

Scope

-Construction Estimating Services

The State College Area School District is currently under contract with the firm of Crabtree Rohrbaugh and Associates to develop plans for a High School modernization project. The district intends to seek voter approval for this project through a referendum as prescribed in PA Act 1 of 2006.

In order to facilitate a successful referendum vote, the district and design professional are in the process of working with the community to evaluate 2 potential project concepts and subsequently craft a final project option. The final option will be developed to a “pre-schematic” design phase. The materials developed to describe the project at this phase will include; building square footage, building layout and floorplan(s), site layout, and preliminary rendering of the building(s).

As a referendum will mandate a maximum construction cost, the accuracy of project estimates is critical at the earliest development phases of this project. The chosen firm will be tasked with evaluating estimates for the final chosen option prepared by Crabtree Rohrbaugh and Associates and in aiding the Board of School Directors with determining the final project budget in advance of the referendum.

To facilitate this process the firm will deliver a construction cost and total project cost estimate in the same format as is to be prepared by the design firm. (attached) This will be presented cooperatively as a companion to the cost estimate projected by Crabtree Rohrbaugh and Associates. Along with this estimate a narrative describing similarities and differences in the 2 estimates will be required to include analysis of those differences. This project will be competitively bid under the rules, regulations, and laws governing school construction in the State of Pennsylvania.

In addition to working cooperatively with Crabtree Rohrbaugh and Associates, State College Area School District staff, and the Board of School Directors, the firm will work with the Citizens’ Advisory Committee for Facilities. This committee meets monthly and makes recommendations to the Board on Facility related issues. The fee proposal should include 1 meeting (at minimum) each with staff, the Board of School Directors and the Citizen’s Advisory Committee. A sufficient number of meetings with Crabtree Rohrbaugh and Associates should also be included in the fee proposal.

Finally, the district is committed to Sustainability and has adopted a resolution regarding LEED certification for upcoming projects. The resolution is attached.

State College Area School District

The district occupies approximately 151 square miles in Centre County, Pennsylvania. A total of just under 7,000 students are educated in 14 school buildings. This project will include the following buildings and programs:

High School Campus-

High School North Building – built: 1955, 1965, 1989, and 1999
Grades 11 & 12, size: 258,238 FT²
Site: Approximately 42 acres

High School South Building – built: 1962, 1965, and 1999
Grades 9 & 10, size: 191,280 FT²
Site: Approximately 38 acres

The district's Career and Technical Center is housed exclusively on the current High School Campus.

The district operates an independent High School program known as "Delta," which is currently housed on another site but may be moved into the new High School plan. The program generally has an enrollment of 100 – 200 students.

The district will evaluate the RFP responses prior to determining if an interview process is warranted.

While the selected candidate may be asked to present a proposal for Construction Management services if a project referendum is approved, this appointment ends at the delivery of a final product and does not extend to the construction phase.

If awarded the contract, the final estimating package and associated documents will be due to the district on or before XXX, XX, 2013.

State College Area School District

Resolution on Sustainability & the Design and Construction of High Performance Schools

State College Area School District Board of School Directors

Adopted 13-October-2008

WHEREAS, Students and staff are entitled to a safe and healthy school environment, and studies have indicated that student achievement is greater and attendance higher, and teacher and staff retention is improved, when the learning environment is naturally lit, comfortable and well maintained; and

WHEREAS, Schools should employ design, construction and operation strategies that minimize operating costs, in particular for energy and water use, as studies show that new facility energy costs can be reduced by 30 percent or more compared to traditional design and construction when high performance building practices are utilized; and

WHEREAS, Schools that follow sustainable design principles can contribute to our community by minimizing waste and air and water pollution and by encouraging the use of local materials and services; and

WHEREAS, The District-wide Master Planning Program to build new schools and/or renovate existing ones provides a unique opportunity to move beyond standard designs; and

WHEREAS, The United States Green Building Council (USGBC) has developed comprehensive third-party design criteria (Leadership in Energy and Environmental Design, or LEED) based on the latest available information on sustainable design, construction and operation; and

WHEREAS, the LEED rating system scores building projects objectively on sustainability: water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, sustainable sites and innovation to produce ratings of "certified", "silver", "gold", and "platinum"; and, criteria specific to K-12 educational facilities were implemented by the USGBC in 2007; and

WHEREAS, schools designed using the LEED system incorporate features that provide a healthier physical environment and an enriched context for education; and

WHEREAS, the Governor's Green Government Council and the Pennsylvania Department of Education acknowledge LEED for Schools, "as the *de facto* national standard for defining high-performance buildings"; and

WHEREAS, school facilities designed, renovated or built to meet the LEED criteria at a Silver Level or above become eligible for additional economic incentives during the planning and construction phases; now therefore, be it

State College Area School District

RESOLVED, That the State College Area School District Board of School Directors recognizes the progress already made by the District's staff and design teams to incorporate sustainable design criteria into the District's school construction program; and

RESOLVED further, that the Board directs the Superintendent and the District Architect to expand this effort to ensure that every new school, new building and major renovation project*, from the beginning of the design process, incorporate LEED for Schools design standards and best practices; that said construction projects minimally meet LEED certification criteria at the Silver Level; that the District seek LEED certification for said projects; and that the focus be on the following priority areas:

- 1) Student performance and staff health through measures such as natural lighting, the use of non toxic-emitting materials, and sound insulation or isolation to minimize noise and enhance classroom acoustical quality;
- 2) Operating cost minimization, through resource and energy efficiency;
- 3) Minimizing the impact of District operations on the environment;
- 4) Taking advantage of local, State and Federal financial incentive programs; and

RESOLVED further, that the Board directs the Superintendent to create a performance tracking system to ensure the complete, efficient, and effective implementation of the LEED criteria throughout design, construction and operation; and

RESOLVED further, that the Board endorses District participation in, and directs staff to pursue, partnerships that further the goal of high performance schools, including Federal, State and utility programs that provide sustainable design financial incentives; and

RESOLVED further, that the Board directs the Superintendent and the District Architect, during the planning and design phase of District projects, to require architects and staff to provide verification that projects have met or exceeded the minimum requirements for LEED Silver certification, and report the scores for all of the LEED categories; and

RESOLVED further, that the Board directs the Superintendent to report to the Board annually on the progress of this program, and other statistics useful in assessing the progress of this effort; and

RESOLVED further, that the Board directs the Superintendent to develop, expand and incorporate curricula related to environmental sustainability; and

RESOLVED further, that the Board directs the Superintendent to provide an initial report to the Board on the District's plan to comply with this Resolution.

* Major renovation project being defined as over 25% of the building's value, over 5000 square feet, and/or over \$1,000,000 estimated project cost.

State College Area School District

State College Area School District			Project Estimate Worksheet	
Project Name		Schematic Design	\$ -	
			Million	
Estimate is based on historical average yearly inflation, 2010 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	0	MONTHS
0% PER YEAR		CONSTRUCTION PERIOD	0	MONTHS
0.00% PER MONTH		CONSTRUCTION MID POINT	0	MONTHS
1 AREA SUMMARY				
Existing Building Area		-	SF	
Renovation Area + New Basement		-	SF	
New Building Area		-	SF	
Total Building Area		-	SF	
Total Demolition		-	SF	
2 DEMOLITION COST \$ / SF				
GENERAL DEMOLITION			\$ -	
3 RENOVATION COST \$ / SF				
GENERAL CONSTRUCTION (incl. #7)		\$0.00	\$ -	
HVAC CONSTRUCTION		\$0.00	\$ -	
PLUMBING CONSTRUCTION		\$0.00	\$ -	
FIRE PROTECTION (incl in PC)		\$0.00	\$ -	
ELECTRICAL CONSTRUCTION		\$0.00	\$ -	
SUBTOTAL		\$0.00	\$ -	
4 ASBESTOS ABATEMENT COST \$ / SF				
ASBESTOS ABATEMENT			\$ -	
5 NEW CONSTRUCTION COST \$ / SF				
GENERAL CONSTRUCTION (incl. #7)		\$0.00	\$ -	
HVAC CONSTRUCTION		\$0.00	\$ -	
PLUMBING CONSTRUCTION		\$0.00	\$ -	
FIRE PROTECTION (incl in PC)		\$0.00	\$ -	
ELECTRICAL CONSTRUCTION		\$0.00	\$ -	
SUBTOTAL		\$0.00	\$ -	
6 SITE WORK				
SITE WORK (Preliminary Allowance)			\$ -	
SANITARY SEWER			\$ -	
SITEWORK TOTAL			\$ -	
7 EQUIPMENT				
BUILT IN EQUIPMENT (CASEWORK, ATHLETICS, ETC)			\$ -	
FOOD SERVICE EQUIPMENT			\$ -	
EQUIPMENT TOTAL			\$ -	
8 ADD ALTERNATES				
OTHER (Describe)			\$ -	
OTHER (Describe)			\$ -	
ADD ALTERNATE TOTAL			\$ -	
9 SUBTOTAL STRUCTURE COST			\$ -	
10 SUSTAINABLE DESIGN				
LEED SILVER BUILDING		0.00%	\$ -	
SUBTOTAL STRUCTURE COST W/ LEED			\$ -	
REGIONAL CONSTRUCTION FACTOR		1	\$ -	
ESCALATION TO MID POINT		0.00%	\$ -	
11 SUBTOTAL ADJUSTED STRUCTURE COST			\$ -	
ESTIMATING CONTINGENCY		0.00%	\$ -	
12 SUBTOTAL STRUCTURE AND SITE COST			\$ -	
13 ADDITIONAL CONSTRUCTION AND RELATED COSTS				
13a	CONSTRUCTION CONTINGENCY	2.00%	\$ -	
13b	CONSTRUCTION TESTING & INSPECTION	1.50%	\$ -	
13c	REGULATORY AGENCY FEES	0.50%	\$ -	
13d	ASBESTOS MONITORING	0.00%	\$ -	
13e	Clerk of Works	0.00%	\$ -	
14 SUBTOTAL		4.00%	\$ -	
15 TOTAL COST OF THE WORK			\$ -	
16 ADDITIONAL SOFT COSTS				
ARCHITECT, STRUCTURAL & MEP ENG'S CONSULTANTS			\$ -	
ASBESTOS CONSULTANT			\$ -	
LEED ADMINISTRATION			\$ -	
CIVIL ENGINEER			\$ -	
GEOTECH			\$ -	
FOOD SERVICE CONSULTANT			\$ -	
GEOTHERMAL TESTING			\$ -	
CODE REVIEW			\$ -	
SITE SURVEY			\$ -	
REIMBURSE/ PRINTING		0.00%	\$ -	
SUBTOTAL			\$ -	
17 FINANCING				
FINANCING FEES (INCLUDES SOFT COSTS)			\$ -	
18 MOVEABLE FIXTURES / EQUIPMENT				
FURNITURE/EQUIPMENT		0.00%	\$ -	
19 SUBTOTAL NON-CONSTR. SOFT COSTS #DIV/0!			\$ -	
Constr. & Non Constr. Soft Costs		#DIV/0!		
20 TOTAL PROJECT COSTS			\$ -	

State College Area School District

Request for Proposal

State College Area School District – Construction Estimating Services

Provide the following information to the school district by responding to the following points, in the order stated below. Provide 1 hard copy of the submitted materials, along with an electronic copy (the electronic copy must be formatted in a single “.pdf” of 5 MB or less). The deadline for submission is xxx, xx, 2013.

1. Include a cover letter (1 page maximum) stating your firm’s unique qualifications for collaborating with the State College Area School District. This letter should illustrate those reasons that elevate your firm to move forward in our selection process.
2. Please provide your proposed methodology for developing cost estimates at this early phase of design work.
3. Outline of your firm’s personnel who might be expected to participate in this project, including their qualifications and experience.
4. List consultants, if any, that may be used for this project including their firm and number of projects they have completed in partnership with your firm.
5. Provide a listing of High School estimates completed by your firm within the State of Pennsylvania during the last 5 years. Please provide at minimum the following information for each project:
 - Name of project
 - Architect
 - Date of completion
 - Size of project (Square feet, acreage and student count)
 - Percent new and renovation
 - Final Construction and Total project cost
 - Estimates delivered at each phase of development
 - Any other relevant information
6. Fixed Fee for estimate and all other associated costs including meetings and travel. All fees should include reimbursable expenses as needed for the base services specified.

List any additional services or costs that could be incurred, including reimbursable expenses and include a fee schedule. (all indirect costs will be billed 1X, that is, no mark-up).