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## **Immediate Need Projects**

**Shaler Area Middle School Paving and  
Titan Stadium Bleacher Structure Improvements**

## **Approaching Need Projects**

**Shaler Area Middle School Roof Replacement /HVAC upgrades**

**#4475  
11/15/2023**

**IMMEDIATE NEED PROJECT:**  
**STEP-①: SHALER AREA MIDDLE SCHOOL REPAVING PROJECT ( 2024)**

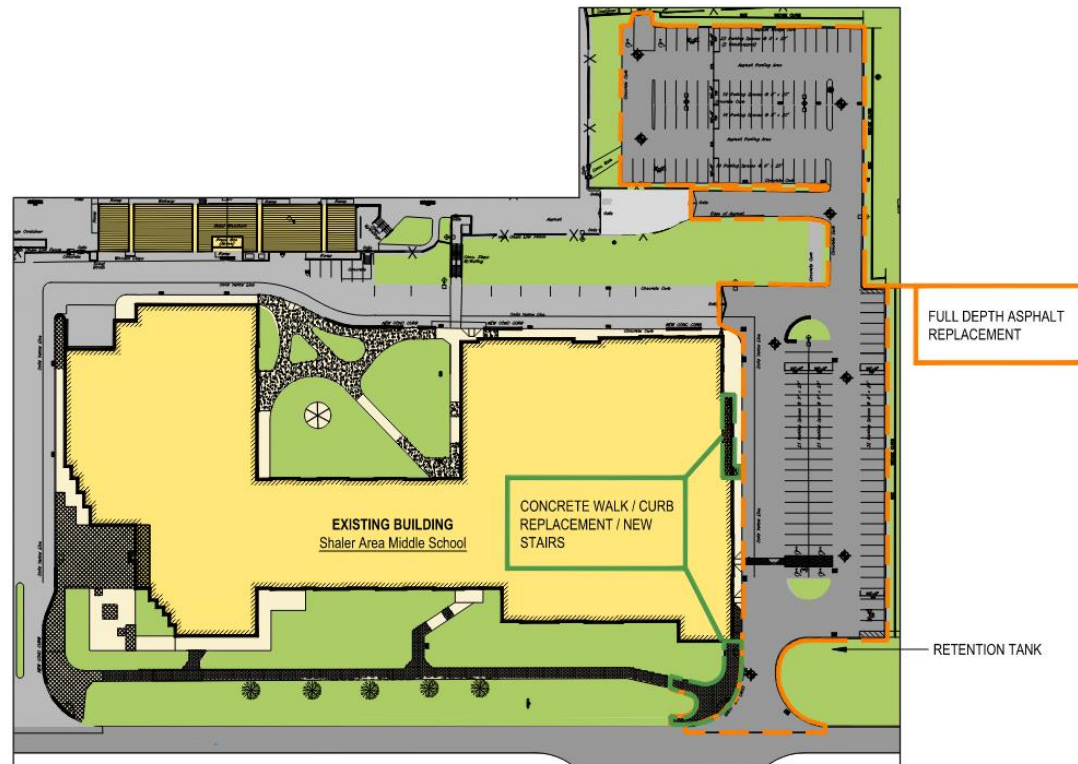


- North, East and West Side walks complete at Shaler Area Middle School( 2022).
- Administration Entrance partial paving complete (2023).
- Scope does not include North Entrance lot or rear Stadium drive asphalt replacement.
- Scope does not include underground storm water retention tank design/ replacement, if necessary.
- Project not affected by future work at Middle School.
- Requires authorization this Fall (2023) if work is to occur Spring/Summer of 2024.



Shaler Area Middle School - Side walks

**IMMEDIATE NEED PROJECT:**  
**STEP-①: SHALER AREA MIDDLE SCHOOL REPAVING**  
**PROJECT (2024)**



**Work Scope**

Shaler Area Middle School - Shaler Area School District



**IMMEDIATE NEED PROJECT:**  
**STEP-①: SHALER AREA MIDDLE SCHOOL REPAVING PROJECT (2024)**



**Construction Costs (based on 3/23/2023 bids received) :**

SAMS South Parking Lots/Drives-Full depth asphalt replacement	\$ 890,000
SAMS South Concrete walks/curbs replacement	\$200,000
Cost Escalation ( 1-year based on historical Western PA trends)	\$55,000
<b>Estimated Construction Costs</b>	<b>\$1,145,000</b>

**Related Costs :**

Design/Engineering	\$ 22,000
Contingency (5%)	\$58,000
<b>Estimated Related Costs</b>	<b>\$80,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$1,225,000</b>

**IMMEDIATE NEED PROJECT:  
STEP-①: SHALER AREA MIDDLE SCHOOL REPAVING  
PROJECT (2024)**



**TIME TABLE**

- November 15, 2023** - School Board to Authorize Architect to Proceed with Construction / Bid Documents
- March 1, 2024** - Complete Construction / Bid Documents
- March 6, 13, 20, 2024** - Advertise Bids
- April 2, 2024** - Receive Bids (11:00 am)
- April 17, 2024** - Award Bids
- June 3, 2024** - Start Construction
- August 16, 2024** - Complete Construction

## **IMMEDIATE NEED PROJECT:**

### **STEP- ①: TITAN STADIUM IMPROVEMENTS (2024)**



#### **BLEACHER STRUCTURE:**

1. Existing steel treads and risers need all paint removed and repainted.
2. Rusted seat brackets and railing posts need all rust removed and repainted.
3. Railings require fence fabric to be removed for prep and painting.
4. Concrete repairs needed near the front row.
5. Voids between the steel structure and the concrete block wall at underside of bleachers need infilled .Voids are home to birds and insects.
6. Exterior concrete block walls need painted , louvers need replaced , rusted lintels above doors need replaced, and control joints need recaulked.
7. The open steel ledges on the stadium underside need bird deterrents.
8. Some steel column base plates are severely corroded with rust and need replaced.

**IMMEDIATE NEED PROJECT:**  
**STEP- ①: TITAN STADIUM IMPROVEMENTS**  
**(2024)**





**IMMEDIATE NEED PROJECT:**  
**STEP- ①: TITAN STADIUM IMPROVEMENTS**  
**(2024)**





## **IMMEDIATE NEED PROJECT:**

### **STEP- ①: TITAN STADIUM IMPROVEMENTS (2024)**



#### **CONSTRUCTION COSTS:**

Project Work Scope	Estimate Range:
Bleacher Repairs	\$950,000- \$1,150,000
Cost Escalation (1-year based on historic Western PA trends)	\$48,000- \$58,000
<b>Estimated Construction Costs</b>	<b>\$998,000-\$1,208,000</b>

#### **Related Costs :**

Design/Engineering	\$ 60,000-\$73,000
Plan Review /Building Permit Allowance	\$3,000 - \$4,000
Contingency (10%)	\$100,000-\$121,000
<b>Estimated Related Costs</b>	<b>\$163,000- \$ 198,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$1,161,000- \$ 1,406,000</b>

- Work requires authorization as soon as possible if work is to occur Spring/Summer 2024.

**IMMEDIATE NEED PROJECT:**

**STEP- ①: TITAN STADIUM IMPROVEMENTS  
(2024)**



**TIME TABLE**

- |                              |  |
|------------------------------|--|
| <b>November 15, 2023</b>     | - School Board to Authorize Architect to Proceed with Construction Documents                         |
| <b>March 1, 2024</b>         | - Complete Construction / Bid Documents  |
| <b>March 6, 13, 20, 2024</b> | - Advertise Bids   |
| <b>April 2, 2024</b>         | - Receive Bids (11:00 am)  |
| <b>April 17, 2024</b>        | - Award Bids   |
| <b>April 29, 2024</b>        | - Start Bleacher Structure Work (underside steel structure, concrete repairs, masonry repairs, etc.) |
| <b>May 31, 2024</b>          | - Graduation Ceremony at Stadium   |
| <b>June 3, 2024</b>          | - Start Spectator Seating Work<br>(bench supports deck painting, fence, etc.)                        |
| <b>September 20, 2024</b>    | - Complete all Work  |
| <b>September 27, 2024</b>    | - Homecoming Game at Stadium   |

**APPROACHING NEED PROJECT:**  
**STEP-④: MIDDLE SCHOOL ROOF REPLACEMENT**  
**(2025-2026)**



- Roof warranty is expired & frequent leaks are discovered that are unable to be located /repaired.
- Work can be phased over two Summers (similar to 2019-2020 Elementary School Roof Replacement project).
- Work should occur concurrently with HVAC replacement project to coordinate roof mounted equipment and flashing details.
- Requires authorization by Spring of 2024.

**APPROACHING NEED PROJECT:**  
**STEP-(4): MIDDLE SCHOOL ROOF REPLACEMENT**  
**(2025-2026)**



**CONSTRUCTION COSTS:**

Project Work Scope	Estimate Range:
Roof Replacement	\$1,700,000-\$2,200,000
Related Plumbing/Roof Drain Modifications	\$100,000-\$150,000
Cost Escalation (2-years)	\$440,000-\$574,000
<b>Estimated Construction Costs</b>	<b>\$2,240,000-\$2,924,000</b>

**Related Costs :**

Design/Engineering	\$ 135,000-\$176,000
Plan Review /Building Permit Allowance	\$4,000 - \$5,000
Contingency (10%)	\$224,000-\$293,000
<b>Estimated Related Costs</b>	<b>\$363,000- \$ 474,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$2,603,000- \$ 3,398,000</b>

**APPROACHING NEED PROJECT:**  
**STEP-(4): MIDDLE SCHOOL HVAC IMPROVEMENTS**  
**(2025-2026)**



Scope :

Comprehensive HVAC upgrades project( including AC)

- Remove hazardous and asbestos materials.
- Replace old boilers.
- Replace unit ventilators and convert VAV system.
- Replace hot water pumps.
- Upgrade building ATC system to full DDC.
- Replace pneumatic valves and damper actuators.
- Install CO2 sensors.
- Replace air handling units.
- Replace exhaust fans.
- Replace generator & consider adding HVAC loads to the new system.
- Replace lay in ceilings with humidity resistant ceiling panels.
- Replace terminal HVAC equipment.
- Associated electrical work related to HVAC improvements.
- HVAC pipe replacement, if necessary.
- Classroom casework modifications at former UV locations.

**APPROACHING NEED PROJECT:**  
**STEP-(4): MIDDLE SCHOOL HVAC IMPROVEMENTS**  
**(2025-2026)**



- Scope includes full building air conditioning.
- Work can be phased over two Summers, but work will also need to occur during School year.
- Work should occur concurrently with roof replacement project to coordinate roof flashing & penetrations with new equipment.
- Scope does not include program alterations to accommodate possible future grade 6 in the building.
- Requires authorization by Spring of 2024.



**APPROACHING NEED PROJECT:**  
**STEP-(4): MIDDLE SCHOOL HVAC IMPROVEMENTS**  
**(2025-2026)**



**CONSTRUCTION COSTS:**

Project Work Scope	Estimate Range:
General Construction	\$1,000,000-\$1,200,000
HVAC Construction	\$8,312,000- \$8,729,000
Electrical Construction	\$2,364,000- \$3,070,000
Asbestos Abatement	\$70,000-\$85,000
Cost Escalation (2-years)	\$893,000-\$995,000
<b>Estimated Construction Costs</b>	<b>\$12,639,000-\$14,079,000</b>

**Related Costs :**

Design/Engineering	\$ 759,000-\$845,000
Asbestos Consultant (Specs/Monitoring)	\$12,000-\$18,000
Plan Review/Building Permit Allowance	\$10,000 - \$15,000
Contingency (10%)	\$1,264,000-\$1,480,000
<b>Estimated Related Costs</b>	<b>\$2,045,000- \$ 2,358,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$14,684,000- \$ 16,437,000</b>



## **PROJECTS SUMMARY**

### **IMMEDIATE NEED PROJECTS:**

STEP	YEAR	TASK	ESTIMATED COST
1	2024	MIDDLE SCHOOL REPAVING	\$1,225,000
1	2024	TITAN STADIUM IMPROVEMENTS	\$1,161,000-\$1,406,000
		<b>SUBTOTAL(STEP 1):</b>	<b>\$2,386,000- \$2,631,000</b>

### **APPROACHING NEED PROJECTS:**

STEP	YEAR	TASK	ESTIMATED COST
4	2025-2026	MIDDLE SCHOOL ROOF REPLACEMENT	\$2,603,000-\$3,398,000
4	2025-2026	MIDDLE SCHOOL HVAC IMPROVEMENTS	\$14,684,000-\$16,437,000
		<b>SUBTOTAL(STEP 4):</b>	<b>\$17,287,000- \$19,835,000</b>

<b>GRAND TOTAL PROJECT COSTS(THRU 2026):</b>	<b>\$19,673,000- \$ 22,466,000</b>
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# Conclusion