NEIDIG ELEMENTARY SCHOOL ADDITION & RENOVATION PHASING

Facilities Committee Meeting
June 14, 2018
PROPOSED NEIDIG ELEMENTARY SCHOOL

- Expanded parking
- Separate bus loop
- Gymnasium Addition
- 2 story classroom wing expansion
- Complete interior renovation
- New HVAC/Electrical/Plumbing
- Updated technology
- New Kitchen
- New play areas
PHASE 1 - June 2019- August 25, 2019 – First Summer – 9 weeks

- Commence sitework at building rear
- Install staging area in rear for contractors
- Install temp play area (confirm need)
- Install 3 modular for 6 classrooms including stairs, ramps and connections to building
- Perform required abatement
- Building demo of 4 classrooms
- Building demo & temp wall at new gym
- Relocate/protect utility services within new footprint
- Construct footings for new classroom wing
- Construct new boiler room around existing
- Footings for new gym
- Extend construction fence into driveway to maintain space for façade work
- Make building watertight and install interior work/dust partitions
- Where are bldg. gas water and sewer?
- Determine crawlspace scope
PHASE 1 - June 2019- August 25, 2019 – First Summer – 9 weeks

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW 6-2-18
PHASE 2 - **September 1, 2019 – June 2020**

- Continue/base pave sitework at building rear
- Maintain staging area for contractors and parking in rear
- School utilizes 3 modular for 6 classrooms including stairs, ramps and connections to building
- Classroom wing construction
- Gym construction
- Boiler room construction (new boilers by Oct 15 2020?)
- Extend construction fence into driveway to maintain space for façade construction
- Building building watertight and install interior work/dust partitions
- Install work in crawl space as time and breaks permit
- Determine power and building systems temporary connections
- Determine fire sprinkler plan
- Determine home for Art and Music
Challenges during the school year ‘19–’20

• Noise, dust, odors
• Temporary barrier at Gym and New Addition
• Modular classrooms and possibly toilet room
• Arrival/dismissal loop modifications & combined traffic
• Maintain existing HVAC while building new boiler room
• Temporary play areas
• Loading dock disruption
• Construction staging/trailers at rear of site
PHASE 3 - June 2020 - August 25, 2020 – Second Summer Summer - 9 weeks

- Abatement as needed for the phase
- Complete rear sitework
- Maintain staging area for contractors and parking in rear
- Complete classroom wing construction and move classrooms
- Complete Gym construction
- Complete Boiler room construction
- Relocate construction fence for classroom wing renovations
- Café and Library Hall renovations
- Learning stair, elevator and stair completion
- Make entrance ready
- Extend MEP to exist. Classroom wing
- Determine fire sprinkler plan
- Commence existing classroom wing reno and perhaps roof replacement
- Commence Admin footings
- Remove 2 modular
- Determine boiler room demo sequence & how cooling will be added
PHASE 4 - September 2020- April 2019 (or move to new when ready)

• Occupy new areas (green)
• Use new rear driveway for arrival & dismissal
• Consider staging area for contractors in front inside fence
• Renovate existing classrooms and façade
• Admin in modular or in gym
• Complete Admin addition/renovation
• Complete parent loop site modifications on holidays and breaks
• Determine access route for Admin
• Determine how to maintain front door security...or do we change main entrance??
Challenges during the school year ‘20-’21

- Noise, dust, odors
- Temporary barriers at Admin and Old Classroom Wing
- Arrival/dismissal loop modifications & combined traffic
- Temporary play areas
- Activating new HVAC and extending to new areas
- Phased materials abatement
- Temporary new building systems tied to old (fire alarm, security, paging, etc)
- Administration will be in modular trailer
- Main lobby temporary walls and other barriers
DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June 2018

PHASE 4 - September 2020- April 2021 (or move to new when ready)
TOTAL CONSTRUCTION DURATION – 20-22 MONTHS

- Punchlist
- Final landscaping
- Site lighting
- Repair hard play after modulars leave
ALTERNATE PLAN
TO RELOCATE NEIDIG TO TOHICKON VALLEY
TOTAL CONSTRUCTION DURATION – 15 MONTHS

- No impact on educational process
- Less impact on neighbors
- Faster site and building construction
- No modulars
- Better building design
- Cost savings
<table>
<thead>
<tr>
<th></th>
<th>Option #1 20 Mo. Phased</th>
<th>Option #2 15 Mo. Phased</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Neldig Renovations and Addition</strong></td>
<td></td>
<td></td>
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<tr>
<td>Superintendent 4 primes</td>
<td>$ 664,000</td>
<td>$ 531,200</td>
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<tr>
<td>Project Management 4 primes</td>
<td>$ 536,000</td>
<td>$ 428,800</td>
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<tr>
<td>Home Office Overhead 4 primes</td>
<td>$ 80,000</td>
<td>$ 64,000</td>
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<tr>
<td>CM site time</td>
<td>$ 449,800</td>
<td>$ 359,840</td>
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<tr>
<td><strong>Temporary facilities</strong></td>
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<tr>
<td>Job trailers</td>
<td>$ 40,000</td>
<td>$ 32,000</td>
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<tr>
<td>Temporary bathrooms</td>
<td>$ 8,333</td>
<td>$ 6,667</td>
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<td>Temporary lighting/power/heat</td>
<td>$ 100,000</td>
<td>$ 80,000</td>
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<tr>
<td>Temporary tie-ins + clean up</td>
<td>$ 50,000</td>
<td>$ 40,000</td>
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<td><strong>Phasing</strong></td>
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<td>Temporary partitions</td>
<td>$ 120,000</td>
<td>$ 25,000</td>
<td>allowance</td>
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<td>Construction fencing</td>
<td>$ 33,340</td>
<td>$ 26,672</td>
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<td>Cleaning</td>
<td>$ 40,000</td>
<td>$ 20,000</td>
<td>allowance</td>
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<td>Temp roads and staging area</td>
<td>$ 50,000</td>
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<td>Abatement premium for multiple mobilizations</td>
<td>$ 10,000</td>
<td>$ -</td>
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<tr>
<td><strong>Moving Costs</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Packing, moving, pods, storage, custodial OT</td>
<td>$ 100,000</td>
<td>$ 30,000</td>
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<td>Use of library as temporary classrooms</td>
<td>$ 15,000</td>
<td>$ -</td>
<td>Confirm the plan</td>
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<tr>
<td><strong>Modular Costs $65,000 per Unit</strong></td>
<td>$ 390,000</td>
<td>$ -</td>
<td>Connected to building fire alarm, security, data, and paging system</td>
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<tr>
<td>Number of Modulars (4 Classrooms)</td>
<td>6</td>
<td>0</td>
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<td>Possible temporary play area if modulars are placed on existing hard play area</td>
<td>$ 20,000</td>
<td>$ 0</td>
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<td>Premium cost of unforseen in an operating school</td>
<td>$ 75,000</td>
<td>$ -</td>
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<td><strong>Existing Tohickon Valley ES</strong></td>
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<td>Busing Costs (to be provided by QCSD)</td>
<td>N/A</td>
<td>$ 125,000</td>
<td>Estimate (6/1/18)</td>
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<td>TOTALS</td>
<td>$ 2,781,473</td>
<td>$ 1,759,179</td>
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<td>Savings Compared to Option 1</td>
<td>N/A</td>
<td>$ (1,012,295)</td>
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Please note the following:
1) Any potential additions of modular Toilet Rooms at Neldig ES are excluded and would increase the savings.
QUESTIONS?

THANK YOU!
EXISTING NEIDIG ELEMENTARY SCHOOL
PHASE 5 AS NEEDED April 2021- Summer 2021

TOTAL CONSTRUCTION DURATION – 20-22 MONTHS

- Punchlist
- Final landscaping
- Site lighting
- Repair hard play after modulars leave