

STC HIRES CONSTRUCTION MANAGER FOR ROOF PROJECT

REPUBLICAN HERALD

POTTSVILLE, PA

BY STEPHEN J. PYTAK / PUBLISHED: NOVEMBER 7, 2017

MAR LIN — The Schuylkill County Area Vocational Technical School board on Monday hired a construction manager to replace the roofs at the Schuylkill Technology Centers in Mar Lin and Frackville.

In a unanimous vote at the meeting at the Maple Avenue Campus, the STC board hired Performance Construction Services Inc., Pottsville, an affiliate of Quandel, Minersville, for the job.

The total project cost should come to \$1,710,000, about \$800,000 less than anticipated, according to Brian A. Manning, business manager for STC and Schuylkill Intermediate Unit 29.

A few months ago, the board was planning to hire The Garland Co., a roofing manufacturer it had worked with numerous times, to do the project for \$2.519 million, Manning said.

But in September, the board decided to consider other options.

“You may recall that I asked the board to create a roof committee to investigate alternatives to the no-bid Garland deal. Well, my gut was right and the savings are estimated at \$800,000,” a member of the board, David Frew of Pine Grove Area, said in an email to the newspaper Nov. 2.

In September, Frew suggested the STC board form a committee to research options. It included Frew and STC board members Jay Hanley of Mahanoy Area, Michael Holobetz of Saint Clair Area and Larry A. Wittig of Tamaqua Area.

Frew said a few firms were considered for the job.

At the meeting, the board entered into an agreement with Performance Construction Services Inc. for the design-phase, the pre-construction phase and the construction phase of the roof replacement projects.

In its report to the board on “preliminary budget data,” Performance Construction estimated the replacement of the 65,000-square-foot roof at the North building in Frackville would cost \$975,000, and the replacement of the 25,000-square-foot roof at the South building in Mar Lin would cost \$375,000.

The soft costs should come to \$360,000, according to the report.

They include: the architect, engineer, roofing consultant observation fees, \$100,000; the construction management supervision fees, \$150,000; the legal and print advertising and the bid document reproduction, \$20,000; the building permits, \$30,000; and a 4.5 percent construction contingency allowance, \$60,000.

“The savings to the member school districts is expected to be almost \$800,000. The Garland project was going to be done through a U.S. Communities deal and it wouldn’t have had to be bid in the literal sense of having to go out on the open market. So their contract number was a not-to-exceed number,” Frew said at Monday’s meeting.

That was \$2.519 million, Manning said.

“So they were both the manufacturer and the installer and the designer, and it was specified just for their product, they have a much better control on what the cost’s going to be. So it was expected that they would come in a few percentage points lower than that,” Frew said.

“The deal with Quandel, or Performance Construction Services, is different. We hired them to represent us as our design professional. They put a budget number together and said, ‘this is what we reasonably expect the cost of the project to be’ based on all the parameters they’ve established,” Frew said.

“It is our understanding that the owner has obtained budget pricing for the roof replacement project under a state contract Master Intergovernmental Cooperative Purchasing Agreement arrangement that exceeds \$2.5 million. The state contract procurement, while convenient, may not offer the most competitive approach to this type of work. Our experience with other school districts is that better pricing can be obtained from the marketplace via competitive bids vs. the state contract. We have seen this with roof replacement projects, athletic field projects, fixture/furniture packages,” Performance Construction said in its proposal to the board.

Performance Construction suggested the STC roofs be replaced with an EPDM synthetic rubber roofing membrane, “a rubber roof,” Frew said.

“Our objective is to provide a watertight roof on the buildings that has a 30-year warranty with a no-dollar limit. So if it fails in year 29, there’s no cost to the member districts,” Frew said.

The board anticipates the roof project will be complete sometime in summer 2018, he said.

“They agreed to have the roof substantially complete one week before the start of school,” Frew said.

Contact the writer: spytak@republicanherald.com; 570-628-6011