

QUAKERTOWN COMMUNITY SCHOOL DISTRICT



NEIDIG ELEMENTARY SCHOOL
additions and renovations

SCHOOL BOARD UPDATE

October 11, 2018

SCHRADERGROUP



PROJECT UPDATE
PROJECT COST HISTORY
DESIGN MODIFICATIONS/COST REDUCTIONS
EXTERIOR AND INTERIOR IMAGES



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PROJECT UPDATE

DESIGN DEVELOPMENT MEETINGS WITH STAFF

- A second round of staff meetings scheduled for October 25th
- On-going meetings with all end-users; safety/security [Act 44] and technology meeting to be scheduled

LAND DEVELOPMENT SUBMISSION

- Preliminary/Final submission - met with staff October 10 to review comments
- Quakertown Borough Planning Commission meeting – date pending in November
- PA DEP General Permit (longest lead time) - comments anticipated in January 2019

PROJECT SCHEDULE

- DESIGN DEVELOPMENT

November/December 2018

- Complete Design Development (DD) documents - Nov. 19
- Prepare DD Cost Estimate – Nov. 19 – Dec. 7
- Reconcile DD Estimate/Prepare Act 34 Booklet

January 2019

- Review DD estimate with Facilities and School Board
- Resolution to Approve the Act 34 Hearing

- ACT 34 HEARING

February 2019



- Additions exceed 20% of the existing construction
- Public Hearing to understand the scope and cost of the project

- BIDDING

- Bid End of March 2019; NTP End of May 2019

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		Decision to create design parity with Pfaff Elementary School		Decision to relocate children to eliminate phasing/improve safety	
					
PROJECT COST HISTORY					
Project Phase	District-wide Facility Study	Pre-Design Phase	Concept Phase	Schematic Design (SD)	Design Development (DD)
	SGA Facility Assessment October 2016	SGA/QCSD Estimate December 2017	SGA Option D Concept Estimate May 2018	DEI Schematic Design Estimate August 2018	DEI Design Development Estimate [PENDING] November 2018
Renovation SF	45,764	45,764	29,595	28,650	under review
Addition SF		18,180	58,490	58,650	54,750 +/-
Demolition SF			29,595		under review
Total Building SF	45,764	63,944	88,085	87,300	
Building Cost	\$8,030,119	\$14,264,233	\$21,940,971	\$21,339,778	TBD
Site Cost		\$1,665,000	\$2,180,000	\$2,354,430	TBD
Soft Costs	\$2,409,036	\$4,353,216	\$4,501,645	\$6,304,940	TBD
TOTAL	\$10,439,155	\$20,282,449	\$28,622,616	\$29,999,148	TBD
Project Scope	Baseline cost to upgrade systems, renovate to bring up to code & current standards; no program modifications	Renovate the existing building; 10 classroom & cafeteria addition only; sitework limited to receive the building	Program equitable to Pfaff ES (85,000 s.f.): new gym & stage; enlarged admin. and cafeteria; new small (SGI) & large group instruction (LGI) rooms; fully renovate the existing building to remain: separate	Includes contingency for market conditions and increased sitework and soft costs	Considers approximately 3,900 +/- less s.f. with gym and SGI/LGI reductions; construction in an unoccupied building

NEIDIG PROGRAM UPGRADES – CURRENT VS NEW

Space	Current Number	New Building Number
K – 5 Homerooms	17	23
Special Education Rooms	1	4 Including 2 new specialized programs
Pre-K Classroom	0	1
Band Room	1	1
Music Classroom	0	1
Art Room	0	1
Dedicated Gymnasium	0	1
Guidance Office	1	2
Principal's Offices	1	2
Reading Room	1	1
IST	1	0
Large Group Instruction Areas	1 (MPR)	4
Small Group / Office Spaces	4	13
Conference Room	1 (small)	1 (larger)
Library	1	1 (expanded)
Group Bathrooms	2	3
Faculty Room	1	1

Current Capacity: 434 students

Proposed Capacity: 625 students

- (2) ½ Kindergarten
- (1) Full-day Kindergarten
- 4 clrms/grade level (1st – 5th)

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DESIGN ADJUSTMENTS REVIEWED WITH FACILITY COMMITTEE

To maintain the proposed educational program, the following cost reductions that are **not** being considered:

- Eliminating the Learning Stair
- Eliminating the stage between the new gym and existing cafeteria – the existing cafeteria proposed to serve as the “stage” for the gymnasium

Cost reductions being implemented that will have a positive or no effect on the educational program:

- ✓ Relocating students and renovating building unoccupied
- ✓ Eliminate the folding partition between the new stage and cafeteria
- ✓ Casework reductions in the classroom
- ✓ Concrete curb reductions on-site
- ✓ Reduce and/or eliminate soffits/bulkheads in corridors throughout

DESIGN ADJUSTMENTS REVIEWED WITH FACILITY COMMITTEE

General Design Considerations

- Toilet room design / gender neutral

Still under review:

- Flat EPDM roof over gym or pitched roof with asphalt shingles
- Existing EPDM roof over existing classroom wing or pitched roof with asphalt shingles
- Extent of proposed demolition/new construction
- Extent of curtainwall glazing vs storefront
- Steel frame vs masonry load bearing

Cost increases/reductions anticipated since Schematic Design estimate:

- ✓ Storm water basin added for storm water management
- ✓ Kitchen equipment estimate higher than SD budget
- ✓ Abatement costs lower than SD estimate

DESIGN ADJUSTMENTS REQUIRING SCHOOL BOARD APPROVAL

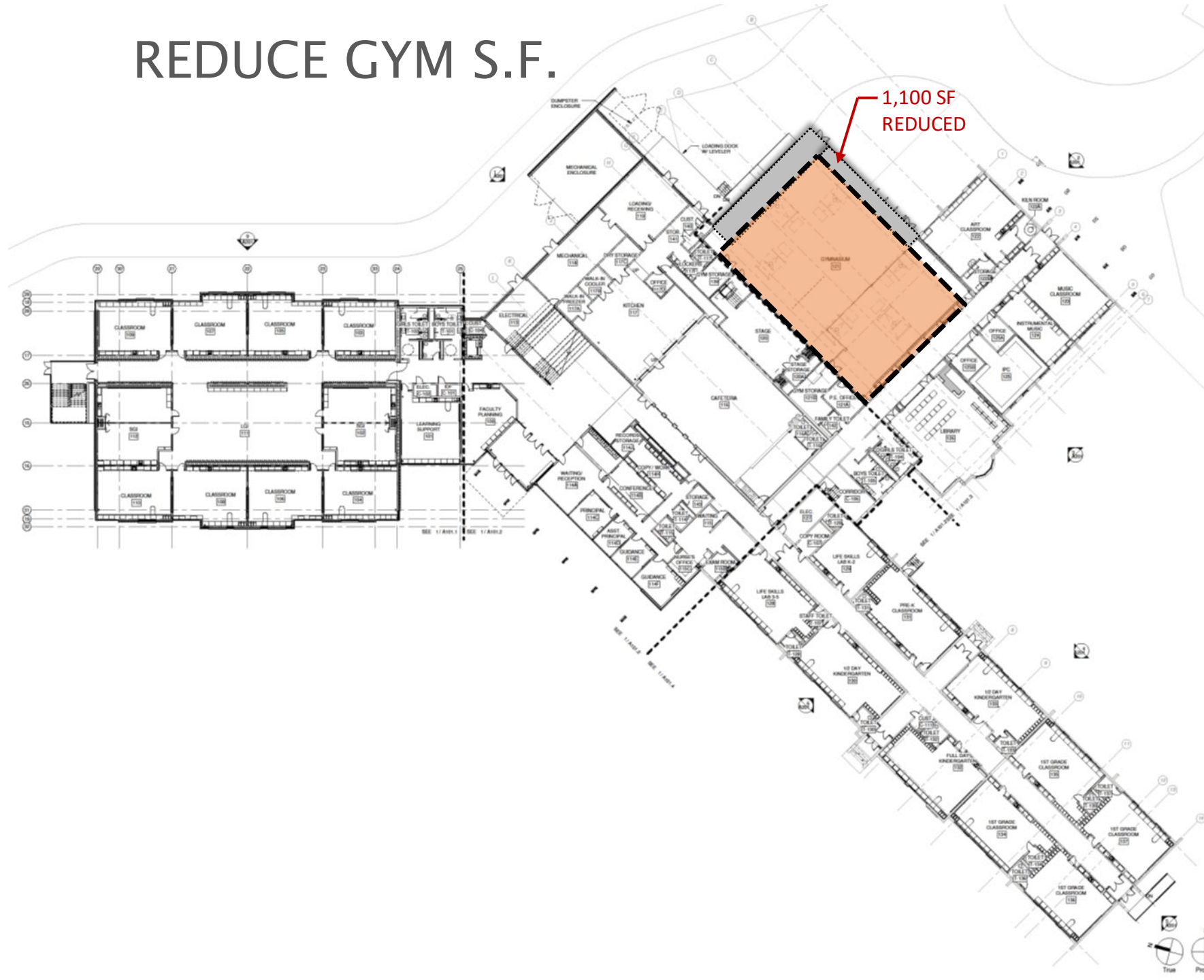
Design Development Decision:

- 1,100 s.f. reduction at proposed gym to be equitable to Pfaff ES
- Reduce s.f. in new 2-story classroom wing – modify SGIs and LGIs

Decision when Bids are Received – Alternates:

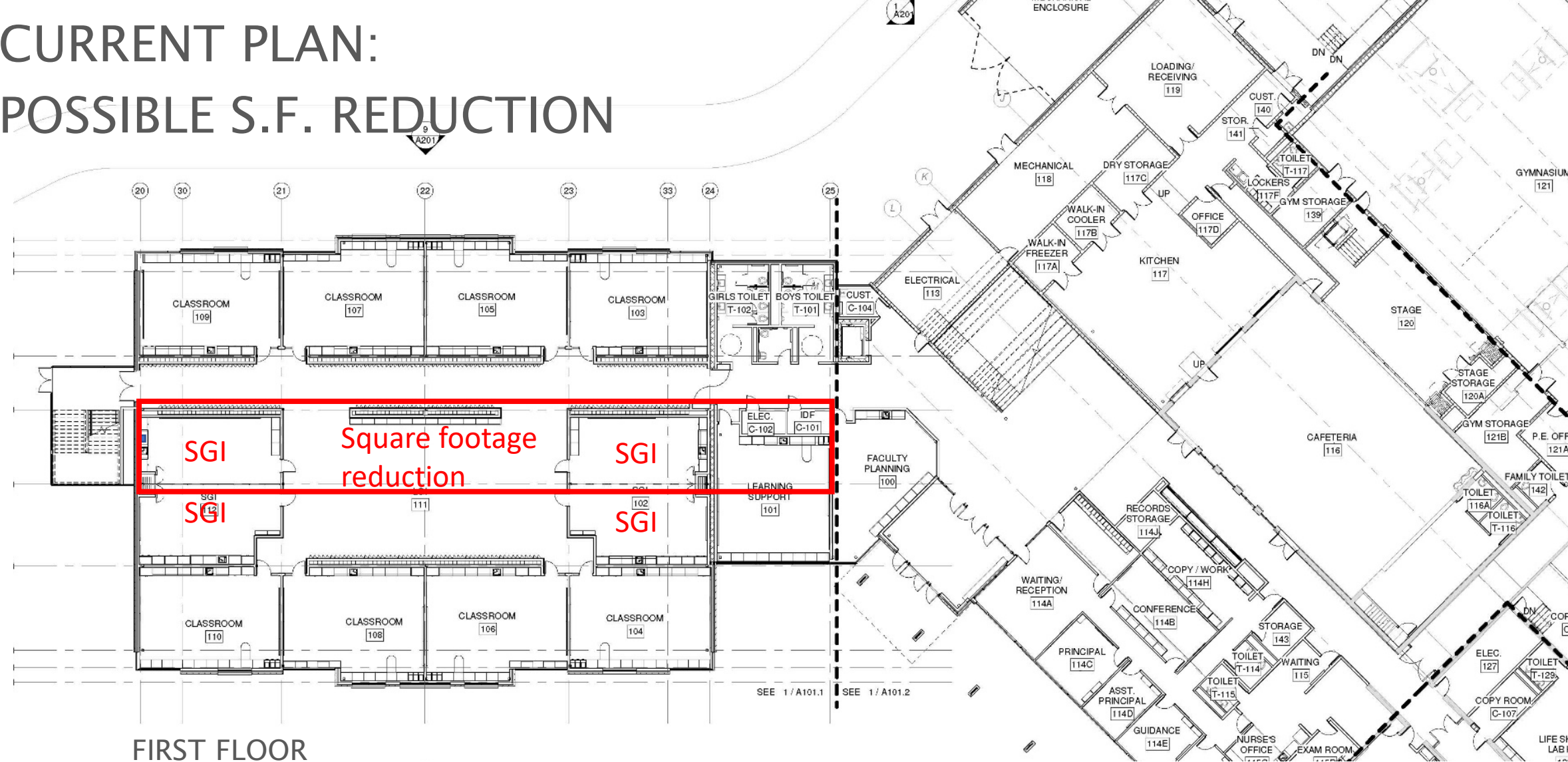
- ✓ Refinish existing wood floor in cafeteria in lieu of replacement
- ✓ Provide ceramic tile wainscot in corridors in lieu of PL wood finish
- ✓ Eliminate one or both dormers at new 2-story addition
- ✓ Other finish alternates (TBD)

REDUCE GYM S.F.

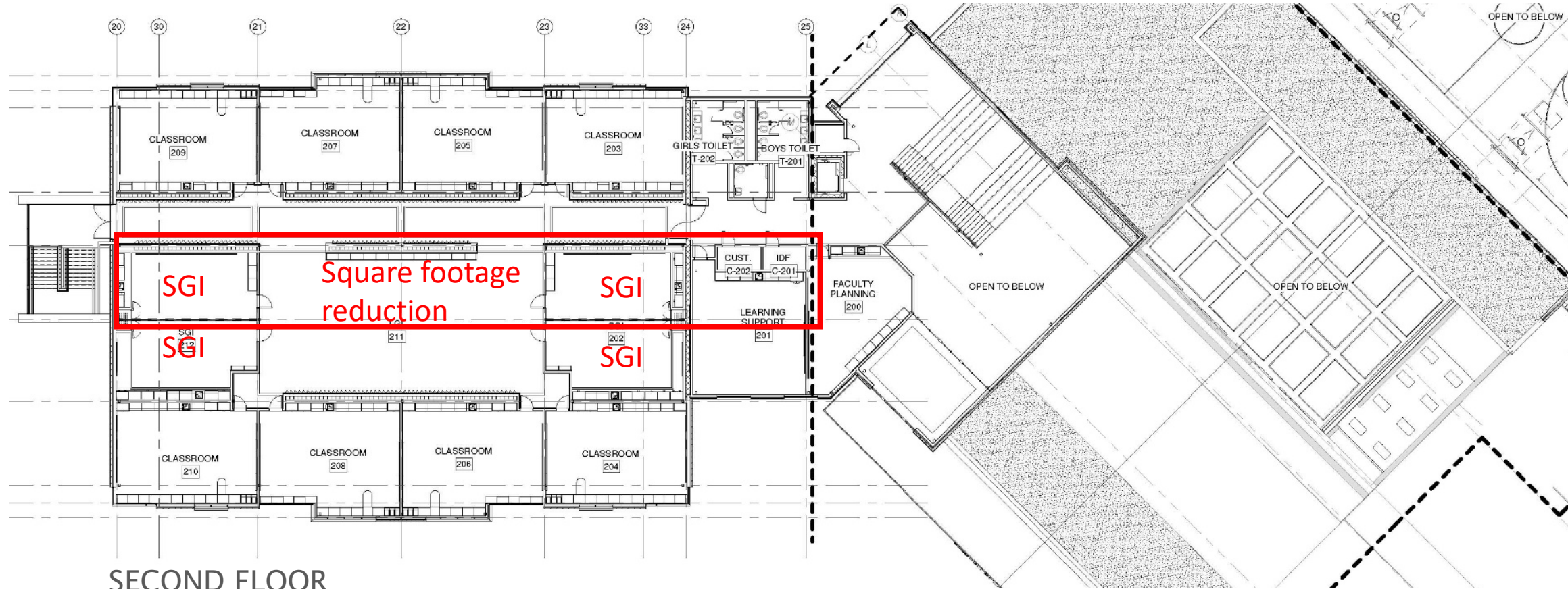


- Reduces Total Building by ~1,100 SF
- Gym size equal to Pfaff ~5,500 SF

CURRENT PLAN: POSSIBLE S.F. REDUCTION

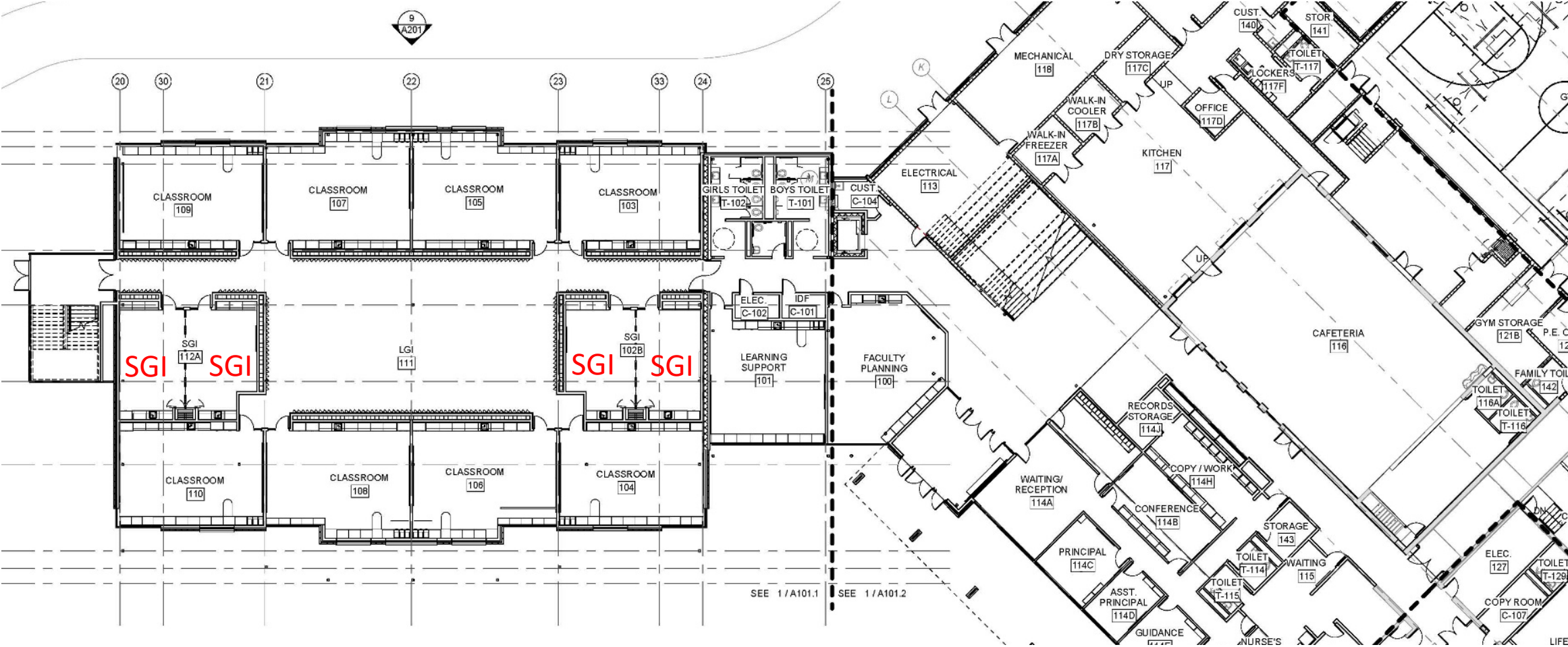


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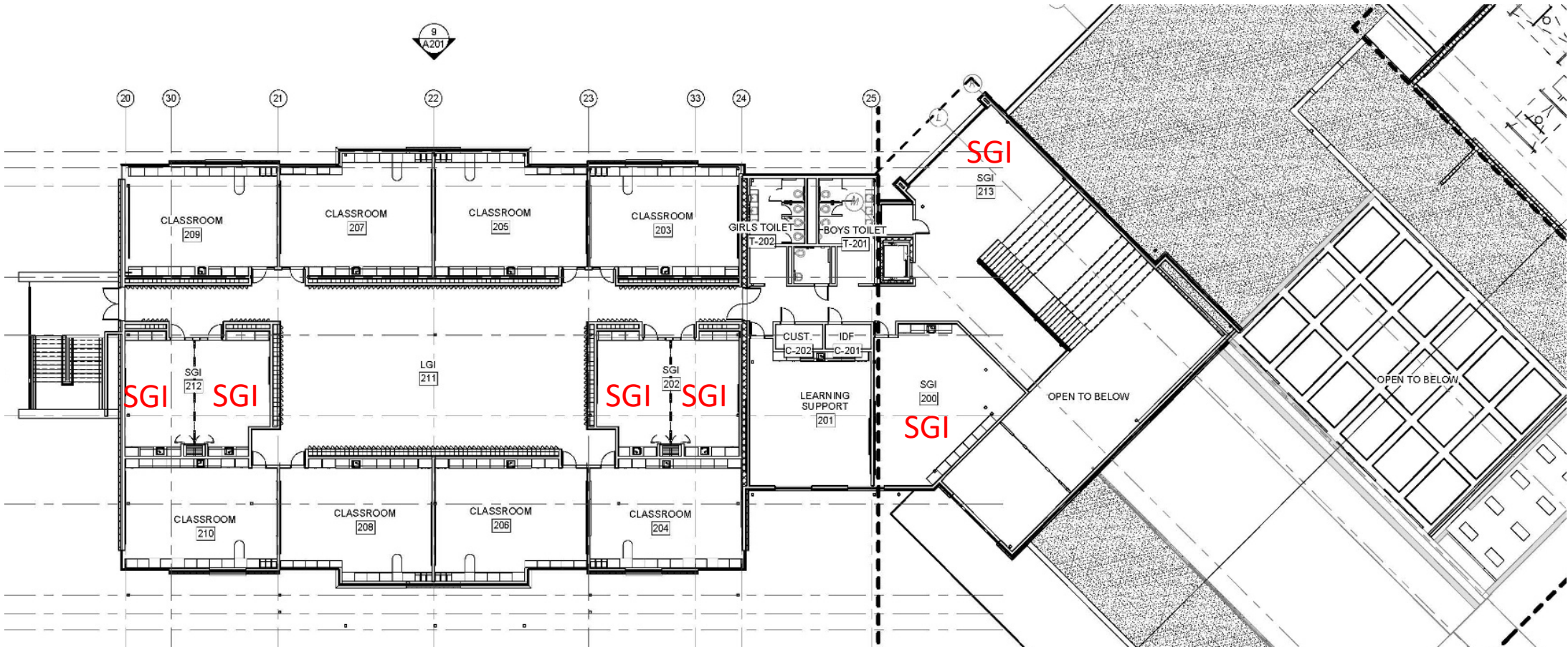
SECOND FLOOR

PROPOSED S.F. REDUCTION



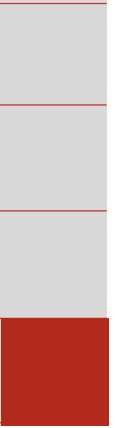
FIRST FLOOR

PROPOSED S.F. REDUCTION



SECOND FLOOR

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PROPOSED NEIDIG ELEMENTARY SCHOOL



VIEW OF NEW MAIN ENTRANCE AND 2-STORY CLASSROOM WING

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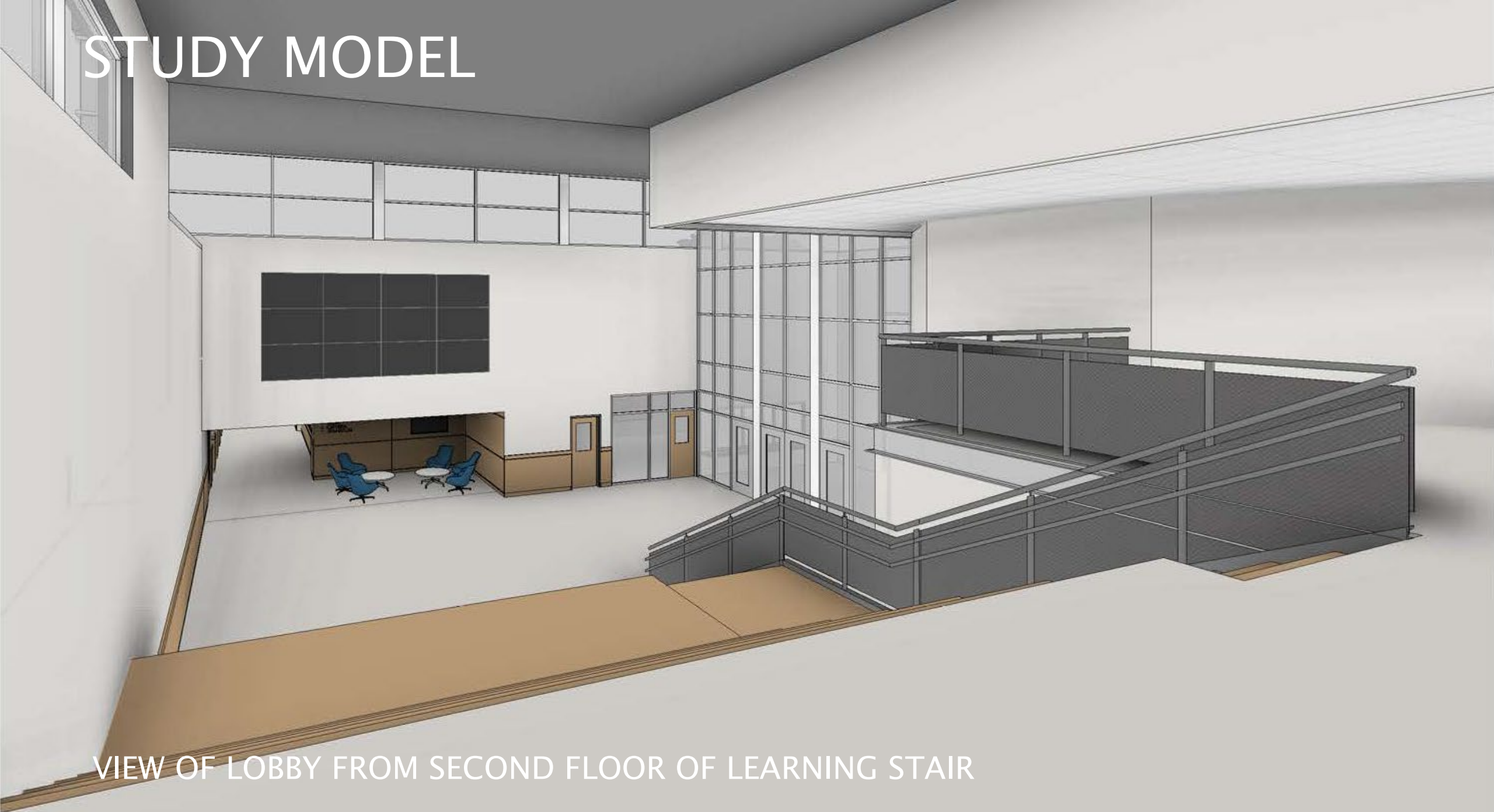
RENDERING



VIEW OF PARENT DROP-OFF AND NEW ADDITION

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STUDY MODEL



VIEW OF LOBBY FROM SECOND FLOOR OF LEARNING STAIR

STUDY MODEL



CAFETERIA

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STUDY MODEL



TYPICAL CLASSROOM LAYOUT IN EXISTING WING TO
REMAIN

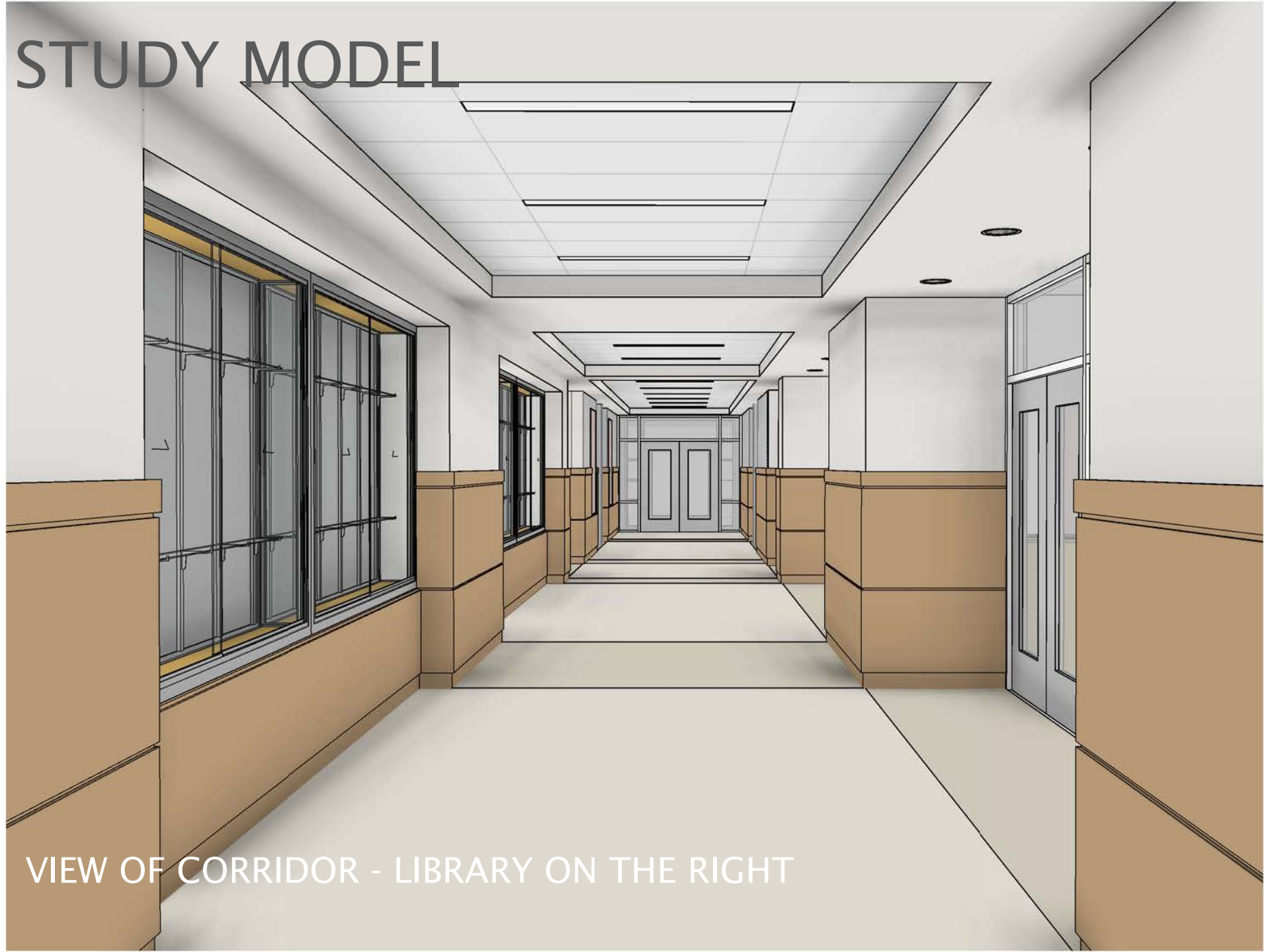
STUDY MODEL



TYPICAL CLASSROOM LAYOUT IN NEW CLASSROOM ADDITION

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STUDY MODEL



VIEW OF CORRIDOR - LIBRARY ON THE RIGHT

STUDY MODEL



NEW GYMNASIUM WITH STAGE

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STUDY MODEL



FIRST FLOOR LGI IN NEW 2-STORY CLASSROOM ADDITION

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STUDY MODEL



SECOND FLOOR LGI IN NEW 2-STORY CLASSROOM ADDITION

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D'HUY Engineering, Inc.

QUAKERTOWN COMMUNITY SCHOOL DISTRICT
Partnering to enhance the student experience!

THANK YOU!