

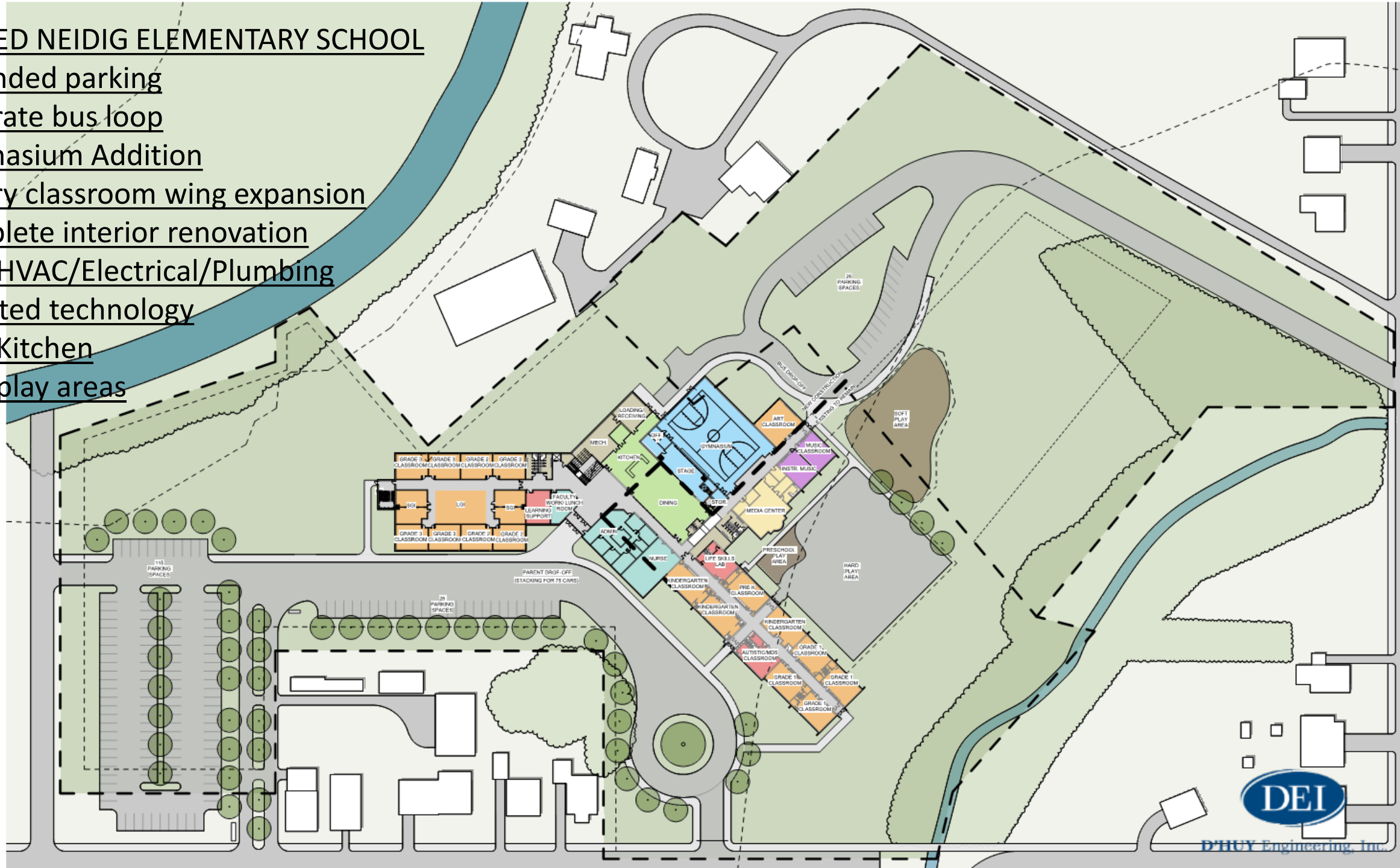


NEIDIG ELEMENTARY SCHOOL ADDITION & RENOVATION PHASING

**Facilities Committee Meeting
June 14, 2018**

PROPOSED NEIDIG ELEMENTARY SCHOOL

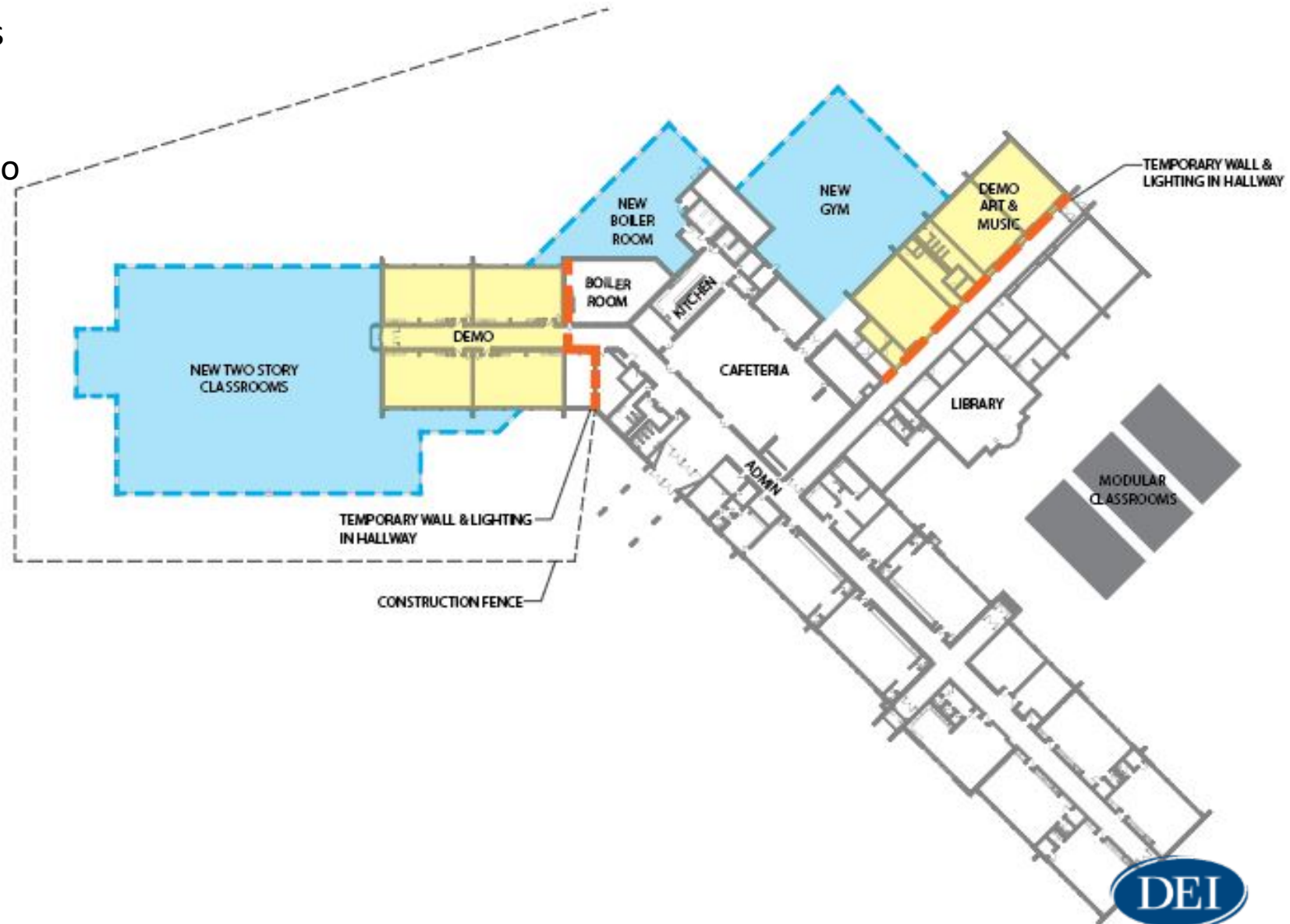
- Expanded parking
- Separate bus loop
- Gymnasium Addition
- 2 story classroom wing expansion
- Complete interior renovation
- New HVAC/Electrical/Plumbing
- Updated technology
- New Kitchen
- New play areas

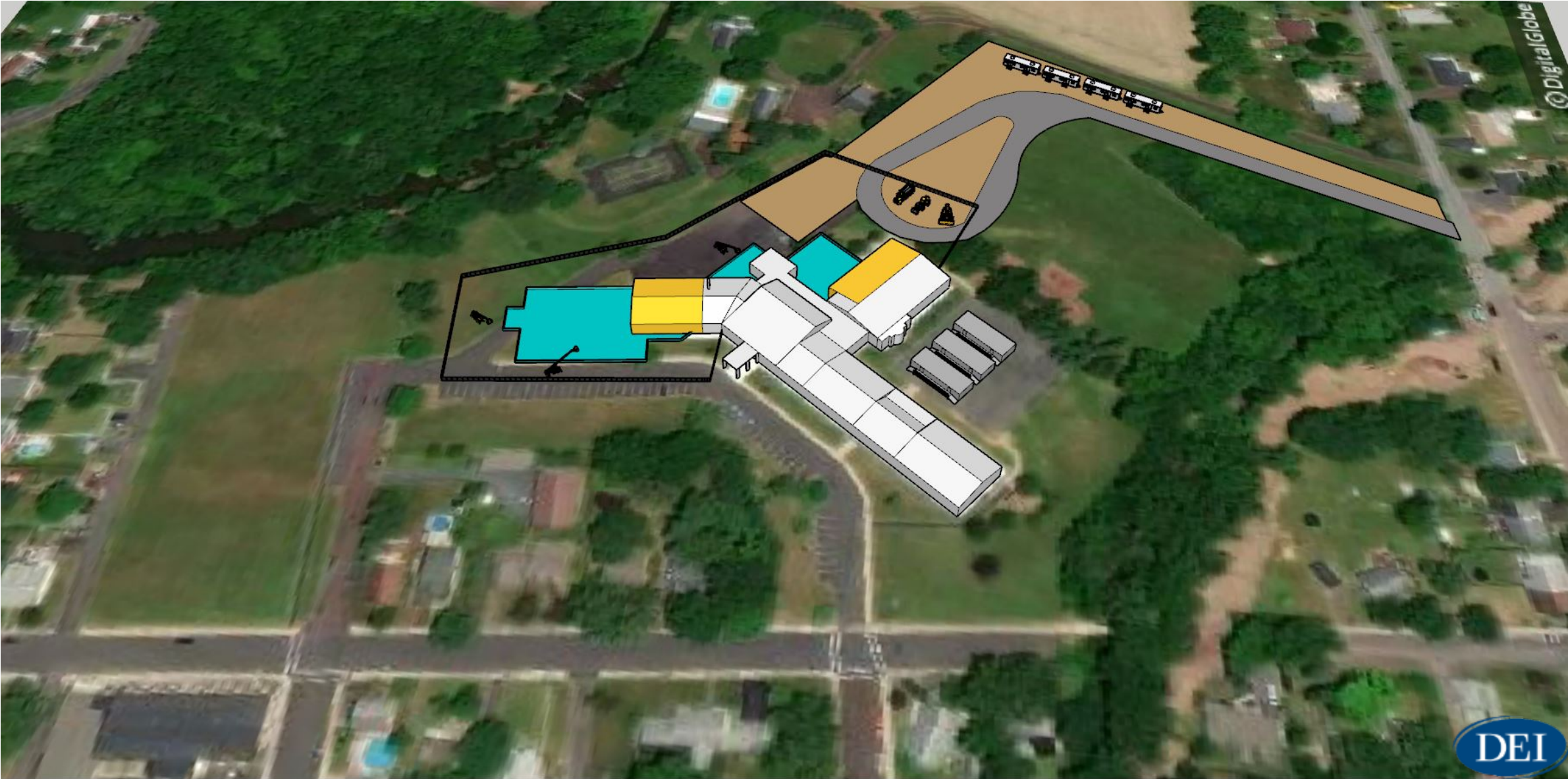


PHASE 1 - June 2019- August 25, 2019 – First Summer – 9 weeks

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June-2018

- 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

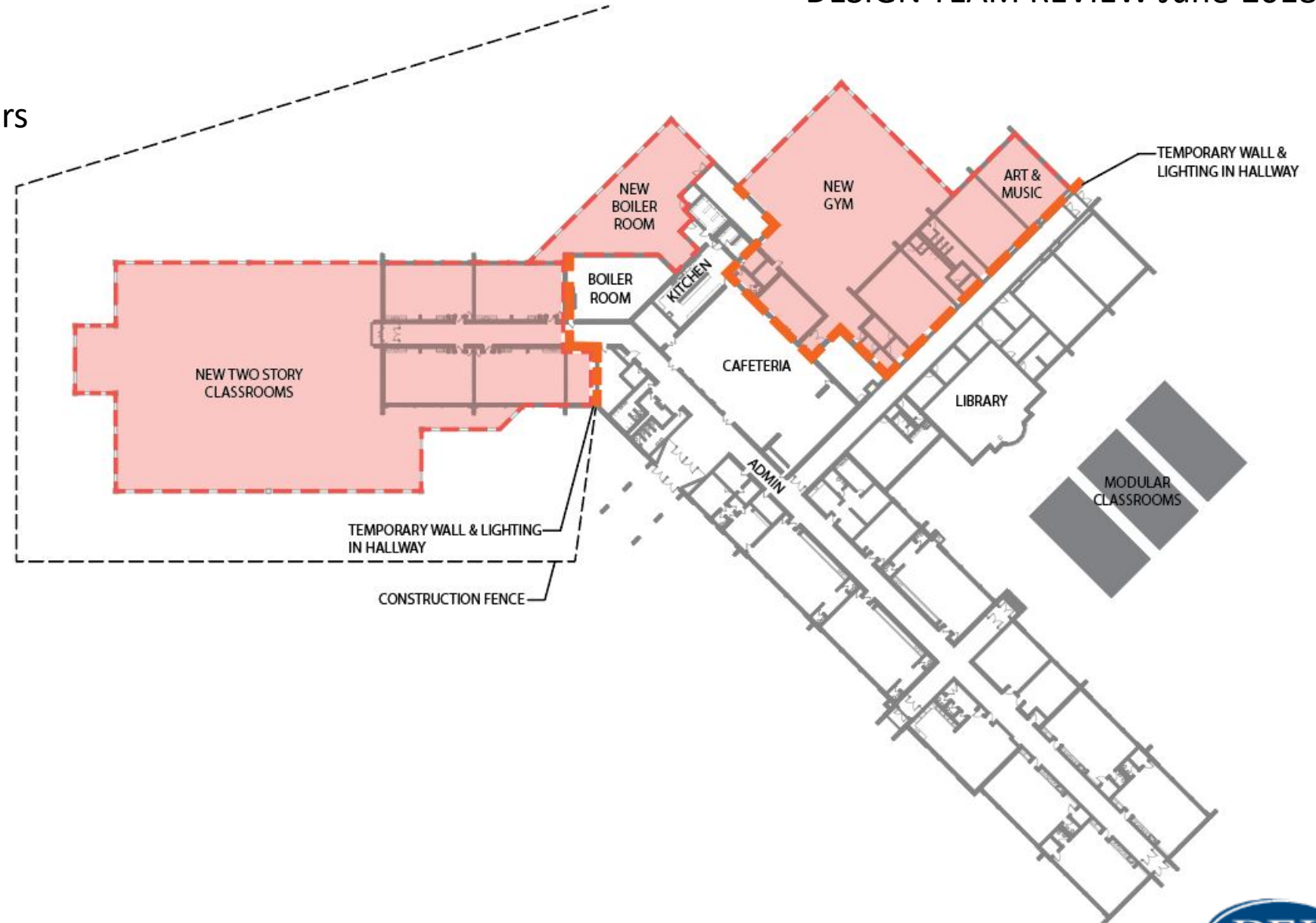




PHASE 2 - September 1, 2019 – June 2020

DEI CONCEPT PHASING PLAN FOR DESIGN TEAM REVIEW June-2018

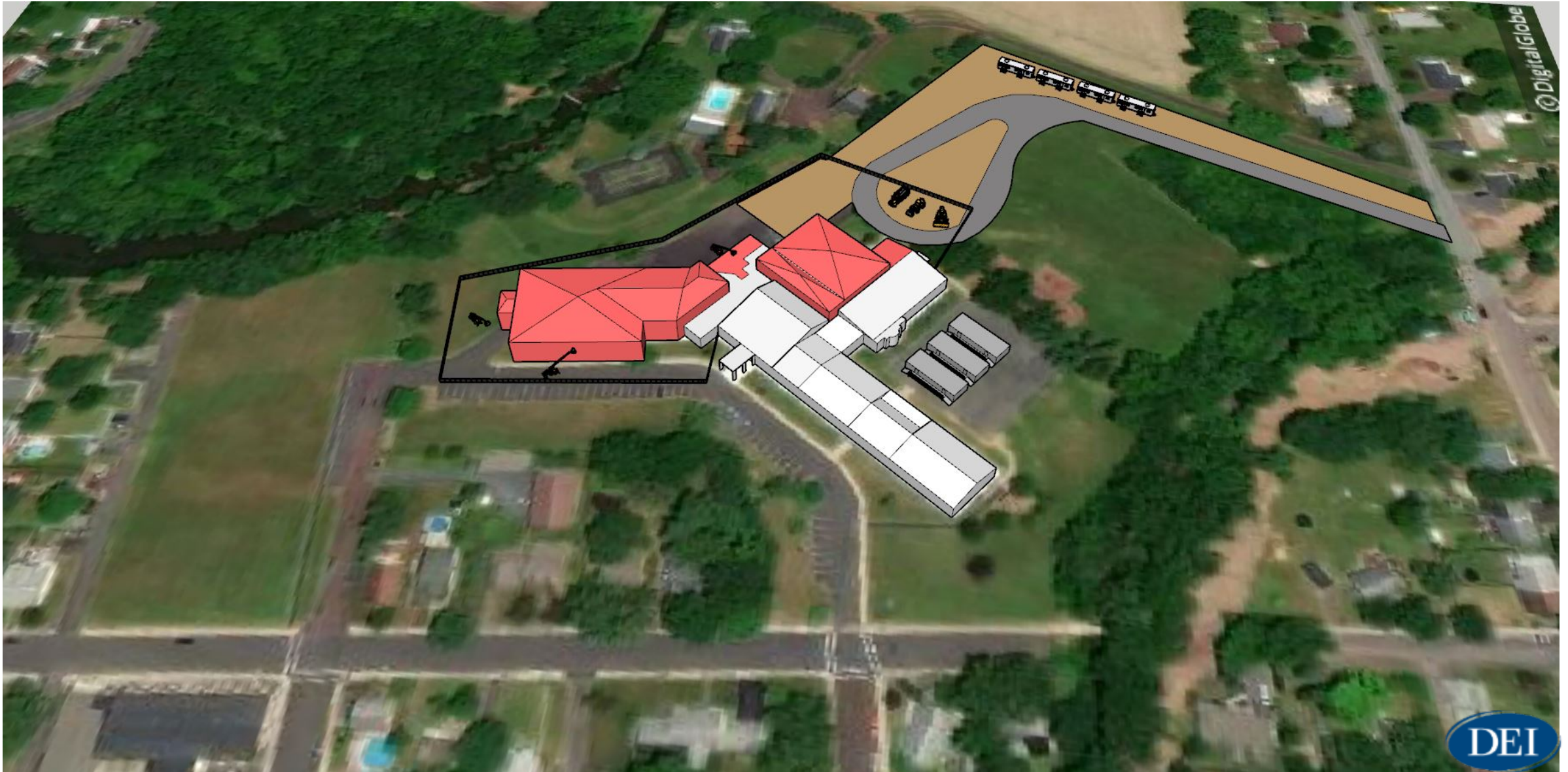
- Continue/base pave sitework at building rear
- Maintain staging area for contractors and parking in rear
- School utilizes 3 modular for 6 classrooms including stairs, ramps and connections to building
- Classroom wing construction
- Gym construction
- Boiler room construction (new boilers by Oct 15 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



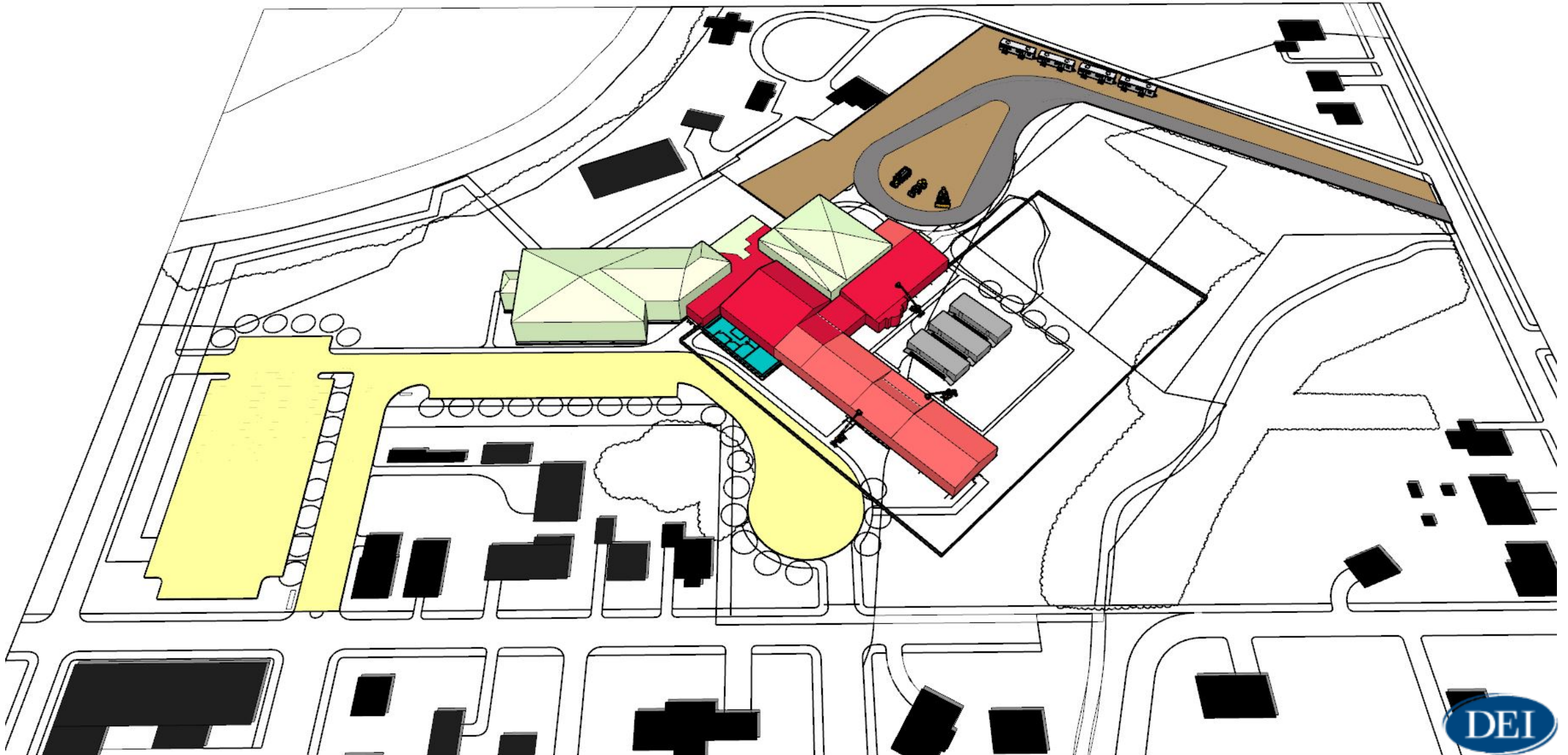


PHASE 3 -June 2020- August 25, 2020 – Second Summer Summer -9 weeks

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June 2018

- 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 4 - September 2020- April 2019 (or move to new when ready)

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June 2018

- 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??



D'HUY Engineering, Inc.

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

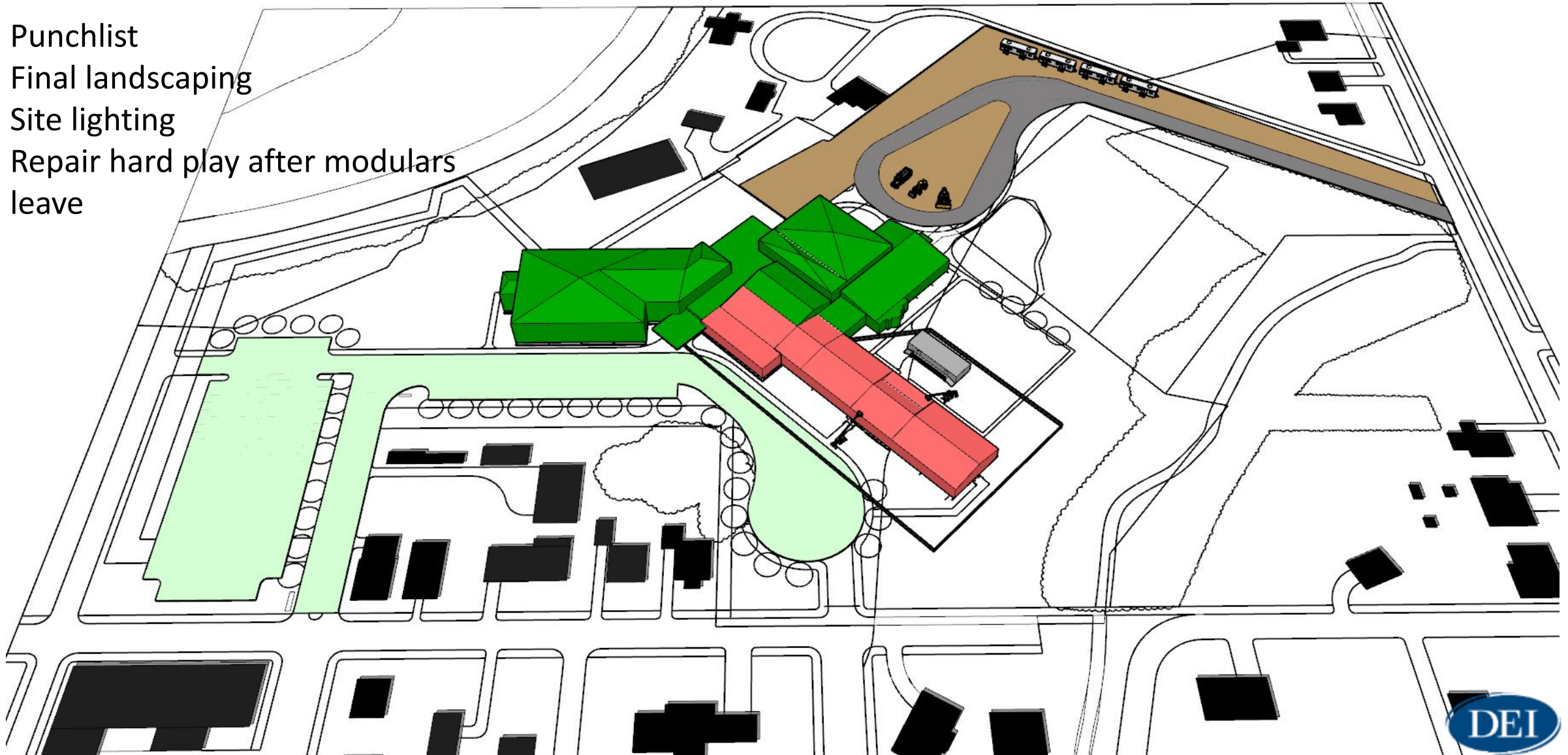


PHASE 4 - September 2020- April 2021 (or move to new when ready)

TOTAL CONSTRUCTION DURATION – 20-22 MONTHS

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June 2018

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



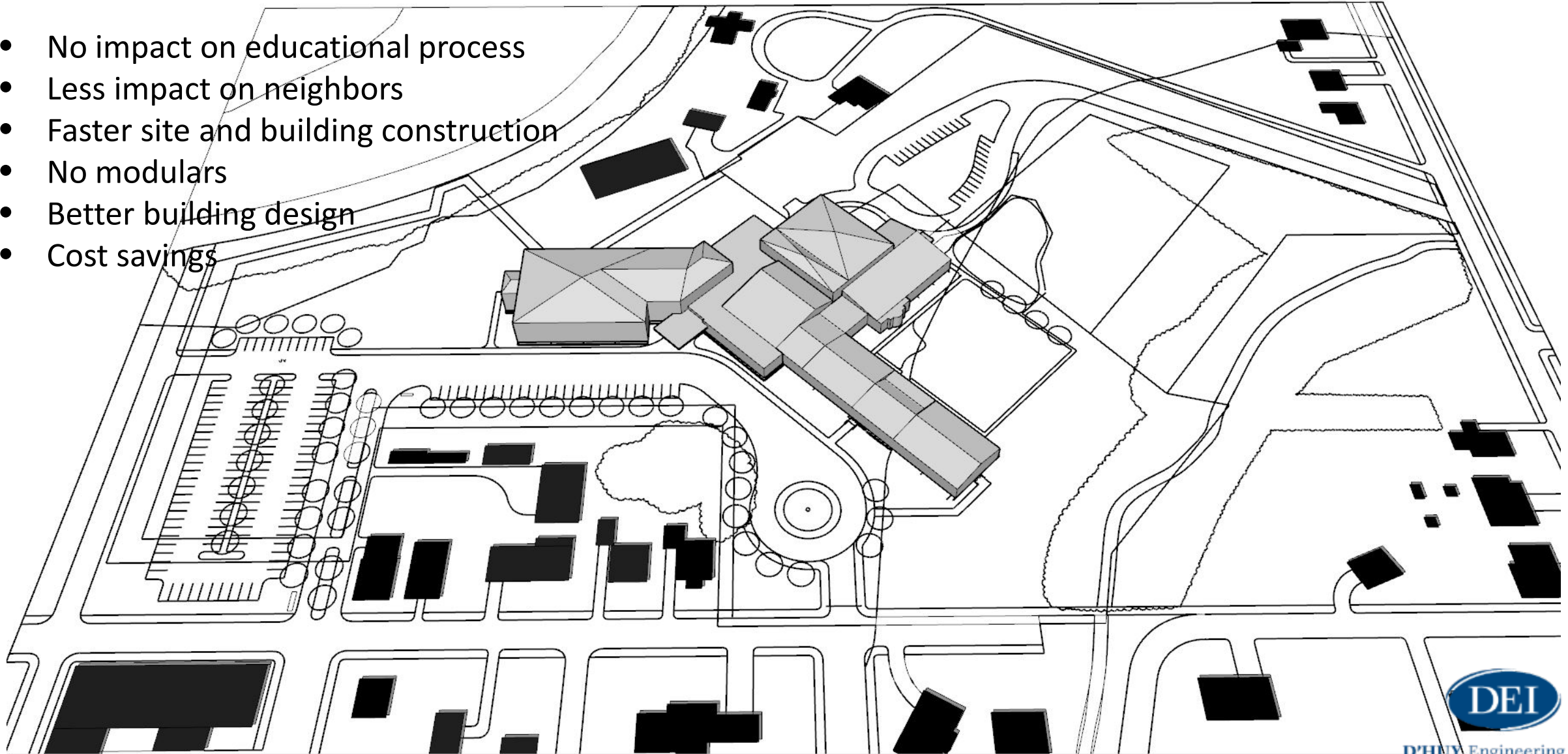
ALTERNATE PLAN

TO RELOCATE NEIDIG TO TOHICKON VALLEY

TOTAL CONSTRUCTION DURATION – 15 MONTHS

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June 2018

- No impact on educational process
- Less impact on neighbors
- Faster site and building construction
- No modulares
- Better building design
- Cost savings



D'HUY Engineering, Inc.

Neidig Renovations and Addition	Option #1 20 Mo. Phased	Option #2 15 Mo. Phased	Comments
Project Supervision & Fees			Cost listed is per Prime per Month
Superintendent 4 primes	\$ 664,000	\$ 531,200	\$ 8,300
Project Management 4 primes	\$ 536,000	\$ 428,800	\$ 6,700
Home Office Overhead 4 primes	\$ 80,000	\$ 64,000	\$ 1,000
CM site time	\$ 449,800	\$ 359,840	\$ 22,490
Temporary facilities			Cost listed is per Month
Job trailers	\$ 40,000	\$ 32,000	\$ 2,000
Temporary bathrooms	\$ 8,333	\$ 6,667	\$ 417
Temporary lighting/power/heat	\$ 100,000	\$ 80,000	\$ 5,000
Temporary tie-ins + clean up	\$ 50,000	\$ 40,000	\$ 2,500
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	
Use of library as temporary classrooms	\$ 15,000		Confirm the plan
Modular Costs \$65,000 per Unit	\$ 390,000	\$ -	Connected to building fire alarm, security, data, and paging system
Number of Modulares (4 Classrooms)	6	0	
Possible temporary play area if modulares are placed on existing hard play area	20,000	0	
Premium cost of unforeseens in an operating school	75,000		
Existing Tohickon Valley ES	Option #1 20 Mo. Phased	Option #2 15 Mo. Phased	
Busing Costs (to be provided by QCSD)	N/A	\$ 125,000	Estimate (6/1/18)
TOTALS	\$ 2,781,473	\$ 1,769,179	
Savings Compared to Option 1	N/A	\$ (1,012,295)	
Please note the following:			
1) Any potential additions of modular Toilet Rooms at Neidig ES are excluded and would increase the savings.			





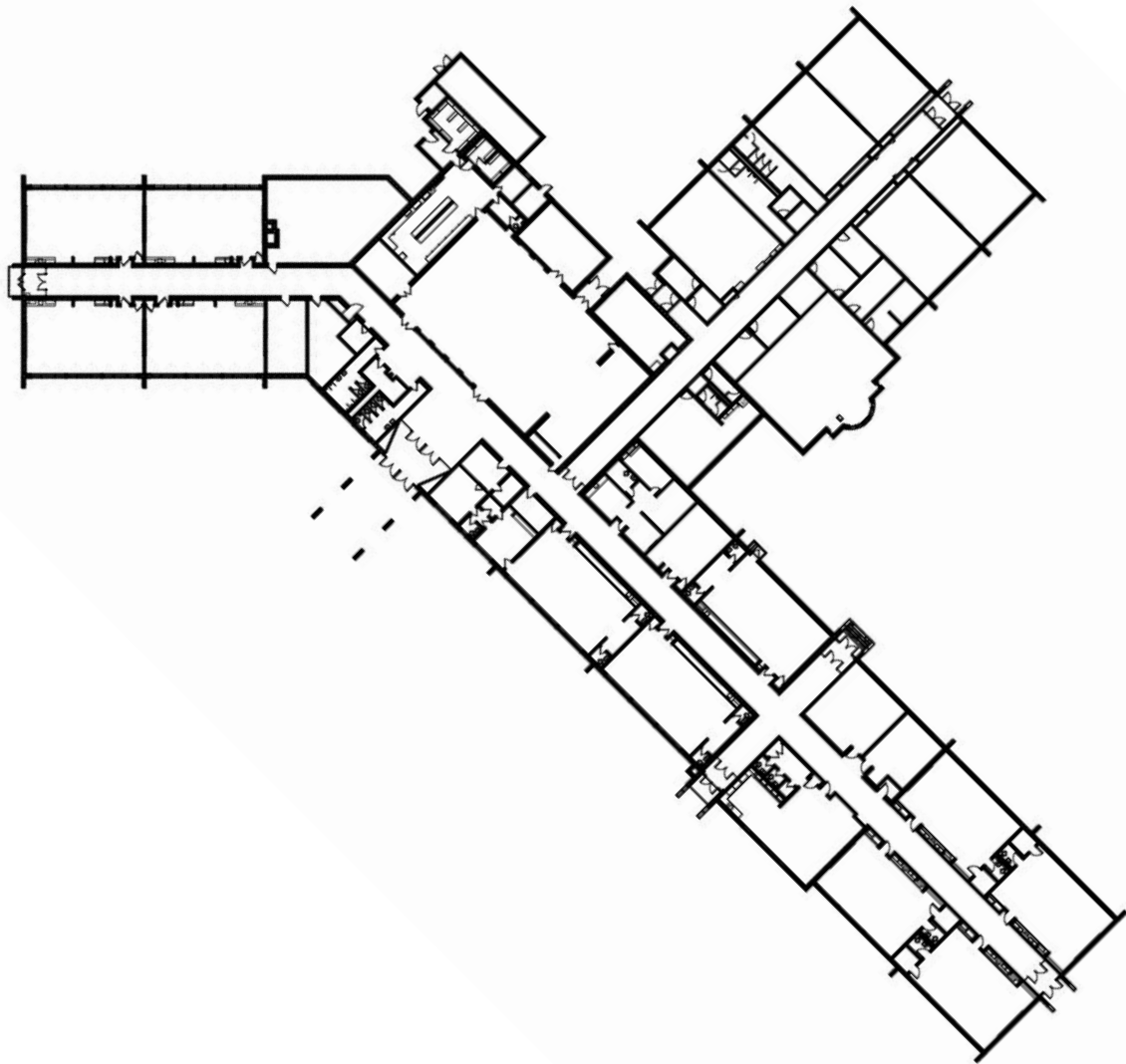
NEIDIG ELEMENTARY SCHOOL ADDITION & RENOVATION PHASING

QUESTIONS?

THANK YOU!



EXISTING NEIDIG ELEMENTARY SCHOOL

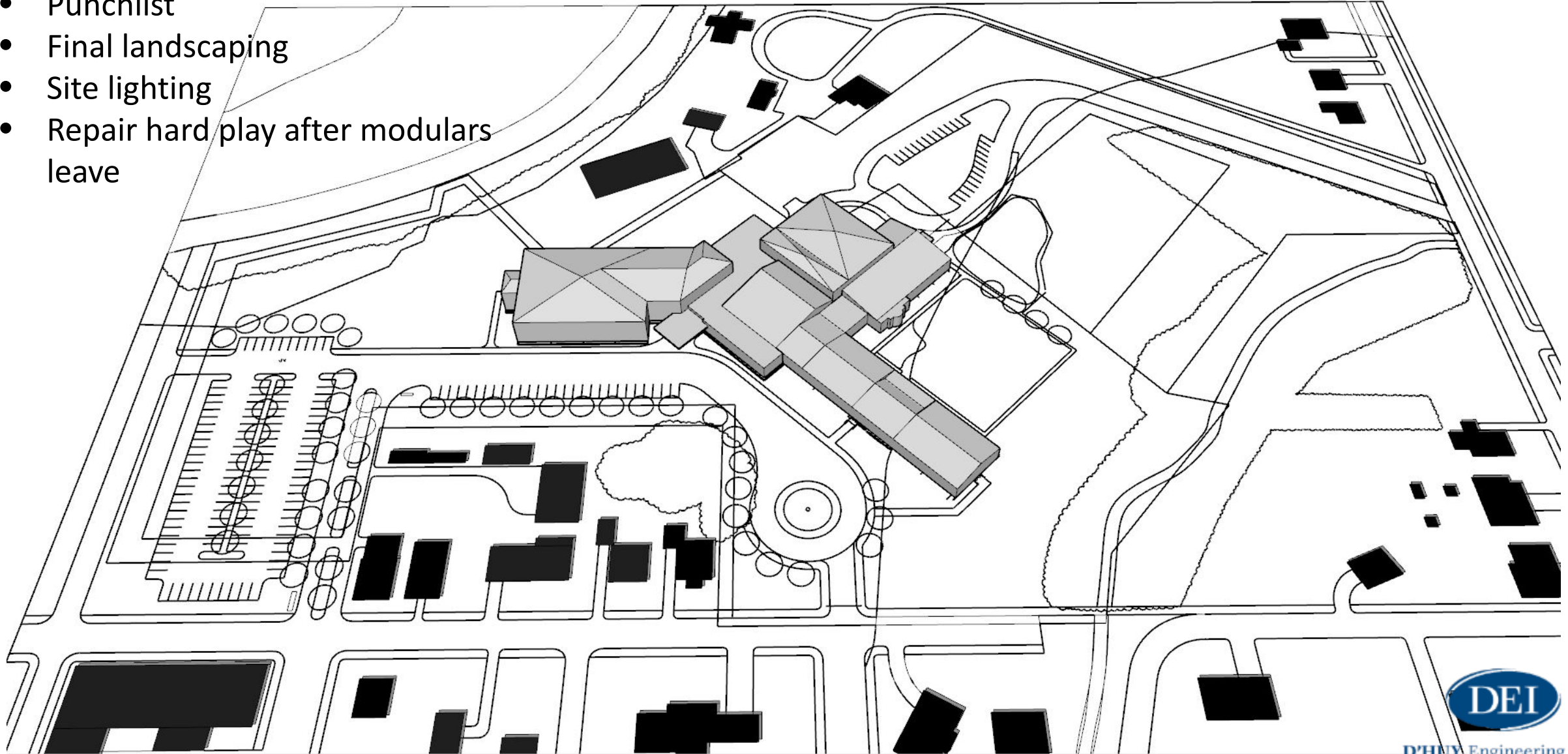


PHASE 5 AS NEEDED April 2021- Summer 2021

TOTAL CONSTRUCTION DURATION – 20-22 MONTHS

DEI CONCEPT PHASING PLAN FOR
DESIGN TEAM REVIEW June 2018

- Punchlist
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D'HUY Engineering, Inc.