



Crabtree, Rohrbaugh & Associates

York Suburban SCHOOL DISTRICT

Construction Projects Update - R1

OCTOBER 13, 2025

- **Intermediate School Update**
 - Bidding Results
 - Alternates
 - Township Approval Update / Critical Dates

YORK SUBURBAN INTERMEDIATE SCHOOL - BID OPENING 9/23/2025

TOTAL PROJECT COST - ESTIMATE / BID COMPARISON

FINAL ESTIMATE - ACT 34: 6/24/2025

GENERAL CONSTRUCITON	\$	26,111,855.36
HVAC CONSTRUCTION	\$	4,895,972.88
PLUMBING / FIRE PROTECTION	\$	3,875,978.53
ELECTRICAL CONSTRUCTION	\$	5,915,967.23
ALTERNATES	\$	-
SUBTOTAL	\$	40,799,774.00
MAXIMUM ACT 34	\$	44,063,756.00

BID RESULTS - 9/23/2025

GENERAL CONSTRUCITON	\$	26,039,000.00
HVAC CONSTRUCTION	\$	4,997,000.00
PLUMBING / FIRE PROTECTION	\$	2,760,000.00
ELECTRICAL CONSTRUCTION	\$	5,755,000.00
ALTERNATES	\$	-
SUBTOTAL (Subject to G08)	\$	39,551,000.00
ESTIMATE / BID RESULT DELTA	\$	(1,248,774.00)

Apparent Low Bid	BASE BID
GC: eciConstruction	\$ 26,039,000.00
HC: Myco Mechanical	\$ 4,997,000.00
PC: Myco Mechanical	\$ 2,760,000.00
EC: The Fairfield Co	\$ 5,755,000.00
	\$ 39,551,000.00

PRIME CONTRACTS:

GC: General Construction

HC: Heating & Air Conditioning Construction

PC: Plumbing Construction

EC: Electrical Construction

YSIS BIDDING UPDATE

What is an Alternate Bid?

- A specified portion of the project scope or a different material / method included in the Bid Documents to be priced separately from the base bid.
- Alternates can be additive or deductive
- Provides the owner with options, allowing them to defer certain design decisions, manage project costs, and adjust the final scope after receiving contractor bids.
- 10 Alternates included in the YSIS Bid Documents

UNCLASSIFIED CONSTRUCTION

GC-1, PC-1, EC-1

Scope includes all GC, PC, EC subterranean site work to the depth of foundations, including rock removal. This alternate protects the District from unforeseen costs associated with sub-surface site conditions. Unsuitable soils below the immediate area of work (12" - 24" below footer depth) is not included within this alternate and may still be considered beyond the discoverable scope of work.

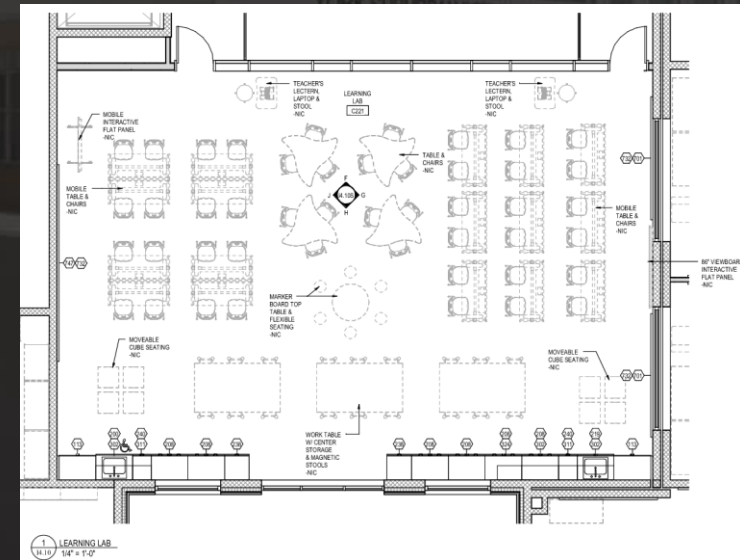
TOTAL ADD: \$82,000

RECOMMENDATION: ACCEPT

2ND FLOOR LEARNING LABS

GC-2, HC-2, PC-2 EC-3

Scope includes all GC/HC/PC/EC construction as it pertains to the labor and materials to remove the two second floor Learning Labs from the project scope, reducing the total number of Learning Labs from four, to two (1,600 sf each).



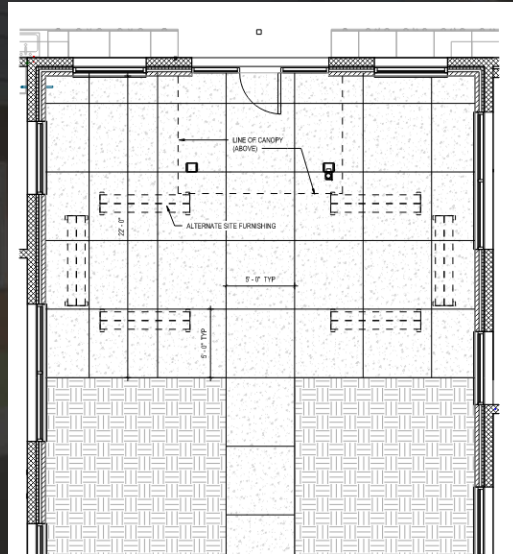
TOTAL DEDUCT: \$(301,000)

RECOMMENDATION: REJECT

SITE BENCHES

GC-3

Scope includes all GC construction as it pertains to the labor and materials for the installation of site furnishings in the courtyards.



TOTAL ADD:

\$65,000

RECOMMENDATION: REJECT

KEY CABINET

GC-4

Scope includes all GC construction as it pertains to the labor and materials for the installation a secure key cabinet with card reader access.



TOTAL ADD:

\$32,000

RECOMMENDATION: REJECT

DDC SYSTEM: DYNATECH CONTROLS

HC-3

Scope includes all HC construction as it pertains to the labor and materials to include Direct Digital Control (DDC) System by Dynatech Controls.

TOTAL ADD: **\$138,000**

RECOMMENDATION: REJECT

DDC SYSTEM: AUTOMATED LOGIC CONTROLS

HC-4

Scope includes all HC construction as it pertains to the labor and materials to include Direct Digital Control (DDC) System by Automated Logic Controls.

TOTAL ADD: **\$318,000**

RECOMMENDATION: REJECT

ALUMINUM FEEDERS

EC-3

Scope includes all EC construction as it pertains to the labor and materials to include aluminum feeders in lieu of copper feeders.

TOTAL DEDUCT: **\$(43,095)**

RECOMMENDATION: ACCEPT

HDMI / USB OUTLETS

EC-4

Scope includes all GC/HC/PC/EC construction as it pertains to the labor and materials to remove SPECIFIED Hubbell High-Definition Multimedia Interface (HDMI) / Universal Serial Bus (USB) and Hubbel 5vDC Receptacle devices from Teacher Station (TS1) and Teaching Display (TV1) outlets and provide surge-protection quadruplex outlet and empty backboxes and raceway for future HDMI / USB devices.

TOTAL DEDUCT: **\$(194,000)**

RECOMMENDATION: ACCEPT

CLASSROOM WALL PHONE OUTLETS

EC-5

Scope includes all EC construction as it pertains to the labor and materials to remove the classroom wall phone outlets and associated network cabling from the contract. Wall phone outlets located in spaces containing a TS1 teacher station outlet shall be considered classroom wall phone outlets.

TOTAL DEDUCT: **\$(20,800)**

RECOMMENDATION: ACCEPT

CELLULAR ANTENNA SYSTEM

EC-6

Scope includes all GC/HC/PC/EC construction as it pertains to the labor and materials to add the cellular distributed antenna system throughout the building.

TOTAL ADD: **\$261,061**

RECOMMENDATION: REJECT

Recommend Alternates

- GC/PC/EC-1: Unclassified Construction \$82,000
 - EC-3: Aluminum Feeders \$(43,095)
 - EC-4: HDMI / USB Outlets \$(194,000)
 - EC-5: Classroom Wall Phones \$(20,800)
- Total Alternates: \$(175,895)

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ALTERNATES	\$	(175,895.00)
SUBTOTAL (Subject to G08)	\$	39,375,105.00
ESTIMATE / BID RESULT DELTA	\$	(1,424,669.00)

DRAFT TIMELINE YSIS

- 9/30 & 10/7: Township & Engineer Meeting
- 10/08/2025: Submit Revised Land Development Package
- 10/23/2025: Township Supervisors Meeting (TBD)
- 10/27/2025: Board Approval Of Bids
- 11/17 – 11/24: Notice to Proceed
 - RECORDING OF PLAN
 - BUILDING PERMIT
- 7/2027: Project Completion



Inspiring a
BOLD Future

QUESTIONS / FEEDBACK

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