

**State College Area School District
Office of Physical Plant
Ed Poprik, Director**

To: Board of School Directors

From: Ed Poprik

RE: Memorial Field Construction Documents

Date: February 7, 2018

As outlined in the calendar below, the construction documents (CD) and associated information for the Memorial Field project are presented for review.

February 7, 2018	F&G	Review CD
February 12, 2018	Board Meeting	Info/Discussion on CD
February 13, 2018	CAC for Facilities	Review CD
February 26, 2018	Board Meeting	Approve CD
March 2018	Code	Submit final docs
April 2018		Bid project
May 21, 2018	Board Meeting	Award bids
Construction:		
June -Aug 2018		Demo Building
Aug - Nov 2018		Football
Dec 2018-July 2019		Construction
Aug- Nov 2019		Football and Interior work
January 1, 2020		Substantial Completion

The full CD package is available for Board access and review on Google Drive. An email link will be sent. Among the items included are the following:

- Architectural Drawings
- Civil Drawings
- Structural Drawings
- Mechanical, Electrical, and Plumbing (MEP) Drawings
- Land Development Drawings
- Existing As-Built Drawings
- Folders containing each section of the specifications

A PowerPoint presentation containing the most updated renderings, elevations, and graphical representations will be shared prior to the meeting and reviewed at the meeting. Additionally, building material example selections previously reviewed by the Board will be available.

Administration has prepared a table comparing the 2 detailed independent estimates prepared by Weber, Murphy, Fox (WMF) and Massaro Construction Management (MCMS). (attached)

In addition to general advancement of the documents, items impacting costs since the last review include:

- Additional locker room showers
- Added scope at concession stand
- Added scope at Press Box
- Changes to the connector concourse
- Reduction in fire sprinkler scope

The estimate total from MCMS is currently just over 10% higher than the estimate from WMF. Based on our previous experience with MCMS, who estimates to the mid-point of expected bids, this variance is expected. The 3 break out prices for building, bleachers, and site work are for general reference and may contain some variance based on the categories used by the professionals in their estimating.



**State College Area School District
Memorial Field Cost Comparisons**

Comparison of Independent Cost estimates

2/7/18

	SD - May 8, 2017	DD - Aug. 28, 2017	CD	
	WMF	WMF	WMF	Massaro
Site Work and Walls			\$3,473,323	\$4,395,000
Bleachers			\$1,073,023	\$1,120,000
Buildings			\$4,760,595	\$4,870,000
Total*	\$9,303,705	\$9,251,696	\$9,306,941	\$10,385,000
Variance				\$1,078,059
% Variance				10.38%
Classroom alternate			\$243,945	\$156,056

**Total cost represents the estimate provided by each professional;
break out costs for each category are for comparative reference and may contain minor variances*