

RENOVATIONS AND ADDITONS TO THE: FOLCROFT CAMPUS

PROJECT UPDATE

MAY 10, 2023

AGENDA

- Overview - Project One Bids
- Next Steps – Project One
- Update – Project Two

Overview – Project One Bids

Project One consists of the construction of a new structure to house the practical nursing program (PNP), program expansion space and two levels of parking to meet the land development and zoning requirements for the project.

Schedule:

- Bid documents were distributed to bidders 04 April 2023
- A pre-bid meeting was held at the project site 17 April 2023
- Bids were received Monday, 08 May 2023

Participation:

- The following prime contracts were bid:
 - General Construction – GC – (5) bids were received
 - Mechanical Construction – MC – (5) bids were received
 - Plumbing Construction – PC – (4) bids were received
 - Electrical Construction – EC – (4) bids were received
- Contractors were contacted during bidding by M/M Architects and Fidevia that:
 - Have a proven track record in PA public K-12 Education Construction Projects
 - Utilize highly skilled labor

Overview – Project One Bids - continued

Opinion of Probable Cost (OOPC) – Project One:

- The most recent OOPC for project one reflected a construction cost of approximately \$17.6 million
- Scope Revisions following preparation of this OOPC included:
 - Addition of sprinklers to the parking levels of the building
 - Added site scope from Project Two due to required phasing with utility tie-ins
 - The scope revisions during final design resulted in an updated anticipated construction cost of approximately \$19 million

Bid Results:

- The following prime contractors are the apparent low bidders:
 - General Construction – GC – John S. McManus, Inc. - \$18,998,000
 - Mechanical Construction – MC – Allstates Mechanical - \$2,645,300
 - Plumbing Construction – PC – Vision Mechanical, Inc. - \$1,625,000*
 - * This is the second low bid, J.R. Reynolds withdrew their bid of \$1,449,000 due to a mathematical error
 - Electrical Construction – EC – Cedar Electric, Inc. - \$3,370,000*
 - * This is the second low bid, Ford Brothers withdrew their bid of \$2,699,100 due to a mathematical error

Overview – Project One Bids - continued

BIDS SUMMARY

	Base Bids	Unit Cost Allowances	Base Bid Less Allowances
GENERAL CONSTRUCTION	\$ 18,998,000.00	\$ 409,000.00	\$ 18,589,000.00
MECHANICAL CONSTRUCTION	\$ 2,645,300.00	\$ 329,326.50	\$ 2,315,973.50
PLUMBING CONSTRUCTION	\$ 1,625,000.00	\$ 31,995.00	\$ 1,593,005.00
ELECTRICAL CONSTRUCTION	\$ 3,370,000.00	\$ 104,365.00	\$ 3,265,635.00
BID CONSTRUCTION TOTAL	\$ 26,638,300.00	\$ 874,686.50	\$ 25,763,613.50

Next Steps – Project One

VALUE ENGINEERING WITH APPARENT LOW BIDDERS

- The Design Team will work with each of the apparent low bidders to review potential cost savings items. Examples include:
 - Exterior Shell
 - Options with Masonry Shell
 - Alternate Materials – some or all of the elevations
 - Infrastructure for Future Expansion Space
 - Extent of Dunnage / Steel Supports
 - Extent of Piping
 - Prime Contractor and Sub-contractor Suggested Items

POTENTIAL BOARD ACTIONS

- Act on apparent low bidders – June Board Meeting
- Act on deduct change orders related to value engineering identified – August Board Meeting

Update – Project Two

APPROACH TO COST ESTIMATING / SCOPE MANAGEMENT

- The Project Team will focus on Scope / Project Budget Management using the following:
 - Preparation of multiple opinions of probable costs by Architect (M/M Architects):
 - Summary Estimate telegraphing the unit costs from the Project One Bid through Project Two Estimate
 - Will be utilized to identify larger project design options / alternates for consideration
 - Detailed Estimate – an estimate comprised of individual scope items
 - Prepared to verify the overall budget and identify additional scope alternates for consideration.
 - Independent Estimate by Owner's Rep (Fidevia)
 - Estimate prepared in tandem with architect's estimate for comparison.
 - MEP / ESCO
 - Continued focus on interim estimates to track scope / cost

SCHEDULE OVERVIEW

- Scope / Estimates Review – May / June
- Bidding / ESCO pricing - Late Summer / Early Fall
- Board Action on Bids / ESCO pricing – Fall

QUESTIONS / DISCUSSION