% PER MONTH		CONSTRUCTION MID POINT	22		MONTHS
1 AREA SUMMARY					
Total Renovation Area (Net Square Feet)		62,005	SF		
Existing Building Renovation - Level I		15,664	SF		
Existing Building Renovation - Level II		21,634	SF		
Existing Building Renovation - Level III		24,707	SF		
Existing Building Renovation - Level IV		10,830	SF		
New Building Area (Gross Square Feet)		135,000	SF		
1st Floor New Building Area		72,434	SF		
2nd Floor New Building Area		32,924	SF		
3rd Floor New Building Area		29,501	SF		
Total Building Area		197,005	SF		
Total Demolition		125,100	SF		
2 DEMOLITION COST \$ / SF					
GENERAL DEMOLITION		\$4.00	\$		500,400
3 RENOVATION COST \$ / SF					
RENOVATION LEVEL I - EXTENSIVE		\$110.00	\$		1,723,040
RENOVATION LEVEL II - MODERATE		\$75.00	\$		1,622,550
RENOVATION LEVEL III - MINIMAL		\$50.00	\$		1,235,350
RENOVATION LEVEL IV - MINIMAL		\$25.00	\$		270,750
SUBTOTAL			\$		4,851,690
4 ABATEMENT COST					
ASBESTOS ABATEMENT		Allowance	\$		25,000
LEAD ABATEMENT		Allowance	\$		10,000
SUBTOTAL			\$		35,000
5 NEW CONSTRUCTION COST \$ / SF					
GENERAL CONSTRUCTION		\$84.00	\$		11,340,000
HVAC CONSTRUCTION		\$23.00	\$		3,105,000
PLUMBING CONSTRUCTION		\$10.00	\$		1,350,000
FIRE PROTECTION		\$2.00	\$		270,000
ELECTRICAL CONSTRUCTION		\$21.00	\$		2,835,000
SUBTOTAL		\$140.00	\$		18,900,000
6 EQUIPMENT					
BUILT IN EQUIPMENT (CASEWORK, ATHLETICS, ETC.)			\$		550,000
FOOD SERVICE EQUIPMENT			\$		400,000
SITEWORK TOTAL			\$		950,000
7 SITE WORK					
SITEWORK TOTAL			\$		1,800,000
SUBTOTAL STRUCTURE COST					\$ 27,012,090
8 SUSTAINABLE DESIGN					
LEED REGISTRATION		0.00%	\$		-
SUBTOTAL STRUCTURE COST WITH LEED					\$ 27,012,090
9 ESCALLATION & REGIONAL FACTOR					
REGIONAL CONSTRUCTION FACTOR		1	\$		-
ESCALATION TO MID POINT		3.67%	\$		990,443
SUBTOTAL ADJUSTED STRUCTURE COST					\$ 28,002,533
ESTIMATING CONTINGENCY		3.00%	\$		840,076
SUBTOTAL STRUCTURE COST					\$ 28,842,609

10	STADIUM IMPROVEMENTS				
	STADIUM UPGRADES (TURF & TRACK)		\$	1,500,000	
		SUBTOTAL	\$	1,500,000	
	SUBTOTAL STRUCTURE COST WITH STADIUM			\$	30,342,609
11	CONSTRUCTION RELATED SOFT COSTS				
	CONSTRUCTION CONTINGENCY	3.50%	\$	1,061,991	
	CONSTRUCTION TESTING & INSPECTION	1.80%	\$	546,167	
	REGULATORY AGENCY FEES	Allowance	\$	60,000	
	ASBESTOS MONITORING	Allowance	\$	10,000	
	DISTRICT CONSTRUCTION REPRESENTATI	1.75%	\$	530,996	
		SUBTOTAL CONSTR. SOFT COSTS	\$	2,209,154	
12	TOTAL CONSTRUCTION & CNST. SOFT COSTS (W/O ALT.)			\$	32,551,763
13	ALTERNATE BIDS				
	TEAM ROOMS		\$	560,000	
			\$	-	
			\$	-	
		SUBTOTAL	\$	560,000	
14	ALTERNATES CONSTRUCTION RELATED SOFT COSTS				
	CONSTRUCTION CONTINGENCY	3.50%	\$	19,600	
	CONSTRUCTION TESTING & INSPECTION	1.80%	\$	10,080	
		SUBTOTAL CONSTR. SOFT COSTS			\$ 589,680
	ESCALATION TO MID POINT	3.67%	\$	21,622	
		SUBTOTAL CONSTR. SOFT COSTS			\$ 611,302
	ESTIMATING CONTINGENCY	3.00%	\$	18,339	
	ALTERNATES CONSTRUCTION & CONSTR. SOFT COSTS			\$	629,641
15	TOTAL CONSTRUCTION & CNST. SOFT COSTS (W/ALT.)			\$	33,181,404
16	ADDITIONAL SOFT COSTS				
	ARCHITECT, STRUCTURAL & MEP ENG'S CONSULTANTS	6.00%	\$	1,990,884	
	ASBESTOS CONSULTANT		\$	10,000	
	CIVIL ENGINEER		\$	121,550	
	GEOTECH		\$	12,000	
	FOOD SERVICE		\$	29,480	
	CODE REVIEW		\$	12,900	
	REIMBURSE/ PRINTING	0.30%	\$	99,544	
		SUBTOTAL	\$	2,276,358	
17	FINANCING				
	FINANCING FEES	1.75%	\$	569,656	
18	MOVEABLE FIXTURES / EQUIPMENT				
	MOVEABLE FIXTURES	0.75%	\$	244,138	
	EQUIPMENT (INCLUDING TECHNOLOGY)	1.00%	\$	325,518	
	TOTAL FF&E	1.75%	\$	569,656	
		SUBTOTAL NON-CONSTR. SOFT COSTS	\$	3,415,670	
		Constr. & Non Constr. Soft Costs		10.49%	
19	TOTAL PROJECT COSTS (W/O ALTERNATES)			\$	35,967,433
	PDE REIMBURSEMENT ("ROUGH" Preliminary Reimbursement that must be verified with the Financial Consultant)			\$	3,308,767
20	TOTAL LOCAL CONTRIBUTION AFTER REIMBURSEMENT			\$	32,658,666

GENERAL INSTRUCTIONS

INTRODUCTION

When a school district or area vocational-technical school (AVTS)/career and technology center (CTC) undertakes a major construction project and seeks reimbursement from the Commonwealth, a process known as PlanCon is initiated. PlanCon, an acronym for Planning and Construction Workbook, is a set of forms and procedures used to apply for Commonwealth reimbursement. The PlanCon forms are designed to: (1) document a local school entity's planning process; (2) provide justification for a project to the public; (3) ascertain compliance with state laws and regulations; and (4) establish the level of state participation in the cost of the project. Note that the PlanCon instructions and forms throughout may only reference school districts and their projects, however these instructions and all requirements described herein apply to both school district and area vocational-technical school (AVTS)/career and technology center (CTC) projects unless otherwise noted.

DESCRIPTION OF PLANCON

Part A "Project Justification" provides the description of a proposed project and the justification of its need.

Part B "Schematic Design" includes a technical review conference of the conceptual drawings, site plan and educational specifications. The architect and a school district administrator who is knowledgeable about the project and the educational program must be present at the schematic design conference.

Part C "Site Acquisition" deals with the acquisition of land for school building projects or the purchase of a building for school or school district administration office use. This part is completed only if land is acquired or a building is purchased as part of the scope of the project.

Part D "Project Accounting Based on Estimates" is concerned with estimated project costs. In this part, various "tests" of a school district's financial ability to make payments are performed, as required by Section 21.51 of the State Board of Education Regulations. This part also addresses the requirements for public hearings on school building projects, as required by Sections 7-701.1 and 7-731 of the Public School Code of 1949, as amended. PlanCon Part D also provides an estimate of state reimbursement.

Part E "Design Development" includes a conference to review the architectural aspects of a project when the design is fully developed. The architect and a school district administrator must be present at this review conference.

Part F "Construction Documents" includes a conference to review bid specifications and drawings for the project and documentation that other state and local agency requirements have been met or will be met before entering into construction contracts. Departmental approval of PlanCon Part F authorizes a school district to enter into construction contracts. The architect and a school district administrator must be present at this review conference.

Part G "Project Accounting Based on Bids" is concerned with actual construction bids. A project's eligibility for reimbursement is determined at PlanCon Part G.

Part H "Project Financing" addresses the financing used for a project. Calculation of the temporary reimbursable percent for a project's financing occurs at PlanCon Part H. When PlanCon Part H is approved, reimbursement on a project commences.

Part I "Interim Reporting" provides for the reporting of change orders and/or supplemental contracts during construction.

Part J "Project Accounting Based on Final Costs" is the final accounting for the project. The permanent reimbursable percent is calculated at PlanCon Part J.

Part K "Project Refinancing" is used if a reimbursable bond issue is refunded, refinanced or restructured.

Note: The "Protection" feature is activated on PlanCon forms. Occasionally it is necessary to activate the "Unprotect Sheet" feature to modify information for specific project submissions. If the "Unprotect Sheet" has been activated, be sure to reset the "Protection" feature after information has been entered.

PRELIMINARY MEETINGS, TIME FRAME AND BOARD ACTION DATES

The Division of School Facilities staff is available to meet with school administrators, board members and representatives from architectural firms prior to the submission of PlanCon Part A to discuss any questions or concerns or to discuss the PlanCon process in general. To schedule a preliminary meeting, the following information must be provided: (1) the general topic to be discussed at the meeting; and (2) the names of the individuals who will attend. If possible, any pertinent information for the meeting should be submitted to the Division of School Facilities one week prior to the scheduled date of the meeting so that the material can be reviewed prior to the meeting.

Due to "other agency" review/approval requirements, the time frame for a project to proceed from PlanCon Part A to PlanCon Part G is often 9-12 months. All PlanCon parts must be approved by the local school board and submitted in sequential order for all second, third and fourth class school districts unless indicated otherwise below:

PLANCON PART	BOARD ACTION DATE
A	Must occur after Board's acceptance of the school district-wide facility study and must be approved prior to all other PlanCon parts except Part C.
B	Submitted with PlanCon Part A; no separate board action required.
C	May be approved at any time prior to PlanCon Part F. <u>Written</u> Departmental approval must be obtained prior to the date of settlement or the filing date of the Declaration of Taking.
D	Must be approved after PlanCon Part A. May have same board action date as PlanCon Part E. If Act 34 of 1973 applies, the board action date must be no less than 30 days after the date of the Act 34 hearing.
E	Must be approved simultaneously with or after PlanCon Part D, but before PlanCon Part F-Phase or Part F.
F-Phase	Must be approved after PlanCon Part E, but before PlanCon Part F for the entire project.
F	Must be approved after PlanCon Part E <u>and</u> prior to PlanCon Part F architectural review.
G-Phase	Must be approved after PlanCon Part F-Phase.
G	Must be approved after PlanCon Part F. May have same board action date as PlanCon Part H if the project financing is in place.
H	May be approved simultaneously with or after PlanCon Part G.
I	Must be approved after PlanCon Part G.
J	Must be approved after PlanCon Parts G and H. The board action date should be after the completion of the construction project.
K	Must be approved after the settlement date of the bond issue or note.

Act 34 Public Hearing

Task and Responsibility Schedule

	Responsibility	Task	Dates	Status
1	CRA	Collect information and prepare Plancon D and Act 34 Project Description Booklet, including Public Advertisement.		
2	FINANCIAL CONSULTANT	Provided description and cost analysis of the financial alternatives available: Pros and Cons of Municipal Authority, SPSBA, GO Bonds, and Local Funds		
3	FINANCIAL CONSULTANT	Provide debt service payment schedule of the bond issue used to fund the project		
4	DISTRICT	List and explain all Indirect Costs related to the Ed. Program and Bldg. Operation including impact on Staffing, Operations & Maintenance, and Transportation		
5	DISTRICT and Financial Consultant	Provide description of the net effect on local tax base of the direct and indirect costs, in mils.		
6	SCHOOL BOARD	Resolution authorizing the Max. Project Cost and Max. Building Construction Cost		
7	SCHOOL BOARD	Review and Approve Act 34 Project Description Booklet and Advertisement FOR Public Hearing		
8	PDE	Review and Approve Act 34 Project Description Booklet and Advertisement for Public Hearing.		
9	DISTRICT	After PDE approval, Advertise for Act 34 Public Hearing starting 20 days prior to hearing, obtain proof of publication		
10	DISTRICT	Make available to public: Act 34 Project Description Booklet		
11	DISTRICT	Retain services of Stenographer to transcribe Public Hearing		
12	DISTRICT	Conduct Act 34 Public Hearing , with architect, financial consultant, & bond counsel.		
13	DISTRICT	Accept public comment for 30 days after hearing		
14	DISTRICT	Review and approve Part D of Plancon		
15	CRA	Collect Act 34 Public Hearing Comments, Proof of Advertisement, and Part D documents and submit to PDE for review		
16	PDE	Review and Approve Part D of Plancon		

COMPLETED MILESTONES

- HEIGHT VARIANCE (ONGOING)
- EDUCATIONAL SPECIFICATIONS (95% COMPLETE)
- OBTAINED MECHANICAL, STRUCTURAL, GEOTECHNICAL, FOOD SERVICE PROPOSALS
- FINALIZE OVERALL BUILDING & SITE LAYOUT
- COMPLETED SITE AND BUILDING EXISTING CONDITIONS SURVEYS

UPCOMING MILESTONES

- **SUBMIT VARIANCE FOR IMPERVIOUS LOT COVERAGE**
(NOVEMBER ZONING HEARING BOARD)
- **INITIATE PLANCON PROCESS**
- **ACT 24 HEARING**
(DATE TBD)
- **SUBMIT STADIUM TO AUTHORITIES FOR REVIEW**
(BEGINNING OF DECEMBER)
- **ROOM LAYOUT REVIEW MEETINGS WITH FACULTY**
(BEGINNING OF DECEMBER)
- **EXTERIOR BUILDING DESIGN**