

SINGLE-PRIME vs. MULTIPLE-PRIME COMPARISONS

A list of school construction projects where Pennsylvania School Districts have received bids both ways

PROJECT: Mt. Lebanon High School Renovation Project
DATE: July 2011
DETAILS: After receiving a single-prime bid that was 16.5% higher than the high school renovation project budget, the Mt. Lebanon School District changed course and put the project out for bid using the multiple-prime bid process resulting in a 29% savings.

Single Prime Base Bid Total	\$113,200,000
Multi-Prime Base Bid Total	\$87,988,777
Multi-Prime savings	\$25,211,223
	Single Prime bid is 29% higher

PROJECT: Northern Lehigh School District – Slatington Elementary School
DATE: June 2010
DETAILS: Northern Lehigh School District bid Slatington Elementary School under both single-prime and multiple-prime contracts.

Single Prime Base Bid Total	\$17,435,000
Multi-Prime Base Bid Total	\$16,942,242
Multi-Prime savings	\$492,758
	Single Prime bid is 3% higher

PROJECT: Rose Tree Media School District – Springton Middle School renovation
DATE: March 2010
DETAILS: School district will save nearly \$2.5 million dollars on an upcoming middle school renovation project by employing four separate contractors rather than a single general contracting company.

Single Prime Base Bid Total	\$29,993,175
Multi-Prime Base Bid Total	\$27,524,000
Multi-Prime savings	\$2,469,175
	Single Prime bid is 9% higher

PROJECT: Spring-Ford School Board – Spring-Ford High School renovation and expansion
DATE: September 2009
DETAILS: Spring-Ford area School Board saved nearly \$6 million dollars by reversing course on how the construction of a school expansion was bid. Last year, the school district awarded contracts for a \$22 million high school renovation and expansion project. The amount awarded was \$6 million less than the district’s original cost estimates. The original \$28 million cost estimate came from E.I. Architects and was based upon the single-prime bid process.

Single Prime Base Bid Total	\$28,000,000
Multi-Prime Base Bid Total	\$22,093,196
Multi-Prime savings	\$5,906,804
	Single Prime bid is 26.7% higher

PROJECT: Centennial School District – William Tennent High School
DATE: June 2009
DETAILS: Centennial School District bid William Tennent High School using both multiple -prime and single-prime bids.

Single Prime Base Bid Total	\$62,335,400
Multi-Prime Base Bid Total	\$57,258,640
Multi-Prime savings	\$5,076,760
	Single Prime bid is 8.8% higher

PROJECT: Columbia Borough School District – Columbia Borough Jr/Sr High School
DATE: June 2009
DETAILS: Columbia Borough School District board sought proposals using both the multiple and single prime bids for an addition and renovations to the Columbia Borough Jr/Sr High School.

Single Prime Base Bid Total	\$15,900,000
Multi-Prime Base Bid Total	\$14,810,400
Multi-Prime savings	\$1,084,600
	Single Prime bid is 7.3% higher

PROJECT: Muhlenberg School District
DATE: January 2009

DETAILS: School district awards multi-prime bids for construction of HVAC system upgrade and new school lockers.

Single Prime Base Bid Total	\$10,920,000
Multi-Prime Base Bid Total	\$10,720,000
Multi-Prime savings	\$200,000
	Single Prime bid is 1.8% higher

PROJECT: Kennett Consolidated School District- Bancroft Elementary School

DATE: November 2009

DETAILS: Kennett Consolidated originally bid single prime but then decided to bid both ways on their 102,000 square foot elementary school project.

Single Prime Base Bid Total	\$24,437,671
Multi-Prime Base Bid Total	\$20,593,136
Multi-Prime savings	\$3,844,535
	Single Prime bid is 18.6% higher

PROJECT: Juniata Valley School District – Juniata Valley Jr/Sr High School

DATE: August 2008

DETAILS: Juniata Valley Jr/Sr HS had only one single prime contractor, this GC also bid on multiple-prime.

Single Prime Base Bid Total	\$13,680,000
Multi-Prime Base Bid Total	\$12,567,400
Multi-Prime savings	\$1,112,600
	Single-Prime bid is 8.8% higher

PROJECT: Hollidaysburg Senior HS Renovations

DATE: June 2008

DETAILS: The Hollidaysburg bid was originally bid as a single-prime only. Multiple-prime bids were not accepted. The school board voted June 30, 2008 to reject all single prime bids and rebid the project as a multiple-prime bid project. Then rebid as multiple-prime and saved \$5,085,600.

Single Prime Base Bid Total	\$34,407,000
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Multi-Prime Base Bid Total	\$29,321,400
Multi-Prime savings	\$5,085,600
	Single-Prime bid is 17.3% higher

PROJECT: East Penn School District – Willow Lane Elementary School
DATE: May 2008
DETAILS: Elementary school construction project.

Single Prime Base Bid Total	\$21,645,000
Multi-Prime Base Bid Total	\$20,831,700
Multi-Prime savings	\$813,300
	Single Prime bid is 3.9% higher.

PROJECT: South Western School District – Transportation Facility
DATE: May 2008
DETAILS: Additions and alternations were needed for their transportation facility.

Single Prime Base Bid Total	\$1,347,660
Multi-Prime Base Bid Total	\$1,273,002
Multi-Prime savings	\$74,658
	Single Prime bid is 5.8% higher.
