NEIDIG ELEMENTARY SCHOOL
ADDITION & RENOVATION PHASING

Neidig Community Meeting
July 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
Initial Concept Sketch
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

DEI CONCEPT PHASING PLAN FOR DESIGN TEAM REVIEW June-2018
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 rm demo sequence & how cooling will be added
PHASE 3 - June 2020 - August 25, 2020 – Second Summer Summer - 9 weeks

DEI CONCEPT PHASING PLAN FOR DESIGN TEAM REVIEW June 2018
PHASE 4 - September 2020- April 2021 (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??

DEI CONCEPT PHASING PLAN FOR DESIGN TEAM REVIEW June 2018
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
• Administration will be in modular trailer
• Main lobby temporary walls
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 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
Benefits to relocating students

• Safer and no impact from construction noise, dust, etc
• No impact to site traffic patterns during the school year
• Reduction in areas disturbed to provide staging and separate construction from school operations
• Less neighbor impact
• Shorter construction timeframe
• Better/No impact on design for having to accommodate an occupied building
• Lower overall cost
• No modulars
Disadvantages to relocating students

• Transportation
• Moving
<table>
<thead>
<tr>
<th>Neidig Renovations and Addition</th>
<th>Option #1 20 Mo. Phased</th>
<th>Option #2 15 Mo. Phased</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td><strong>Project Supervision &amp; Fees</strong></td>
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<td>Superintendent 4 primes</td>
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<td><strong>Temporary facilities</strong></td>
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<td>Cost listed is per Month</td>
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<td>Job trailers</td>
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<tr>
<td>Temporary bathrooms</td>
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<td>Temporary lighting/power/heat</td>
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<td>Temporary tie-ins + clean up</td>
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**Phasing**

| Temporary partitions          | $120,000               | $25,000                | allowance |
| Construction fencing          | $33,340                | $26,672                | $1,667    |
| Cleaning                      | $40,000                | $20,000                | allowance |
| Temp roads and staging area   | $50,000                |                         |           |
| Abatement premium for multiple mobilizations | $10,000 | $          |           |

**Moving Costs**

| Packing, moving, pods, storage, custodial OT | $100,000 | $30,000 | Confirm the plan |
| Use of library as temporary classrooms      | $15,000    |          |               |

**Modular Costs $65,000 per Unit**

| $390,000 | $ - | Connected to building fire alarm, security, data, and paging system |

**Number of Modulars (4 Classrooms)**

| 6 | 0 |

**Possible temporary play area if modulars are placed on existing hard play area**

| 20,000 | 0 |

**Premium cost of unforeseen in an operating school**

| 75,000 |

**Existing Tohickon Valley ES**

<table>
<thead>
<tr>
<th>Option #1 20 Mo. Phased</th>
<th>Option #2 15 Mo. Phased</th>
<th>TOTALS</th>
<th>Savings Compared to Option 1</th>
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<tbody>
<tr>
<td>Busing Costs (to be provided by QCSD)</td>
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<td>$2,781,473</td>
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Please note the following:
1) Any potential additions of modular Toilet Rooms at Neidig ES are excluded and would increase the savings.
NEIDIG ELEMENTARY SCHOOL ADDITION & RENOVATION PHASING

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