



Guests:

D'Huy Engineering, Inc.

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SchraderGroup Architecture

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Council Rock School District Facilities Committee Items

March 18, 2021



COUNCIL ROCK
SCHOOL DISTRICT

AGENDA

Facilities Improvement Projects Update

- Hillcrest Elementary School Additions & Renovations Project
 - Bid Recommendations
 - Professional Services
 - HVAC Testing, Adjusting and Balancing
 - Construction Testing
 - LEED Certification Sustainability Consultant (LEED)
 - Construction Waste Management (LEED)
 - PDE PlanCon Part F – Construction Documents-Attachment 'C'
 - Moving Services (HCES and CR STAR Center)



RECOMMENDED

AGENDA

Facilities Improvement Projects Update

- **Richboro Elementary School Additions & Renovations Project**
 - **Bid Recommendations**
 - **Professional Services**
 - HVAC Testing, Adjusting and Balancing
 - Construction Testing
 - LEED Certification Sustainability Consultant (LEED)
 - Construction Waste Management (LEED)
 - **PDE PlanCon Part F – Construction Documents-Attachment ‘C’**



RECOMMENDED

AGENDA

Facilities Improvement Projects Update

- **Sol Feinstein Elementary School Addtns. & Renovations Project**
 - **Bid Recommendations**
 - **Professional Services**
 - HVAC Testing, Adjusting and Balancing
 - Construction Testing
 - **PDE PlanCon Part F – Construction Documents-Attachment ‘C’**



RECOMMENDED

AGENDA

Facilities Improvement Projects Update

- CRHS South Synthetic Turf Project
 - Bid Recommendations
 - Professional Services
 - Construction Testing



Capital Improvement Projects Update

- Bid Recommendations – 2020-2021 (Summer 2021 CIP's)
- CR STAR Center Signal



AGENDA

Board Agenda Items

Public Comments



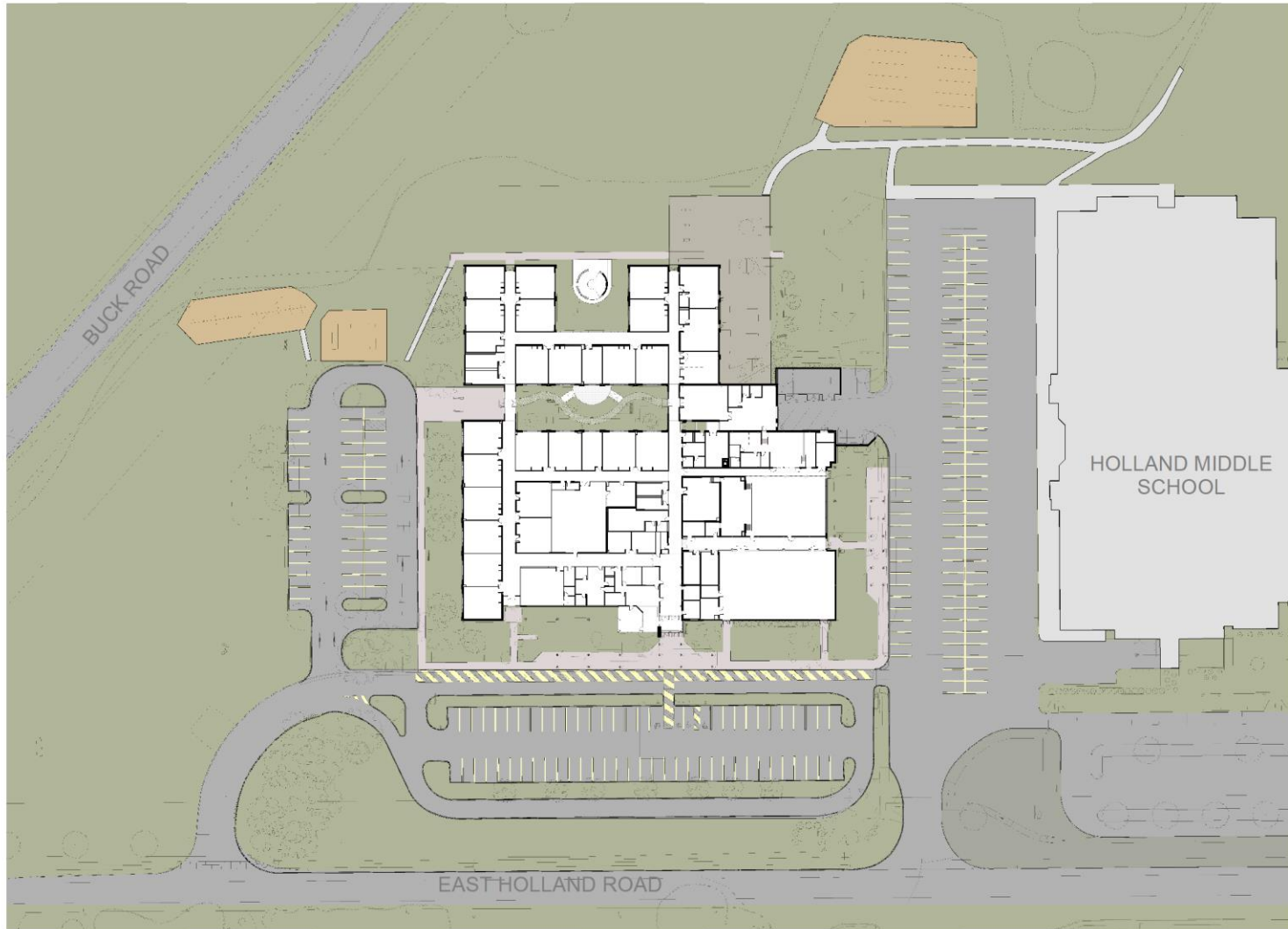
FACILITIES IMPROVEMENT PROJECTS UPDATE



Hillcrest Elementary School
Richboro Elementary School
Hillcrest & Richboro Combined Bid
Additions and Renovations Projects
Plans, Budget Updates, Bid Results
& Bid Recommendations



Hillcrest Elementary School Additions and Renovations Project Site Plan



RENDERING SITE PLAN

HILLCREST ELEMENTARY SCHOOL
COUNCIL ROCK SCHOOL DISTRICT
420 E Holland Rd, Southampton, PA 18966

SCHRADERGROUP

Scale: 1/32" = 1'-0"

Hillcrest Elementary School

Additions and Renovations Project

Floor Plan



RENDERING PLAN

HILLCREST ELEMENTARY SCHOOL
COUNCIL ROCK SCHOOL DISTRICT
420 E Holland Rd, Southampton, PA 18966

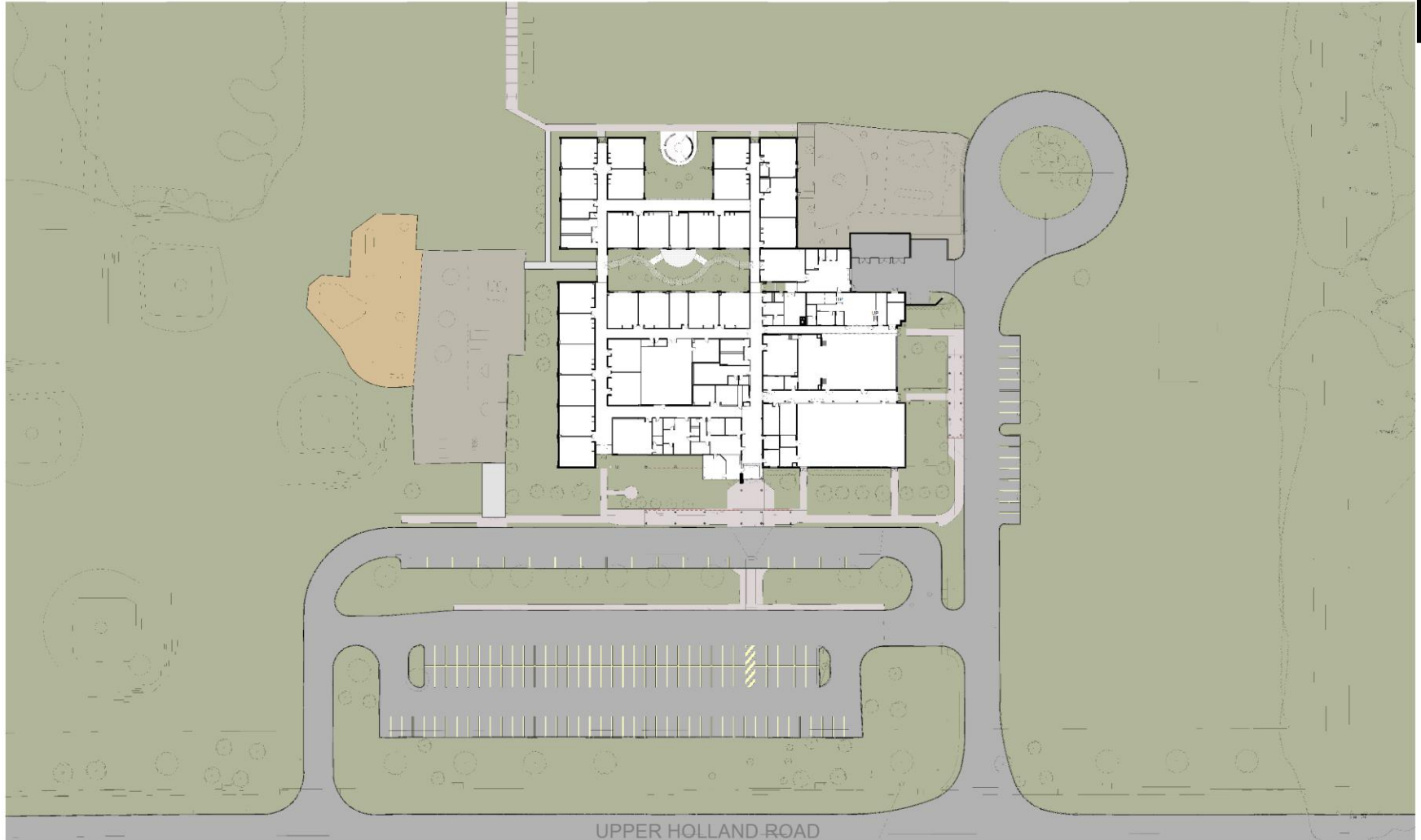
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Scale: 1/16" = 1'-0"

Richboro Elementary School

Additions and Renovations Project

Site Plan



RENDERING SITE PLAN

RICHBORO ELEMENTARY SCHOOL
COUNCIL ROCK SCHOOL DISTRICT
125 Upper Holland Rd, Richboro, PA 18954

SCHRADERGROUP

Scale: 1/32" = 1'-0"

Richboro Elementary School

Additions and Renovations Project

Floor Plan



RENDERING PLAN

RICHBORO ELEMENTARY SCHOOL
COUNCIL ROCK SCHOOL DISTRICT
125 Upper Holland Rd, Richboro, PA 18954

SCHRADERGROUP

Scale: 1/16" = 1'-0"

Hillcrest Elementary School
Richboro Elementary School
Hillcrest & Richboro Combined Bid
Additions and Renovations Projects
Bid Forms - 23FEB21 Bid Opg.

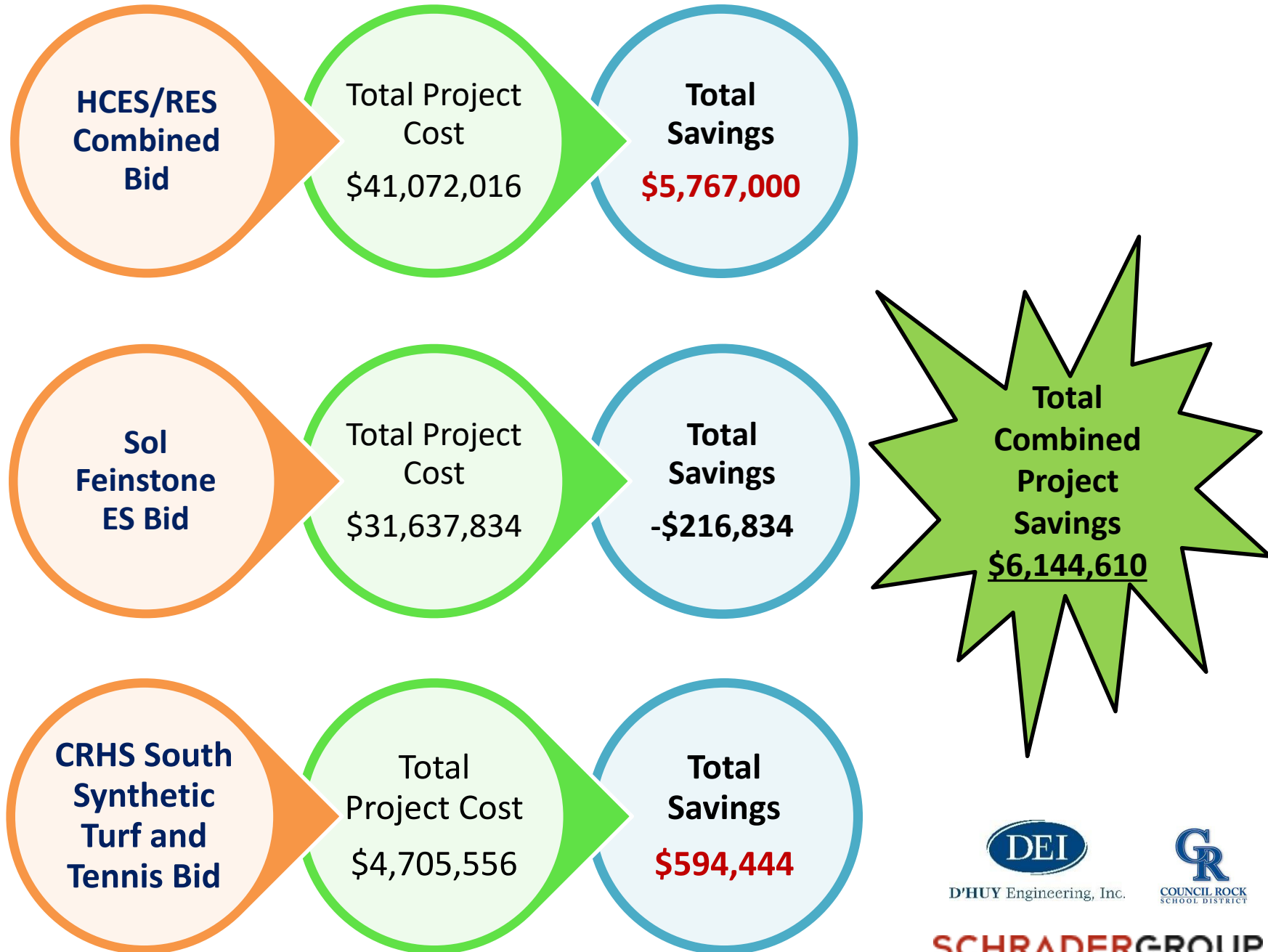


Single Page Cost Summary – HCES, RES, SFES and CRHS South Turf

Project	Total 90% CD Construction Budget	Total 90% CD Project Budget	Base Bid w/ Value Added Alternates	Total Project Budget Based on Actual Bids	Comments
Hillcrest ES Additions and Renovations	\$ 19,062,900	\$ 24,230,175 <u>(\$ 1,269,873)</u> \$ 22,960,302	\$ 18,502,000 <u>(\$ 815,000)</u> \$ 17,687,000	\$ 21,136,402	(\$ 1,823,900) Under Project Budget
Richboro ES Additions and Renovations	\$ 19,405,600	\$ 25,147,087 <u>(\$ 1,268,373)</u> \$ 23,878,714	\$ 19,089,000 <u>(\$ 781,000)</u> \$ 18,308,000	\$ 21,533,114	(\$ 2,345,600) Under Project Budget
*Hillcrest ES Richboro ES Combined Bid	\$ 38,468,500	\$ 49,377,262 <u>(\$ 2,538,246)</u> \$ 46,839,016	\$ 36,090,000 <u>(\$ 1,692,500)</u> \$ 34,397,500	\$ 41,072,016	(\$ 5,767,000) Under Project Budget
*Sol Feinstone ES Additions and Renovations	\$ 24,807,900	\$ 31,500,000	\$ 27,185,524 <u>(\$ 41,600)</u> \$ 27,143,924	\$ 31,716,834	\$ 216,834 Over Project Budget
CRHS South Synthetic Turf Field Project	\$ 3,294,880	\$ 3,600,380	\$ 2,259,356 <u>\$ 63,000</u> \$ 3,122,056	\$ 3,490,556	(\$ 109,824) Under Project Budget
CRHS South Tennis Court Reconstruction	\$ 1,549,620	\$ 1,699,620	\$ 1,040,000 <u>\$ 00</u> \$ 1,040,000	\$ 1,215,000	(\$ 484,620) Under Project Budget

* Projects Recommended for Board Approval are Highlighted in Gray

Summary of Approval Recommendations and Budget Impact





D'HUY Engineering, Inc.

Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
General Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49

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	H	R	HR		BSI Construction, LLC*	Penn Builders, Inc.	Skepton Construction, Inc.
				BASE BID - CONTRACT HES	*	\$ 11,597,000.00	No Bid
				BASE BID - CONTRACT RES	*	\$ 11,996,000.00	No Bid
				BASE BID - CONTRACT HES-RES	*	\$ 23,493,000.00	\$ 22,150,000.00
1.H	*			Unclassified excavation in lieu of classified excavation for rock removal.	*	\$ 13,000.00	No Bid
1.R		*		Unclassified excavation in lieu of classified excavation for rock removal.	*	\$ 13,000.00	No Bid
1.HR			*	Unclassified excavation in lieu of classified excavation for rock removal.	*	\$ 26,000.00	\$ 30,000.00
2.H	*			Add scope of courtyard work.	*	\$ 16,500.00	No Bid
2.R		*		Add scope of courtyard work.	*	\$ 17,000.00	No Bid
2.HR			*	Add scope of courtyard work.	*	\$ 33,500.00	\$ 49,000.00
3.H				Add scope of outdoor learning area work.	*	\$ 174,000.00	No Bid
3.R				Add scope of outdoor learning area work.	*	\$ 180,000.00	No Bid
3.HR				Add scope of outdoor learning area work.	*	\$ 354,000.00	\$ 171,000.00
4.H	*			In lieu of the Base Bid scope of work which includes the repair of the asphalt staging area that is damaged during the construction of the Project, the Bidder shall state the adjustment in price to be added to the Base Bid to provide mill and overlay and striping for the entire existing parking area. The Bidder shall also provide new line striping to match existing layout. Work to occur one month prior to Substantial Completion unless otherwise approved by the Owner.	*	\$ 67,000.00	No Bid
4.R		*		In lieu of the Base Bid scope of work which includes the repair of the asphalt staging area that is damaged during the construction of the Project, the Bidder shall state the adjustment in price to be added to the Base Bid to provide mill and overlay and striping for the entire existing parking area. The Bidder shall also provide new line striping to match existing layout. Work to occur one month prior to Substantial Completion unless otherwise approved by the Owner.	*	\$ 102,000.00	No Bid
4.HR			*	In lieu of the Base Bid scope of work which includes the repair of the asphalt staging area that is damaged during the construction of the Project, the Bidder shall state the adjustment in price to be added to the Base Bid to provide mill and overlay and striping for the entire existing parking area. The Bidder shall also provide new line striping to match existing layout. Work to occur one month prior to Substantial Completion unless otherwise approved by the Owner.	*	\$ 169,000.00	\$ 260,000.00



D'HUY Engineering, Inc.

Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
General Contract Bid Tab
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SCHRADERGROUP

	H	R	HR		BSI Construction, LLC*	Penn Builders, Inc.	Skepton Construction, Inc.
5.H	*			Delete the new exterior metal panels and repair, clean, and paint existing EIFS/stucco wall system and soffits.	*	\$ (340,000.00)	No Bid
5.R		*		Delete the new exterior metal panels and repair, clean, and paint existing EIFS/stucco wall system and soffits.	*	\$ (342,000.00)	No Bid
5.HR			*	Delete the new exterior metal panels and repair, clean, and paint existing EIFS/stucco wall system and soffits.	*	\$ (682,000.00)	\$ (918,000.00)
6.H	*			Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system.	*	\$ 15,000.00	No Bid
6.R		*		Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system.	*	\$ 17,000.00	No Bid
6.HR			*	Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system.	*	\$ 32,000.00	\$ 24,000.00
7.H				Not used.	N/A	N/A	N/A
7.R				RES - Delete scope of site railroad step replacement at the northwest side of the building as shown on the Construction Documents.	*	\$ (32,000.00)	No Bid
7.HR				HES - Not used	*	\$ (32,000.00)	\$ (75,000.00)
8A.H	*			Deduct the one canopy at the bus loop drop off area (Area C) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	*	\$ (179,000.00)	No Bid
8A.R		*		Deduct the one canopy at the bus loop drop off area (Area C) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	*	\$ (179,000.00)	No Bid
8A.HR			*	Deduct the one canopy at the bus loop drop off area (Area C) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	*	\$ (358,000.00)	\$ (315,000.00)
8B.H				Deduct the one canopy at the parent drop off area (Area A) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	*	\$ (209,000.00)	No Bid
8B.R				Deduct the one canopy at the parent drop off area (Area A) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	*	\$ (209,000.00)	No Bid
8B.HR				Deduct the one canopy at the parent drop off area (Area A) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	*	\$ (418,000.00)	\$ (355,000.00)
9.H	*			The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	*	\$ (298,000.00)	No Bid
9.R		*		The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	*	\$ (295,000.00)	No Bid
9.HR			*	The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	*	\$ (593,000.00)	\$ (694,000.00)



Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
General Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49

SCHRADERGROUP

	H	R	HR		BSI Construction, LLC*	Penn Builders, Inc.	Skepton Construction, Inc.
10.H				Delete classroom alternate casework as shown on the Drawings.	*	\$ (27,000.00)	No Bid
10.R				Delete classroom alternate casework as shown on the Drawings.	*	\$ (27,000.00)	No Bid
10.HR				Delete classroom alternate casework as shown on the Drawings.	*	\$ (54,000.00)	\$ (40,000.00)
11A.H	*			Under this Alternate, existing quarry tile and base scheduled to remain in Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to provide and install in its place a new vapor primer, floor levelling material, and new Quartz tile with 6" rubber base in all areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 165,000.00	No Bid
11A.R		*		Under this Alternate, existing quarry tile and base scheduled to remain in Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to provide and install in its place a new vapor primer, floor levelling material, and new Quartz tile with 6" rubber base in all areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 170,000.00	No Bid
11A.HR			*	Under this Alternate, existing quarry tile and base scheduled to remain in Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to provide and install in its place a new vapor primer, floor levelling material, and new Quartz tile with 6" rubber base in all areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 335,000.00	\$ 305,000.00
11B.H				Under this Alternate, existing quarry tile and base scheduled to remain in the Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to provide and install in its place a new vapor primer, floor leveling material, and new epoxy terrazzo and 6" terrazzo base in all corridor areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 469,000.00	No Bid
11B.R				Under this Alternate, existing quarry tile and base scheduled to remain in the Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to provide and install in its place a new vapor primer, floor leveling material, and new epoxy terrazzo and 6" terrazzo base in all corridor areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 475,000.00	No Bid
11B.HR				Under this Alternate, existing quarry tile and base scheduled to remain in the Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to provide and install in its place a new vapor primer, floor leveling material, and new epoxy terrazzo and 6" terrazzo base in all corridor areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 944,000.00	\$ 740,000.00
11C.H				The Bidder shall state the adjustment in price to be added to the Base Bid to provide new vapor primer, floor leveling material, and new epoxy terrazzo and 6" terrazzo base in the Cafeteria in lieu of Base Bid Quartz Tile and 6" rubber base as designated on the Finish Schedule.	*	\$ 73,000.00	No Bid
11C.R				The Bidder shall state the adjustment in price to be added to the Base Bid to provide new vapor primer, floor leveling material, and new epoxy terrazzo and 6" terrazzo base in the Cafeteria in lieu of Base Bid Quartz Tile and 6" rubber base as designated on the Finish Schedule.	*	\$ 75,000.00	No Bid
11C.HR				The Bidder shall state the adjustment in price to be added to the Base Bid to provide new vapor primer, floor leveling material, and new epoxy terrazzo and 6" terrazzo base in the Cafeteria in lieu of Base Bid Quartz Tile and 6" rubber base as designated on the Finish Schedule.	*	\$ 148,000.00	\$ 145,000.00
12.H	*			Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	*	\$ (250,000.00)	No Bid
12.R		*		Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	*	\$ (255,000.00)	No Bid
12.HR			*	Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	*	\$ (505,000.00)	\$ (380,000.00)



Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
General Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49

SCHRADERGROUP

	H	R	HR		BSI Construction, LLC*	Penn Builders, Inc.	Skepton Construction, Inc.
13.H				Add/deduct to supply all doors and door hardware provided by General Supply Company of Bethlehem, PA.	*	\$ (20,000.00)	No Bid
13.R				Add/deduct to supply all doors and door hardware provided by General Supply Company of Bethlehem, PA.	*	\$ (18,000.00)	No Bid
13.HR				Add/deduct to supply all doors and door hardware provided by General Supply Company of Bethlehem, PA.	*	\$ (38,000.00)	\$ (4,000.00)
				CONTRACT HES: Base Bid Plus Proposed Alternates:	*	\$ 10,806,500.00	No Bid
				Value of Total Alternates Selected:	*	\$ (790,500.00)	No Bid
				\$ Above Low:	*	-	No Bid
				CONTRACT RES: Base Bid Plus Proposed Alternates:	*	\$ 11,244,000.00	No Bid
				Value of Total Alternates Selected:	*	\$ (752,000.00)	No Bid
				\$ Above Low:	*	-	No Bid
				CONTRACT HES-RES: Base Bid Plus Proposed Alternates:	*	\$ 21,950,500.00	\$ 20,511,000.00
				Value of Total Alternates Selected:	*	\$ (1,542,500.00)	\$ (1,639,000.00)
				\$ Above Low:	*	\$ 1,439,500.00	-
					*Bid received late		

**Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Mechanical Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49**

	H	R	HR		Boro Developers, Inc. dba Boro Construction	JBM Mechanical, Inc.	Myco Mechanical, Inc.	Trefz Mechanical, Inc.	Tri-County Mechanical, Inc.
				BASE BID - CONTRACT HES	\$ 3,184,000.00	\$ 2,944,000.00	\$ 2,987,000.00	\$ 2,915,178.00	\$ 2,900,000.00
				BASE BID - CONTRACT RES	\$ 3,267,000.00	\$ 2,969,000.00	\$ 3,154,000.00	\$ 3,002,990.00	\$ 2,948,000.00
				BASE BID - CONTRACT HES-RES	\$ 6,450,000.00	\$ 5,887,000.00	\$ 5,974,000.00	\$ 5,821,868.00	No Bid
14A.H	*			The Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a Johnson Controls Metasys control system with products provided and installed by Johnson Controls, Corporate Branch Office.	\$ 20,000.00	\$ 10,000.00	\$ 60,000.00	\$ -	\$ (47,500.00)
14A.R		*		The Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a Johnson Controls Metasys control system with products provided and installed by Johnson Controls, Corporate Branch Office.	\$ 20,000.00	\$ 10,000.00	\$ 80,000.00	\$ -	\$ (47,500.00)
14A.HR			*	The Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a Johnson Controls Metasys control system with products provided and installed by Johnson Controls, Corporate Branch Office.	\$ 30,000.00	\$ 20,000.00	\$ 100,000.00	\$ -	No Bid
14B.H				The Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a control system with products provided and installed by Siemens Building Technologies, Blue Bell, PA.	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
14B.R				The Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a control system with products provided and installed by Siemens Building Technologies, Blue Bell, PA.	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
14B.HR				The Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a control system with products provided and installed by Siemens Building Technologies, Blue Bell, PA.	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	No Bid
15A.H				Add to provide airstream disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units.	\$ 50,000.00	\$ 45,000.00	\$ 30,000.00	\$ 49,291.00	\$ 46,650.00
15A.R				Add to provide airstream disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units.	\$ 50,000.00	\$ 45,000.00	\$ 32,000.00	\$ 49,291.00	\$ 46,650.00
15A.HR				Add to provide airstream disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units.	\$ 100,000.00	\$ 90,000.00	\$ 62,000.00	\$ 98,582.00	No Bid
15B.H	*			Add to provide bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 20,000.00	\$ 20,000.00	\$ 36,000.00	\$ 29,710.00	\$ 17,500.00
15B.R		*		Add to provide bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 20,000.00	\$ 20,000.00	\$ 42,000.00	\$ 29,710.00	\$ 17,500.00
15B.HR			*	Add to provide bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 40,000.00	\$ 40,000.00	\$ 78,000.00	\$ 59,420.00	No Bid
15C.H				Add to provide surface disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units and bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 35,000.00	\$ 30,000.00	\$ 66,000.00	\$ 39,225.00	\$ 31,000.00
15C.R				Add to provide surface disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units and bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 35,000.00	\$ 30,000.00	\$ 74,000.00	\$ 39,225.00	\$ 31,000.00
15C.HR				Add to provide surface disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units and bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 70,000.00	\$ 60,000.00	\$ 140,000.00	\$ 78,450.00	No Bid
16A.H				Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all heating hot water and chilled cold water piping sized 2-1/2" and less. The mechanical room is excluded from this alternate.	\$ (45,000.00)	\$ (20,000.00)	\$ (30,000.00)	\$ (18,000.00)	\$ 1,500.00
16A.R				Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all heating hot water and chilled cold water piping sized 2-1/2" and less. The mechanical room is excluded from this alternate.	\$ (45,000.00)	\$ (20,000.00)	\$ (30,000.00)	\$ (18,000.00)	\$ 1,500.00
16A.HR				Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all heating hot water and chilled cold water piping sized 2-1/2" and less. The mechanical room is excluded from this alternate.	\$ (92,000.00)	\$ (40,000.00)	\$ (60,000.00)	\$ (36,000.00)	No Bid



Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Mechanical Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49

SCHRADER GROUP

	H	R	HR		Boro Developers, Inc. dba Boro Construction	IBM Mechanical, Inc.	Myco Mechanical, Inc.	Trefz Mechanical, Inc.	Tri-County Mechanical, Inc.
				CONTRACT HES: Base Bid Plus Proposed Alternates:	\$ 3,224,000.00	\$ 2,974,000.00	\$ 3,083,000.00	\$ 2,944,888.00	\$ 2,870,000.00
				Value of Total Alternates Selected:	\$ 40,000.00	\$ 30,000.00	\$ 96,000.00	\$ 29,710.00	\$ (30,000.00)
				\$ Above Low:	\$ 354,000.00	\$ 104,000.00	\$ 213,000.00	\$ 74,888.00	\$ -
				CONTRACT RES: Base Bid Plus Proposed Alternates:	\$ 3,307,000.00	\$ 2,999,000.00	\$ 3,276,000.00	\$ 3,032,700.00	\$ 2,918,000.00
				Value of Total Alternates Selected:	\$ 40,000.00	\$ 30,000.00	\$ 122,000.00	\$ 29,710.00	\$ (30,000.00)
				\$ Above Low:	\$ 389,000.00	\$ 81,000.00	\$ 358,000.00	\$ 114,700.00	\$ -
				CONTRACT HES-RES: Base Bid Plus Proposed Alternates:	\$ 6,520,000.00	\$ 5,947,000.00	\$ 6,152,000.00	\$ 5,881,288.00	No Bid
				Value of Total Alternates Selected:	\$ 70,000.00	\$ 60,000.00	\$ 178,000.00	\$ 59,420.00	No Bid
				\$ Above Low:	\$ 638,712.00	\$ 65,712.00	\$ 270,712.00	\$ -	No Bid

Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Electrical Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49

	H	R	HR		Boro Developers, Inc. dba Boro Construction	Brendan Stanton, Inc. dba BSI Electrical Contractors	Philips Brothers Electrical Contractors
				BASE BID - CONTRACT HES	\$ 2,731,000.00	\$ 3,099,000.00	\$ 3,099,700.00
				BASE BID - CONTRACT RES	\$ 2,879,000.00	\$ 3,599,000.00	\$ 3,295,500.00
				BASE BID - CONTRACT HES-RES	\$ 5,598,000.00	\$ 6,598,000.00	\$ 6,275,000.00
1.H	*			Unclassified excavation in lieu of classified excavation for rock removal.	\$ 5,000.00	\$ 10,000.00	\$ 20,000.00
1.R		*		Unclassified excavation in lieu of classified excavation for rock removal.	\$ 5,000.00	\$ 10,000.00	\$ 20,000.00
1.HR			*	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 10,000.00	\$ 20,000.00	\$ 40,000.00
3.H				Add scope of outdoor learning area work.	\$ 1,500.00	\$ 6,900.00	\$ 2,500.00
3.R				Add scope of outdoor learning area work.	\$ 1,500.00	\$ 6,900.00	\$ 2,500.00
3.HR				Add scope of outdoor learning area work.	\$ 3,000.00	\$ 13,800.00	\$ 5,000.00
8A.H	*			Deduct the one canopy at the bus loop drop off area (Area C) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	\$ (4,000.00)	\$ (8,100.00)	\$ (6,900.00)
8A.R		*		Deduct the one canopy at the bus loop drop off area (Area C) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	\$ (4,500.00)	\$ (8,100.00)	\$ (7,300.00)
8A.HR			*	Deduct the one canopy at the bus loop drop off area (Area C) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	\$ (8,500.00)	\$ (16,200.00)	\$ (14,200.00)
8B.H				Deduct the one canopy at the parent drop off area (Area A) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	\$ (3,500.00)	\$ (9,100.00)	\$ (7,000.00)
8B.R				Deduct the one canopy at the parent drop off area (Area A) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	\$ (4,000.00)	\$ (9,100.00)	\$ (7,200.00)
8B.HR				Deduct the one canopy at the parent drop off area (Area A) as shown on the Construction Documents. Sidewalks, concrete flatwork and storm water system is to remain as noted on the Drawings.	\$ (7,500.00)	\$ (18,200.00)	\$ (14,200.00)
9.H	*			The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00
9.R		*		The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00
9.HR			*	The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00
12.H		*		Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 5,000.00	\$ 6,000.00	\$ 10,000.00
12.R			*	Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 5,000.00	\$ 6,000.00	\$ 10,000.00
12.HR			*	Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 10,000.00	\$ 12,000.00	\$ 20,000.00
17.H				Delete solar panels and associated equipment.	\$ (170,000.00)	\$ (208,000.00)	\$ (230,000.00)



D'HUY Engineering, Inc.

Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Electrical Contract Bid Tab
Bid Opening February 23, 2021
DEI Project Nos. 283048-49

SCHRADERGROUP

	H	R	HR		Boro Developers, Inc. dba Boro Construction	Brendan Stanton, Inc. dba BSI Electrical Contractors	Philips Brothers Electrical Contractors
17.R				Delete solar panels and associated equipment.	\$ (170,000.00)	\$ (208,000.00)	\$ (230,000.00)
17.HR				Delete solar panels and associated equipment.	\$ (330,000.00)	\$ (386,000.00)	\$ (460,000.00)
18.H				The Bidder shall state the adjustment in price from the Base Bid to design, furnish, and install a lightning protection system as specified in Specification Section 264113.	\$ 45,000.00	\$ 61,800.00	\$ 80,000.00
18.R				The Bidder shall state the adjustment in price from the Base Bid to design, furnish, and install a lightning protection system as specified in Specification Section 264113.	\$ 45,000.00	\$ 61,800.00	\$ 80,000.00
18.HR				The Bidder shall state the adjustment in price from the Base Bid to design, furnish, and install a lightning protection system as specified in Specification Section 264113.	\$ 80,000.00	\$ 123,600.00	\$ 160,000.00
				CONTRACT HES: Base Bid Plus Proposed Alternates:	\$ 2,739,500.00	\$ 3,108,900.00	\$ 3,124,800.00
				Value of Total Alternates Selected:	\$ 8,500.00	\$ 9,900.00	\$ 25,100.00
				\$ Above Low:	\$ -	\$ 369,400.00	\$ 385,300.00
				CONTRACT RES: Base Bid Plus Proposed Alternates:	\$ 2,887,000.00	\$ 3,608,900.00	\$ 3,320,200.00
				Value of Total Alternates Selected:	\$ 8,000.00	\$ 9,900.00	\$ 24,700.00
				\$ Above Low:	\$ -	\$ 721,900.00	\$ 433,200.00
				CONTRACT HES-RES: Base Bid Plus Proposed Alternates:	\$ 5,614,500.00	\$ 6,617,800.00	\$ 6,324,800.00
				Value of Total Alternates Selected:	\$ 16,500.00	\$ 19,800.00	\$ 49,800.00
				\$ Above Low:	\$ -	\$ 1,003,300.00	\$ 710,300.00



Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Plumbing Contract Bid Tab
Bid Opening February 23, 2021
DEI Project No. 283048-49

SCHRADER GROUP

	H	R	HR		Jay R. Reynolds, Inc.	JBM Mechanical, Inc.	Myco Mechanical, Inc.	Stan Roch Plumbing, Inc.
				BASE BID - CONTRACT HES	\$ 1,321,000.00	\$ 1,376,000.00	\$ 1,274,000.00	\$ 1,310,000.00
				BASE BID - CONTRACT RES	\$ 1,356,000.00	\$ 1,374,000.00	\$ 1,266,000.00	\$ 1,310,000.00
				BASE BID - CONTRACT HES-RES	\$ 2,617,000.00	\$ 2,748,000.00	\$ 2,494,000.00	\$ 2,580,000.00
1.H	*			Unclassified excavation in lieu of classified excavation for rock removal.	\$ 2,500.00	\$ 1.00	\$ 5,000.00	\$ 2,000.00
1.R		*		Unclassified excavation in lieu of classified excavation for rock removal.	\$ 3,600.00	\$ 2,000.00	\$ 5,000.00	\$ 2,000.00
1.HR			*	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 6,100.00	\$ 2,001.00	\$ 10,000.00	\$ 4,000.00
9.H				The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ -	\$ -	\$ -	\$ -
9.R				The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ -	\$ -	\$ -	\$ -
9.HR				The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ -	\$ -	\$ -	\$ -
12.H	*			Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 1,100.00	\$ -	\$ 12,000.00	\$ -
12.R		*		Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 1,100.00	\$ -	\$ 8,000.00	\$ -
12.HR			*	Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 2,200.00	\$ -	\$ 20,000.00	\$ -
16B.H	*			Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (4,000.00)	\$ (12,000.00)	\$ (20,000.00)	\$ (2,000.00)
16B.R		*		Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (4,000.00)	\$ (12,000.00)	\$ (20,000.00)	\$ (2,000.00)
16B.HR			*	Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (8,000.00)	\$ (24,000.00)	\$ (40,000.00)	\$ (4,000.00)
				CONTRACT HES: Base Bid Plus Proposed Alternates:	\$ 1,320,600.00	\$ 1,364,001.00	\$ 1,271,000.00	\$ 1,310,000.00
				Value of Total Alternates Selected:	\$ (400.00)	\$ (11,999.00)	\$ (3,000.00)	\$ -
				\$ Above Low:	\$ 49,600.00	\$ 93,001.00	\$ -	\$ 39,000.00
				CONTRACT RES: Base Bid Plus Proposed Alternates:	\$ 1,356,700.00	\$ 1,364,000.00	\$ 1,259,000.00	\$ 1,310,000.00
				Value of Total Alternates Selected:	\$ 700.00	\$ (10,000.00)	\$ (7,000.00)	\$ -
				\$ Above Low:	\$ 97,700.00	\$ 105,000.00	\$ -	\$ 51,000.00
				CONTRACT HES-RES: Base Bid Plus Proposed Alternates:	\$ 2,617,300.00	\$ 2,726,001.00	\$ 2,484,000.00	\$ 2,580,000.00
				Value of Total Alternates Selected:	\$ 300.00	\$ (21,999.00)	\$ (10,000.00)	\$ -
				\$ Above Low:	\$ 133,300.00	\$ 242,001.00	\$ -	\$ 96,000.00

Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Plumbing Contract Bid Tab
Bid Opening February 23, 2021
DEI Project No. 283048-49

	H	R	HR		Jay R. Reynolds, Inc.	JBM Mechanical, Inc.	Myco Mechanical, Inc.	Stan Roch Plumbing, Inc.
				BASE BID - CONTRACT HES	\$ 1,321,000.00	\$ 1,376,000.00	\$ 1,274,000.00	\$ 1,310,000.00
				BASE BID - CONTRACT RES	\$ 1,356,000.00	\$ 1,374,000.00	\$ 1,266,000.00	\$ 1,310,000.00
				BASE BID - CONTRACT HES-RES	\$ 2,617,000.00	\$ 2,748,000.00	\$ 2,494,000.00	\$ 2,580,000.00
1.H	*			Unclassified excavation in lieu of classified excavation for rock removal.	\$ 2,500.00	\$ 1.00	\$ 5,000.00	\$ 2,000.00
1.R		*		Unclassified excavation in lieu of classified excavation for rock removal.	\$ 3,600.00	\$ 2,000.00	\$ 5,000.00	\$ 2,000.00
1.HR			*	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 6,100.00	\$ 2,001.00	\$ 10,000.00	\$ 4,000.00
9.H				The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ -	\$ -	\$ -	\$ -
9.R				The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ -	\$ -	\$ -	\$ -
9.HR				The Base Bid includes new clerestory and roof structures for the Library as shown on the Construction Documents. Under this Alternate, Bidder shall delete the new clerestory and roof structures, maintain the existing roof structure, replace the roof, replace the window system, and provide new motorized window shades as shown on the Construction Documents.	\$ -	\$ -	\$ -	\$ -
12.H				Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 1,100.00	\$ -	\$ 12,000.00	\$ -
12.R				Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 1,100.00	\$ -	\$ 8,000.00	\$ -
12.HR				Delete the furring, drywall and ceramic tile wainscoting in corridors. The Bidder shall repair, including patching of all holes, removal and repair of any items remaining in existing CMU and repaint existing CMU in corridors as shown on the Construction Documents. The Bidder shall match existing stack bond of tooth-in CMU to match existing.	\$ 2,200.00	\$ -	\$ 20,000.00	\$ -
16B.H	*			Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (4,000.00)	\$ (12,000.00)	\$ (20,000.00)	\$ (2,000.00)
16B.R		*		Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (4,000.00)	\$ (12,000.00)	\$ (20,000.00)	\$ (2,000.00)
16B.HR			*	Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of Base Bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (8,000.00)	\$ (24,000.00)	\$ (40,000.00)	\$ (4,000.00)
				CONTRACT HES: Base Bid Plus Proposed Alternates:	\$ 1,319,500.00	\$ 1,364,001.00	\$ 1,259,000.00	\$ 1,310,000.00
				Value of Total Alternates Selected:	\$ (1,500.00)	\$ (11,999.00)	\$ (15,000.00)	\$ -
				\$ Above Low:	\$ 60,500.00	\$ 105,001.00	\$ -	\$ 51,000.00
				CONTRACT RES: Base Bid Plus Proposed Alternates:	\$ 1,355,600.00	\$ 1,364,000.00	\$ 1,251,000.00	\$ 1,310,000.00
				Value of Total Alternates Selected:	\$ (400.00)	\$ (10,000.00)	\$ (15,000.00)	\$ -
				\$ Above Low:	\$ 104,600.00	\$ 113,000.00	\$ -	\$ 59,000.00
				CONTRACT HES-RES: Base Bid Plus Proposed Alternates:	\$ 2,615,100.00	\$ 2,726,001.00	\$ 2,464,000.00	\$ 2,580,000.00
				Value of Total Alternates Selected:	\$ (1,900.00)	\$ (21,999.00)	\$ (30,000.00)	\$ -
				\$ Above Low:	\$ 151,100.00	\$ 262,001.00	\$ -	\$ 116,000.00

Council Rock School District
Hillcrest and Richboro Elementary Schools
Additions and Renovations
Budget Summary with Alternates
Bid Opening February 23, 2021
DEI Project No. 283048-49

Source Document Only
(Illegible – Hard Copy w/ BoardDocs)

Item Description	Contract HES Budget	HES Actual Bids w/ Alternates	Difference from Budget to Bids	Contract RES Budget	RES Actual Bids w/ Alternates	Difference from Budget to Bids	Combined Budget	Combined Actual Bids w/ Alternates	Difference from Budget to Bids	Combined Bids Difference from Budget to Bid
GC: Penn Builders, Inc. Alternates Selected: 1.H, 2.H, 4.H, 5.H, 6.H, 8A.H, 9.H, 11A.H, 12.H, 1.R, 2.R, 4.R, 5.R, 6.R, 8A.R, 9.R, 11A.R, 12.R	\$ 11,770,700	\$ 10,806,500		\$ 12,045,600	\$ 11,244,000					
GC: Skepton Construction, Inc. Alternates Selected: 1.HR, 2.HR, 4.HR, 5.HR, 6.HR, 8A.HR, 9.HR, 11A.HR, 12.HR							\$ 23,816,300	\$ 20,511,000		(3,305,300)
HVAC: Tri-County Mechanical, Inc. Alternates Selected: 14A.H, 14A.R, 15B.H, 15B.R	\$ 3,078,900	\$ 2,870,000		\$ 3,078,900	\$ 2,918,000		\$ 6,157,800	\$ 5,788,000		(369,800)
Electrical: Boro Developers, Inc. Alternates Selected: 1.HR, 8A.HR, 9.HR, 12.HR	\$ 2,911,900	\$ 2,739,500		\$ 2,979,700	\$ 2,887,000		\$ 5,891,600	\$ 5,614,500		(277,100)
Plumbing: Myco Mechanical, Inc. Alternates Selected: 1.HR, 12.HR, 16B.HR	\$ 1,301,400	\$ 1,271,000		\$ 1,301,400	\$ 1,259,000		\$ 2,602,800	\$ 2,484,000		(118,800)
Budget vs. Bid Total	\$ 19,062,900	\$ 17,687,000		\$ 19,405,600	\$ 18,308,000		\$ 38,468,500	\$ 34,397,500		(4,071,000)
Inflation Contingency	\$ -	\$ -		\$ 800,000	\$ -		\$ 800,000	\$ -		\$ 800,000
ACE Grant Funds Remaining for Construction Costs	\$ 448,000	\$ -		\$ 448,000	\$ -		\$ 896,000	\$ -		\$ 896,000
Construction Costs Grand Total:	\$ 19,510,900	\$ 17,687,000	\$ (1,823,900)	\$ 20,653,600	\$ 18,308,000	\$ (2,345,600)	\$ 40,164,500	\$ 34,397,500	\$ (5,767,000)	\$ (5,767,000)
Soft Costs										
Environmental Consultant - Element Environmental Solutions, Inc.	\$ 4,560	\$ 4,560		\$ 4,560	\$ 4,560		\$ 9,120	\$ 9,120		Hazardous Materials Investigation. Actual Cost.
Geotechnical Testing - Earth Engineering, Inc.	\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000		\$ 40,000	\$ 40,000		Moved \$20K to Construction Testing based on Agreement amount.
Builder's Risk Insurance	\$ 30,000	\$ 30,000		\$ 30,000	\$ 30,000		\$ 60,000	\$ 60,000		
Architect Fees	\$ 918,665	\$ 918,665		\$ 709,337	\$ 709,337		\$ 1,628,002	\$ 1,628,002		Fixed fee, approved 11/14/19 with SGA
Site Survey Allowance	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		Included in Architect's fee
Civil/Land Development/Site Survey	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		Included in Architect's fee
D/Hay Eng. - RFE fees	\$ 496,000	\$ 496,000		\$ 487,000	\$ 487,000		\$ 983,000	\$ 983,000		Fixed fee, approved 11/14/19
Legal Costs	\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000		\$ 40,000	\$ 40,000		
Approvals & Permits	\$ 300,000	\$ 300,000		\$ 300,000	\$ 300,000		\$ 600,000	\$ 600,000		
New Electrical Service	\$ 25,000	\$ 25,000		\$ 25,000	\$ 25,000		\$ 50,000	\$ 50,000		Electric service upgrades primary to secondary may be required.
New Phone Service	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000		\$ 20,000	\$ 20,000		
New Gas Service	\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000		\$ 10,000	\$ 10,000		
New Computer/Data Wire Service	\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000		\$ 10,000	\$ 10,000		
Utilities/Water/Sewer	\$ 15,000	\$ 15,000		\$ 15,000	\$ 15,000		\$ 30,000	\$ 30,000		
Construction Testing - Geo-Technology Associates, Inc.	\$ 60,000	\$ 60,000		\$ 60,000	\$ 60,000		\$ 120,000	\$ 120,000		Increased by \$20K based on proposals
TAB Services - Butler Balancing Co, Inc.	\$ 25,000	\$ 25,000		\$ 25,000	\$ 25,000		\$ 50,000	\$ 50,000		Based on actual proposals received
Printing, etc.	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000		\$ 20,000	\$ 20,000		
Movable fixtures and equipment	\$ 550,000	\$ 550,000		\$ 550,000	\$ 550,000		\$ 1,100,000	\$ 1,100,000		
Construction Contingency	\$ 1,404,092	\$ 1,408,992		\$ 1,396,632	\$ 1,395,932		\$ 2,800,724	\$ 2,798,864		
Additional Soft Costs - ACE Grant Costs										
LEED Registration Costs	\$ 1,200	\$ 1,200		\$ 1,200	\$ 1,200		\$ 2,400	\$ 2,400		
LEED Design Review Fees	\$ 4,000	\$ 4,000		\$ 4,000	\$ 4,000		\$ 8,000	\$ 8,000		
Architect - Phase 1 fees	\$ 19,078	\$ 19,078		\$ 19,078	\$ 19,078		\$ 38,156	\$ 38,156		
Metropolitan Acoustics	\$ 25,875	\$ 25,875		\$ 25,875	\$ 25,875		\$ 51,750	\$ 51,750		Acoustic analysis
MEP Consultant - Consolidated Engineers	\$ 24,000	\$ 24,000		\$ 24,000	\$ 24,000		\$ 48,000	\$ 48,000		Energy Model
Civil Consultant - Terraform Engineering	\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000		\$ 10,000	\$ 10,000		
LEED Consultant: Re/Vision Architecture	\$ 45,400	\$ 45,400		\$ 45,400	\$ 45,400		\$ 90,800	\$ 90,800		Daylight modeling
Architect - Phase 2 fees	\$ 10,390	\$ 10,390		\$ 10,390	\$ 10,390		\$ 20,780	\$ 20,780		Construction Administration Fee
MEP Consultant - Consolidated Engineers	\$ 7,000	\$ 7,000		\$ 7,000	\$ 7,000		\$ 14,000	\$ 14,000		Construction Administration Fee
Civil Consultant - Terraform Engineering	\$ 4,000	\$ 4,000		\$ 4,000	\$ 4,000		\$ 8,000	\$ 8,000		Construction Administration Fee
Metropolitan Acoustics	\$ 7,600	\$ 7,600		\$ 7,600	\$ 7,600		\$ 15,200	\$ 15,200		Construction Administration Fee
LEED Consultant: Re/Vision Architecture	\$ 13,000	\$ 13,000		\$ 13,000	\$ 13,000		\$ 26,000	\$ 26,000		Construction Administration Fee
LEED Commissioning / Enhanced Commissioning - The Stone House Group										
Design/CD Fee	\$ 11,000	\$ 11,000		\$ 11,000	\$ 11,000		\$ 22,000	\$ 22,000		
Construction Administration Fee	\$ 47,500	\$ 47,500		\$ 49,000	\$ 49,000		\$ 96,500	\$ 96,500		
Construction Management	\$ 82,000	\$ 82,000		\$ 82,000	\$ 82,000		\$ 164,000	\$ 164,000		LEED & ACE Grant Management
Solar Panel Allowance*							\$ -	\$ -		Solar panel allowance included in Construction Costs
Green Power and Carbon Offsets Contract	\$ 30,000	\$ 30,000		\$ 30,000	\$ 30,000		\$ 30,000	\$ 30,000		
Construction Waste Management - Revolution Recovery	\$ 55,000	\$ 55,000		\$ 55,000	\$ 55,000		\$ 110,000	\$ 110,000		Actual anticipated award amount based on RFP Proposal
ACE Grant Award	\$ (820,958)	\$ (820,958)		\$ (820,958)	\$ (820,958)		\$ (1,641,916)	\$ (1,641,916)		
ACE Grant Funds Remaining	\$ (448,915)	\$ (448,915)		\$ (448,915)	\$ (448,915)		\$ (896,830)	\$ (896,830)		
TOTAL SOFT COSTS	\$ 3,449,402	\$ 3,448,402	\$ -	\$ 3,225,114	\$ 3,225,114	\$ -	\$ 6,674,516	\$ 6,674,516	\$ -	\$ -
Financing	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$300K for HES, \$515K for RES - Not included in budget
TOTAL ESTIMATED PROJECT COSTS	\$ 22,960,302	\$ 21,135,402	\$ (1,823,900)	\$ 23,878,714	\$ 21,533,114	\$ (2,345,600)	\$ 46,839,016	\$ 41,072,016	\$ (5,767,000)	\$ (5,767,000)
										Funds can be reallocated to other projects.

Hillcrest Elementary School

Additions and Renovations Project

Apparent Low Bidders – Bid Breakdown (23FEB21 Opg.)



Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Penn Builders, Inc.	\$ 11,597,000	(\$790,500)	\$ 10,806,500	1, 2, 4, 5, 6, 8, 9, 11, 12
Mechanical Construction Tri-County Mech.	\$ 2,900,000	(\$30,000)	\$ 2,870,000	14A, 15B
Electrical Construction Boro Developers	\$ 2,731,000	\$ 8,500	\$ 2,739,500	1, 8, 9, 12
Plumbing Construction Myco Mechanical	\$ 1,274,000	(\$3,000)	\$ 1,271,000	1, 12, 16B
TOTALS	\$ 18,502,000	(\$ 815,000)	\$ 17,687,000	

GENERAL BUDGET SUMMARY – CONSTRUCTION COSTS

	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 19,062,900	\$ 17,687,000	
Inflation Contingency	n/a	n/a	
ACE Grant Funds Remaining for Construction	\$ 448,000	---	
Construction Cost Grand Total	\$ 19,510,900	\$17,687,000	(\$1,823,900)

Hillcrest Elementary School

Additions and Renovations Project



Const. Documents Project Budget vs. Bid Results

Item	90% CD Budget	Actual Bids
Construction Costs	\$ 19,062,900	\$ 17,687,000
Soft Costs - Fees, Permits, Testing, Etc.	\$ 5,167,275	\$ 4,719,275
TOTAL PROJECT BUDGET	\$ 24,230,175	\$ 22,406,275

LEED Gold Certification/ACE Grant Costs

Total ACE Grant Costs <i>(Solar and LEED compliance cost items are included in construction costs)</i>	included	included
TOTAL PROJECT COST BUDGET	\$ 24,230,175	\$ 22,406,275
ACE Grant Award	(\$ 820,958)	(\$ 820,958)
ACE Grant Funds Remaining	(\$ 448,915)	(\$ 448,915)
TOTAL PROJECT COSTS w/ ACE Grant	\$ 22,960,302	\$ 21,136,402

Project is below budget by \$1,823,900 including recommended value added alternates, allowances and contingencies.

In addition, the budget includes all moving costs for the relocation of HCES to the former RMS.

*Excludes Financing Costs

Hillcrest Elementary School

Additions and Renovations Project



Construction Documents Budget vs. Bid Results

When considering Allowances, Contingencies and Recommended Alternates, the project costs are further below budget. A summary of other costs included in the budget are as follows:

Item	Budget
Furniture, Fixtures and Equipment (Includes cameras, LED Smartboards and phones)	\$ 550,000
Construction Contingency	\$ 1,403,392
Project Allowances (4 Prime Contractors)	\$ 612,288
Utility Allowances	\$ 60,000
TOTAL ALLOWANCES AND CONTINGENCIES	\$ 2,625,680

Richboro Elementary School

Additions and Renovations Project

Apparent Low Bidders – Bid Breakdown (23FEB21 Opg.)



Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Penn Builders, Inc.	\$ 11,996,000	(\$752,000)	\$ 11,244,000	1, 2, 4, 5, 6, 8, 9, 11, 12
Mechanical Construction Tri-County Mech.	\$ 2,948,000	(\$30,000)	\$ 2,918,000	14A, 15B
Electrical Construction Boro Developers	\$ 2,879,000	\$ 8,000	\$ 2,887,000	1, 8, 9, 12
Plumbing Construction Myco Mechanical	\$ 1,266,000	(\$7,000)	\$ 1,259,000	1, 12, 16B
TOTALS	\$ 19,089,000	(\$ 781,000)	\$ 18,308,000	

GENERAL BUDGET SUMMARY – CONSTRUCTION BUDGET

	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 19,405,600	\$ 18,308,000	
Inflation Contingency	\$ 800,000	included above	
ACE Grant Funds Remaining for Construction	\$ 448,000	---	
Construction Cost Grand Total	\$ 20,653,600	\$ 18,308,000	(\$2,345,600)

Richboro Elementary School

Additions and Renovations Project



Const. Documents Project Budget vs. Bid Results

Item	90% CD Budget	Actual Bids
Construction Costs	\$ 19,405,600	\$ 18,308,000
Soft Costs - Fees, Permits, Testing, Etc.	\$ 5,741,487	\$ 4,493,487
TOTAL PROJECT BUDGET	\$ 25,147,087	\$ 22,801,487

LEED Gold Certification/ACE Grant Costs

Total ACE Grant Costs <i>(Solar and LEED compliance cost items are included in construction costs)</i>	included	included
TOTAL PROJECT BUDGET	\$ 25,147,087	\$ 22,801,487
ACE Grant Award	(\$ 820,958)	(\$ 820,958)
ACE Grant Funds Remaining	(\$ 447,415)	(\$ 447,415)
TOTAL PROJECT COSTS w/ ACE Grant	\$ 23,878,714	\$ 21,533,114

Project is below budget by \$2,345,600 including recommended value added alternates, allowances and contingencies.

In addition, the budget includes all moving costs for the relocation of RES to the former RMS.

*Excludes Financing Costs from PlanCon D: \$315,000

Richboro Elementary School

Additions and Renovations Project



Construction Documents Budget vs. Bid Results

When considering Allowances, Contingencies and Recommended Alternates, the project costs are further below budget. A summary of other costs included in the budget are as follows:

Item	Budget
Furniture, Fixtures and Equipment (Includes cameras, LED Smartboards and phones)	\$ 550,000
Construction Contingency	\$ 1,395,932
Project Allowances (4 Prime Contractors)	\$ 614,822
Utility Allowances	\$ 60,000
TOTAL ALLOWANCES AND CONTINGENCIES	\$ 2,620,754

Hillcrest/Richboro Elementary School Combined Bid

Additions and Renovations Project

Apparent Low Bidders – Bid Breakdown (23FEB21 Opg.)



Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Skepton Const. Inc.	\$ 22,150,000	(\$1,639,000)	\$ 20,511,000	1, 2, 4, 5, 6, 8, 9, 11, 12
Mechanical Construction Tri-County Mech.	\$ 5,848,000	(\$60,000)	\$ 5,788,000	14A, 15B
Electrical Construction Boro Developers	\$ 5,598,000	\$ 16,500	\$ 5,614,500	1, 8, 9, 12
Plumbing Construction Myco Mechanical	\$ 2,494,000	(\$10,000)	\$ 2,484,000	1, 12, 16B
TOTALS	\$ 36,090,000	(\$ 1,692,500)	\$ 34,397,500	

GENERAL BUDGET SUMMARY – <u>CONSTRUCTION BUDGET</u>			
	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 38,468,500	\$ 34,397,500	
Inflation Contingency	\$ 800,000	included above	
ACE Grant Funds Remaining for Construction	\$ 896,000	---	
Construction Cost Grand Total	\$ 40,164,500	\$ 34,397,500	(\$5,767,000)

Hillcrest/Richboro Elementary School



Additions and Renovations Project – Combined Bid Const. Documents Project Budget vs. Bid Results

Item	90% CD Budget	Combined Bid
Construction Costs	\$ 38,468,500	\$ 34,397,500
Soft Costs - Fees, Permits, Testing, Etc.	\$ 10,908,762	\$ 9,212,762
TOTAL PROJECT BUDGET	\$ 49,377,262	\$ 43,610,262

LEED Gold Certification/ACE Grant Costs

Total ACE Grant Costs <i>(Solar and LEED compliance cost items are included in construction costs)</i>	included	included
TOTAL PROJECT COSTS	\$ 49,377,262	\$ 43,610,262
ACE Grant Award	(\$ 1,641,916)	(\$ 1,641,916)
ACE Grant Funds Remaining	(\$ 896,330)	(\$ 896,330)
TOTAL PROJECT COSTS w/ ACE Grant	\$ 46,839,016	\$ 41,072,016

The combined bid strategy resulted in significant savings of \$5,767,000 to the CRSD!

The savings reflect projects that are in parity with prior renovation projects including site improvements, sustainable materials, HVAC systems and enhanced filtration for IAQ

*Excludes Financing Costs

Hillcrest/Richboro Elementary School

Additions and Renovations Project

Construction Documents Budget vs. Bid Results



When considering Allowances, Contingencies and Recommended Alternates, the project costs are further below budget. A summary of other costs included in the budget are as follows:

Item	Budget
Furniture, Fixtures and Equipment (Includes cameras, LED Smartboards and phones)	\$ 1,100,000
Construction Contingency	\$ 2,799,324
Project Allowances (4 Prime Contractors)	\$ 1,227,110
Utility Allowances	\$ 120,000
TOTAL ALLOWANCES AND CONTINGENCIES	\$ 5,246,434

Hillcrest and Richboro Elementary School - Additions and Renovations Project
Apparent Low Bidders – Comparison of Bids (23FEB21 Opg.)



HILLCREST ES - GENERAL BUDGET SUMMARY – CONSTRUCTION BUDGET

	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 19,062,900	\$ 17,687,000	
Inflation Contingency	n/a	n/a	
ACE Grant Funds Remaining for Construction	\$ 448,000	---	
Construction Cost Grand Total	\$ 19,510,900	\$ 17,687,000	(\$1,823,900)

RICHBORO ES - GENERAL BUDGET SUMMARY – CONSTRUCTION BUDGET

	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 19,405,600	\$ 19,308,000	
Inflation Contingency	\$ 800,000	included above	
ACE Grant Funds Remaining for Construction	\$ 448,000	---	
Construction Cost Grand Total	\$ 20,653,600	\$ 18,308,000	(\$2,345,600)

HILLCREST/RICHBORO COMBINBED BID - GENERAL BUDGET SUMMARY – CONSTRUCTION BUDGET

	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 38,468,500	\$ 34,397,500	
Inflation Contingency	\$ 800,000	included above	
ACE Grant Funds Remaining for Construction	\$ 896,000	---	
Construction Cost Grand Total	\$ 40,164,500	\$ 34,397,500	(\$ 5,767,000)

Hillcrest Elementary School

Additions and Renovations Project

Alternate Descriptions and Recommendations



Hillcrest Elementary School

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 1H - Unclassified Rock Excavations

(GC, EC, PC)

\$ 23,000

Contractor is responsible to excavate all rock for the cost of this alternate. The bid is favorable based on geotechnical report and potential risks. *Value Added Alternate*

Alternate No. 2H – Add Courtyard Restoration

(GC)

\$ 16,500

This alternate adds the restoration of the existing enclosed courtyard including additional concrete sidewalks and miscellaneous plantings. This alternate is recommended based on the accessibility to the courtyard during construction.

Value Added Alternate

Alternate No. 4H – Mill and Overlay Existing Parking Lot

(GC)

\$ 67,000

The alternate requires the contractor to mill and overlay the existing parking lot and driveway within one month of substantial completion. *Value Added Alternate*

Alternate No. 5H – Delete New Exterior Metal Panels

(GC)

(\$ 340,000)

Acceptance of this alternate deletes the addition of metal panels to replace the existing stucco/EIFS fascia and soffit panels at the building perimeter. This alternate is recommended for acceptance based on the current condition of the existing fascia/soffit system and the cost to replace. Under the base bid, the contractor will clean, repair and provide a new elastomeric coating system over the existing stucco/EIFS panels.

Budget Management

Hillcrest Elementary School

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 6H – Roofing Material Alternate

(GC)

\$ 15,000

The alternate provides a 30-year roof warranty ILO of the base bid 20-year warranty. This alternate offers great value when considering that the acceptance extends the warranty period 10 additional years at a cost of \$0.23/SF. The LCC analysis shows the value of a 10-year roof replacement in the year 2041 is \$27.00/SF

Value Added Alternate

Alternate No. 8AH – Delete Canopy at Bus Loop

(GC, EC)

(\$ 183,000)

This alternate eliminates the proposed canopy at the bus loop. This alternate was added to determine the value of the second canopy. Since this is not a standard at most other facilities, the alternate is not recommended.

Budget Management

Alternate No. 9H – Delete Library Clerestory

(GC, EC)

(\$ 295,500)

This alternate eliminates the addition the library clerestory construction similar to the library design at HMS and RHES. Since the existing library does have some natural daylighting from a single clerestory window system, this alternate is not recommended.

Budget Management

Hillcrest Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No's. 11AH, 11BH and 11CH – Alternate Corridor Floor Finish (GC) These alternates require the contractor to provide alternate floor finishes in lieu of the specified existing floor and base to remain. Alternate 11A is being recommended to provide replace the existing quarry tile floor with a quart tile floor system. Acceptance of this alternate requires the contractor to remove the failing and tired quarry tile floor, setting bed and base from the wall. Once removed, patch and level the existing concrete slab, provide a vapor barrier install 24" x 24" quartz tile floor with new 6" rubber base. The cost analysis to remove the tile, prepare the floor and install a new flooring system at less than \$20/SF is an excellent value. <i>Value Added Alternate</i>	\$ 165,000
Alternate No. 12H – Delete GWB & Tile Wainscoting at Corridors (GC EC PC) Deletes new ceramic tile wainscoting and painted GWB above at all existing corridors. Acceptance of this alternate would require the repair, patching, preparation and painting of the existing CMU corridor walls throughout. <i>Aesthetics and Functionality</i>	(\$ 233,000)
Alternate No. 14AH – Johnson Controls vs. JCI Open Protocol (MC) Under this alternate the district selects the standardized building management system by Johnson Control, Inc. <i>Operational Improvement and Standardization</i>	(\$ 47,500)

Hillcrest Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 15BH – Bipolar Ionization Disinfection Filtn. at AHU's (MC)	\$ 17,500
Acceptance of this alternate adds the bipolar ionization system at the air handling units (enhanced disinfection filtration). Recommendation of this alternate is based on the impact to IAQ from the current global pandemic and responsible design for projects moving forward. The American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) recommends the addition of Bipolar Ionization to the HVAC Systems to neutralize viruses and to mitigate mold spores, pollen, bacteria and odors. <i>Responsible HVAC IAQ Design</i>	
Alternate No. 16BH – Uponor PEX-A Tubing System (PC)	(\$ 20,000)
Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for domestic water piping sizes 2 ½" and less. This system has been used successfully on prior CR projects. <i>Value Added Alternate</i>	

Hillcrest Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 3H – Add Outdoor Classroom

(GC, EC)

\$ 175,500

This alternate adds the outdoor classroom. Under this alternate, the existing outdoor classroom that facilitates approximately 30 students would be enhanced. The improvements include a teaching wall, new pavers and concrete, convenience outlet and shade structure. Although we have constructed similar outdoor classrooms at HMS, NMS, HES and WES, the costs were significantly less, therefore this alternate is recommended for rejection due to cost of the work.

Budget Management

Alternate No. 8BH – Delete Canopy at Parent Drop-Off

(GC, EC)

(\$ 212,500)

This alternate eliminates the canopy at the parent drop-off at main entrance. The value is favorable and the benefits include protecting students from weather and expediting the timing of the AM drop-off and PM pick-up process. The addition of the canopy also provides parity with other schools recently completed including NMS, HMS and RHES.

Parity, Function and Value

Alternate No. 10H – Select Classroom Casework

(GC)

(\$ 27,000)

This alternate deletes a portion of select casework at each classroom. Storage is an important programmatic element at all schools, but especially at the ES level. Acceptance of this alternate would eliminate over 400 linear feet of wall cabinets and 400 linear feet of open cubicles. The value is exceptional when considering the alternate provides the additional casework at approximately \$34/LF when compared to a budgeted unit price of \$100/LF. Based on value and valuable additional storage, this alternate is not recommended for acceptance.

Value Added Alternate

Hillcrest Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 13H – Door Hardware Supplier (GC)	(\$ 20,000)
This alternate provides all door hardware, coordination and service by the door hardware consultant involved with the preparation of the door hardware schedule for this project. Although this alternate is a credit, the apparent low bid contractor expressed delivery concerns with the alternative hardware supplier.	
<i>Value Added Alternate</i>	
Alternate No. 14BH – Siemens Controls vs. JCI Open Protocol (MC)	\$ 50,000
Under this alternate the district has the option to select a building management system provided by Siemens ILO Johnson Controls. Based on the recommendation to select Alternate 14AH (Johnson Controls, Inc.), this alternate is recommended for rejection.	
<i>Budget Management</i>	
Alternate No. 15AH – UV Disinfection Filtration at AHU's (MC)	\$ 46,650
Acceptance of this alternate adds ultraviolet filtration systems to the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15BH- Bipolar Ionization Air Purification System.	
<i>Acceptance of Alternate 15BH (Bipolar Ionization)</i>	

Hillcrest Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

No. 15CH – UV Dis. Filt. & Bipolar Ionization at AHU's (MC)	\$ 31,000
Acceptance of this alternate adds UV and Bipolar systems at the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15BH- bipolar ionization air purification system. <i>Acceptance of Alternate 15BH (Bipolar Ionization)</i>	
Alternate No. 16AH – Uponor PEX-A Tubing System (MC)	\$ 1,500
Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for domestic water piping sizes 2 ½" and less. This system has been used successfully on prior CR projects. Since the anticipated credit was not provided for this alternate, the use of copper piping and fittings is recommended. <i>Budget Management</i>	
Alternate No. 17H – Delete Photovoltaic Solar Array (EC)	(\$ 170,000)
Deletes the solar array required for LEED Certification and to qualify for the ACE Grant monies. This cost is requested to evaluate the construction costs associated with LEED Certification and management of the ACE Grant documents. <i>LEED Verification Costs</i>	
Alternate No. 18H - Lightning Protection System (EC)	\$ 45,000
This alternate requires the EC to install a complete lightning protection system. This alternate is not recommended due to budget considerations. <i>Budget Management</i>	

Hillcrest Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 18H - Lightning Protection System

(EC)

\$ 45,000

This alternate requires the EC to install a complete lightning protection system. This alternate is not recommended due to budget considerations. ***Budget Management***

Total Recommended Value Added Alternates (\$ 815,000)

Richboro Elementary School

Additions and Renovations Project

Alternate Descriptions and

Recommendations



Richboro Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 1R - Unclassified Rock Excavations

(GC, EC, PC)

\$ 23,000

Contractor is responsible to excavate all rock for the cost of this alternate. The bid is favorable based on geotechnical report and potential risks. *Value Added Alternate*

Alternate No. 2R – Add Courtyard Restoration

(GC)

\$ 17,000

This alternate adds the restoration of the existing enclosed courtyard including additional concrete sidewalks and miscellaneous plantings. This alternate is recommended based on the accessibility to the courtyard during construction.

Value Added Alternate

Alternate No. 4R – Mill and Overlay Existing Parking Lot

(GC)

\$ 102,000

The alternate requires the contractor to mill and overlay the existing parking lot and driveway within one month of substantial completion. *Value Added Alternate*

Alternate No. 5R – Delete New Exterior Metal Panels

(GC)

(\$ 342,000)

Acceptance of this alternate deletes the addition of metal panels to replace the existing stucco/EIFS fascia and soffit panels at the building perimeter. This alternate is recommended for acceptance based on the current condition of the existing fascia/soffit system and the cost to replace. Under the base bid, the contractor will clean, repair and provide a new elastomeric coating system over the existing stucco/EIFS panels.

Budget Management

Richboro Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 6R – Roofing Material Alternate

(GC)

\$ 17,000

The alternate provides a 30-year roof warranty ILO of the base bid 20-year warranty. This alternate offers great value when considering that the acceptance extends the warranty period 10 additional years at a cost of \$0.23/SF. The LCC analysis shows the value of a 10-year roof replacement in the year 2041 is \$27.00/SF

Value Added Alternate

Alternate No. 8AR – Delete Canopy at Bus Loop

(GC, EC)

(\$ 183,500)

This alternate eliminates the proposed canopy at the bus loop. This alternate was added to determine the value of the second canopy. Since this is not a standard at most other facilities, the alternate is not recommended.

Budget Management

Alternate No. 9R – Delete Library Clerestory

(GC, EC)

(\$ 292,500)

This alternate eliminates the addition the library clerestory construction similar to the library design at HMS and RHES. Since the existing library does have some natural daylighting from a single clerestory window system, this alternate is not recommended.

Budget Management

Richboro Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No's. 11AR, 11BR and 11CR – Alternate Corridor Floor Finish (GC)	\$ 170,000
<p>These alternates require the contractor to provide alternate floor finishes in lieu of the specified existing floor and base to remain. Alternate 11A is being recommended to provide replace the existing quarry tile floor with a quart tile floor system. Acceptance of this alternate requires the contractor to remove the failing and tired quarry tile floor, setting bed and base from the wall. Once removed, patch and level the existing concrete slab, provide a vapor barrier install 24" x 24" quartz tile floor with new 6" rubber base. The cost analysis to remove the tile, prepare the floor and install a new flooring system at less than \$20/SF is an excellent value.</p> <p><i>Value Added Alternate</i></p>	
<p>Alternate No. 12R – Delete GWB & Tile Wainscoting at Corridors (GC EC PC)</p> <p>Deletes new ceramic tile wainscoting and painted GWB above at all existing corridors. Acceptance of this alternate would require the repair, patching, preparation and painting of the existing CMU corridor walls throughout.</p> <p><i>Aesthetics and Functionality</i></p>	(\$ 242,000)
<p>Alternate No. 14AR – Johnson Controls vs. JCI Open Protocol (MC)</p> <p>Under this alternate the district selects the standardized building management system by Johnson Control, Inc.</p> <p><i>Operational Improvement and Standardization</i></p>	(\$ 47,500)

Richboro Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 15BR – Bipolar Ionization Disinfection Filtn. at AHU’s (MC)	\$ 17,500
Acceptance of this alternate adds the bipolar ionization system at the air handling units (enhanced disinfection filtration). Recommendation of this alternate is based on the impact to IAQ from the current global pandemic and responsible design for projects moving forward. The American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) recommends the addition of Bipolar Ionization to the HVAC Systems to neutralize viruses and to mitigate mold spores, pollen, bacteria and odors. <i>Responsible HVAC IAQ Design</i>	
Alternate No. 16BR – Uponor PEX-A Tubing System (PC)	(\$ 20,000)
Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for domestic water piping sizes 2 ½” and less. This system has been used successfully on prior CR projects. <i>Value Added Alternate</i>	

Richboro Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 3R – Add Outdoor Classroom

(GC, EC)

\$ 181,500

This alternate adds the outdoor classroom. Under this alternate, the existing outdoor classroom that facilitates approximately 30 students would be enhanced. The improvements include a teaching wall, new pavers and concrete, convenience outlet and shade structure. Although we have constructed similar outdoor classrooms at HMS, NMS, HES and WES, the costs were significantly less, therefore this alternate is recommended for rejection due to cost of the work.

Budget Management

Alternate No. 7R – Delete Replacement of RR Steps

(GC)

(\$ 75,000)

The alternate removes the replacement of the stairs constructed from RR ties. Considering the level of renovations, expansion and site work, the existing stairs should be replaced with code compliant stair construction.

Code Compliance & Value Added

Alternate No. 8BR – Delete Canopy at Parent Drop-Off

(GC, EC)

(\$ 213,000)

This alternate eliminates the canopy at the parent drop-off at main entrance. The value is favorable and the benefits include protecting students from weather and expediting the timing of the AM drop-off and PM pick-up process. The addition of the canopy also provides parity with other schools recently completed including NMS, HMS and RHES.

Parity, Function and Value

Richboro Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 10R – Select Classroom Casework

(GC)

(\$ 27,000)

This alternate deletes a portion of select casework at each classroom. Storage is an important programmatic element at all schools, but especially at the ES level. Acceptance of this alternate would eliminate over 400 liner feet of wall cabinets and 400 linear feet of open cubicles. The value is exceptional when considering the alternate provides the additional casework at approximately \$34/LF when compared to a budgeted unit price of \$100/LF. Based on value and valuable additional storage, this alternate is not recommended for acceptance.

Value Added Alternate

Alternate No. 13R – Door Hardware Supplier

(GC)

(\$ 18,000)

This alternate provides all door hardware, coordination and service by the door hardware consultant involved with the preparation of the door hardware schedule for this project. Although this alternate is a credit, the apparent low bid contractor expressed delivery concerns with the alternative hardware supplier.

Value Added Alternate

Alternate No. 14BR – Siemens Controls vs. JCI Open Protocol

(MC)

\$ 50,000

Under this alternate the district has the option to select a building management system provided by Siemens ILO Johnson Controls. Based on the recommendation to select Alternate 14AH (Johnson Controls, Inc.), this alternate is recommended for rejection.

Budget Management

Richboro Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 15AR – UV Disinfection Filtration at AHU’s (MC)	\$ 46,650
Acceptance of this alternate adds ultraviolet filtration systems to the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15BH- Bipolar Ionization Air Purification System. <i>Acceptance of Alternate 15BH (Bipolar Ionization)</i>	
No. 15CR – UV Dis. Filt. & Bipolar Ionization at AHU’s (MC)	\$ 31,000
Acceptance of this alternate adds UV and Bipolar systems at the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15BH- bipolar ionization air purification system. <i>Acceptance of Alternate 15BH (Bipolar Ionization)</i>	
Alternate No. 16AR – Uponor PEX-A Tubing System (MC)	\$ 1,500
Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for domestic water piping sizes 2 ½” and less. This system has been used successfully on prior CR projects. Since the anticipated credit was not provided for this alternate, the use of copper piping and fittings is recommended. <i>Budget Management</i>	

Richboro Elementary School



Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 17R – Delete Photovoltaic Solar Array (EC)	(\$ 170,000)
Deletes the solar array required for LEED Certification and to qualify for the ACE Grant monies. This cost is requested to evaluate the construction costs associated with LEED Certification and management of the ACE Grant documents.	
<i>LEED Verification Costs</i>	
Alternate No. 18R - Lightning Protection System (EC)	\$ 45,000
This alternate requires the EC to install a complete lightning protection system. This alternate is not recommended due to budget considerations. <i>Budget Management</i>	

Total Recommended Value Added Alternates	(\$ 781,000)
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Hillcrest & Richboro Elementary Schools

Combined Bid

Additions and Renovations Projects

Alternate Descriptions and Recommendations



Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 1HR - Unclassified Rock Excavations (GC, EC, PC) Contractor is responsible to excavate all rock for the cost of this alternate. The bid is favorable based on geotechnical report and potential risks. <i>Value Added Alternate</i>	\$ 50,000
Alternate No. 2HR – Add Courtyard Restoration (GC) This alternate adds the restoration of the existing enclosed courtyard including additional concrete sidewalks and miscellaneous plantings. This alternate is recommended based on the accessibility to the courtyard during construction. <i>Value Added Alternate</i>	\$ 49,000
Alternate No. 4HR – Mill and Overlay Existing Parking Lot (GC) The alternate requires the contractor to mill and overlay the existing parking lot and driveway within one month of substantial completion. <i>Value Added Alternate</i>	\$ 260,000
Alternate No. 5HR – Delete New Exterior Metal Panels (GC) Acceptance of this alternate deletes the addition of metal panels to replace the existing stucco/EIFS fascia and soffit panels at the building perimeter. This alternate is recommended for acceptance based on the current condition of the existing fascia/soffit system and the cost to replace. Under the base bid, the contractor will clean, repair and provide a new elastomeric coating system over the existing stucco/EIFS panels. <i>Budget Management</i>	(\$ 918,000)

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 6HR – Roofing Material Alternate (GC) The alternate provides a 30-year roof warranty ILO of the base bid 20-year warranty. This alternate offers great value when considering that the acceptance extends the warranty period 10 additional years at a cost of \$0.18/SF. The LCC analysis shows the value of a 10-year roof replacement in the year 2041 is \$27/SF. Value Added Alternate	\$ 24,000
Alternate No. 8AHR – Delete Canopy at Bus Loop (GC, EC) This alternate eliminates the proposed canopy at the bus loop. This alternate was added to determine the value of the second canopy. Since this is not a standard at most other facilities, the alternate is not recommended. Budget Management	(\$ 323,500)
Alternate No. 9HR – Delete Library Clerestory (GC, EC) This alternate eliminates the addition the library clerestory construction similar to the library design at HMS and RHES. Since the existing library does have some natural daylighting from a single clerestory window system, this alternate is not recommended. Budget Management	(\$ 689,000)

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No's. 11AHR, 11BHR and 11CHR – Alt Corridor Floor Finish (GC)	\$ 305,000
<p>These alternates require the contractor to provide alternate floor finishes in lieu of the specified existing floor and base to remain. Alternate 11A is being recommended to provide replace the existing quarry tile floor with a quart tile floor system. Acceptance of this alternate requires the contractor to remove the failing and tired quarry tile floor, setting bed and base from the wall. Once removed, patch and level the existing concrete slab, provide a vapor barrier install 24" x 24" quartz tile floor with new 6" rubber base. The cost analysis to remove the tile, prepare the floor and install a new flooring system at less than \$20/SF is an excellent value.</p> <p style="text-align: right;"><i>Value Added Alternate</i></p>	
Alternate No. 12HR – Delete GWB/Tile Wainscoting at Corridors (GC EC PC)	(\$ 350,000)
<p>Acceptance of this alternate deletes new ceramic tile wainscoting over the existing CMU walls at all existing corridors. By accepting this alternate the contractors will be required to repair, patch, prepare and paint the existing CMU corridor walls throughout.</p> <p style="text-align: right;"><i>Budget Management</i></p>	
Alternate No. 14AHR – Johnson Controls vs. JCI Open Protocol (MC)	(\$ 95,000)
<p>Under this alternate the district selects the standardized building management system by Johnson Control, Inc.</p> <p style="text-align: right;"><i>Operational Improvement and Standardization</i></p>	

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 15BHR – Bipolar Ionization Disinfection Filtn. at AHU's (MC) Acceptance of this alternate adds the bipolar ionization system at the air handling units (enhanced disinfection filtration). Recommendation of this alternate is based on the impact to IAQ from the current global pandemic and responsible design for projects moving forward. The American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) recommends the addition of Bipolar Ionization to the HVAC Systems to neutralize viruses and to mitigate mold spores, pollen, bacteria and odors. <i>Responsible HVAC IAQ Design</i>	\$ 35,000
Alternate No. 16BHR – Uponor PEX-A Tubing System (PC) Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for domestic water piping sizes 2 ½" and less. This system has been used successfully on prior CR projects. <i>Value Added Alternate</i>	(\$ 40,000)

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 3HR – Add Outdoor Classroom (GC, EC)	\$ 174,000
<p>This alternate adds the outdoor classroom. Under this alternate, the existing outdoor classroom that facilitates approximately 30 students would be enhanced. The improvements include a teaching wall, new pavers and concrete, convenience outlet and shade structure. Although we have constructed similar outdoor classrooms at HMS, NMS, HES and WES, the costs were significantly less, therefore this alternate is recommended for rejection due to cost of the work.</p> <p><i>Budget Management</i></p>	
Alternate No. 7R – Delete Replacement of RR Steps (GC)	(\$ 75,000)
<p>The alternate removes the replacement of the stairs constructed from RR ties. Considering the level of renovations, expansion and site work, the existing stairs should be replaced with code compliant stair construction.</p> <p><i>Code Compliance & Value Added</i></p>	

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 8BHR – Delete Canopy at Parent Drop-Off (GC, EC)	(\$ 362,500)
Acceptance of this alternate eliminates the canopy at the parent drop-off at the main entrance. The value is favorable and the benefits include protecting students from weather and expediting the timing of the AM drop-off and PM pick-up process. The addition of the canopy also provides parity with other schools recently completed including NMS, HMS and RHES. <i>Parity, Function and Value</i>	
Alternate No. 9HR – Delete Library Clerestory (GC, EC)	(\$ 689,000)
This alternate eliminates the addition the library clerestory construction. While most of the renovations are utilitarian in nature, the library should not be. Centrally located, this resource space serves as the ‘heart’ of any school design. The library supports students and studies through free educational resources and provides a space to study and read. The library should be a highly inviting and functional space. Should the alternate be accepted, the library roof structure and interior volume would remain as it currently exists. The value is exceptional and the results will be priceless. <i>Responsible Design, Parity with NMS, HMS and RHES, Value</i>	

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 10HR – Select Classroom Casework

(GC)

(\$ 40,000)

This alternate deletes a portion of select casework at each classroom. Storage is an important programmatic element at all schools but especially at the ES level. Acceptance of this alternate would eliminate over 400 liner feet of wall cabinets and 400 linear feet of open cubicles. The value is exceptional when considering the alternate provides the additional casework at approximately \$34/LF when compared to a budgeted unit price of \$100/LF. Based on value and valuable additional storage, this alternate is not recommended for acceptance.

Value Added Alternate

Alternate No. 13HR – Door Hardware Supplier

(GC)

(\$ 4,000)

This alternate provides all door hardware, coordination and service by the door hardware consultant involved with the preparation of the door hardware schedule for this project. Although this alternate is a credit, the apparent low bid contractor expressed delivery concerns with the alternative hardware supplier.

Value Added Alternate

Alternate No. 14BHR – Siemens Controls vs. JCI Open Protocol

(MC)

\$ 100,000

Under this alternate the district has the option to select a building management system provided by Siemens ILO Johnson Controls. Based on the recommendation to select Alternate 14AR (Johnson Controls, Inc.), this alternate is recommended for rejection.

Budget Management

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

<p>Alternate No. 15AHR – UV Disinfection Filtration at AHU’s (MC)</p> <p>Acceptance of this alternate adds ultraviolet filtration systems to the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15BR- Bipolar Ionization Air Purification System.</p> <p><i>Acceptance of Alternate 15BH (Bipolar Ionization)</i></p>	<p>\$ 93,300</p>
<p>Alternate No. 15CHR – UV Dis. Filt. & Bipolar Ionization at AHU’s (MC)</p> <p>Acceptance of this alternate adds UV and Bipolar systems at the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15BR- bipolar ionization air purification system.</p> <p><i>Acceptance of Alternate 15BH (Bipolar Ionization)</i></p>	<p>\$ 62,000</p>
<p>Alternate No. 16AHR – Uponor PEX-A Tubing System (MC)</p> <p>Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for domestic water piping sizes 2 ½” and less. This system has been used successfully on prior CR projects. Since the anticipated credit was not provided for this alternate, the use of copper piping and fittings is recommended.</p> <p><i>Budget Management</i></p>	<p>\$ 3,000</p>
<p>Alternate No. 17HR – Delete Photovoltaic Solar Array (EC)</p> <p>Deletes the solar array required for LEED Certification and to qualify for the ACE Grant monies. This cost is requested to evaluate the construction costs associated with LEED Certification and management of the ACE Grant documents.</p> <p><i>LEED Verification</i></p>	<p>(\$ 330,000)</p>

Hillcrest - Richboro ES Combined Bid

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 18HR - Lightning Protection System

(EC)

\$ 80,000

This alternate requires the EC to install a complete lightning protection system. This alternate is not recommended due to budget considerations. *Budget Management*

Total Recommended Value Added Alternates (\$ 1,692,500)

Hillcrest - Richboro ES Additions and Renovations Projects

Project Achievements

- **Project under budget and on schedule.**
- **Nearly 35 Contractors in attendance at Mandatory Pre-bid Meeting ensuring competitive bid results.**
- **Value added alternates incorporated for flexibility, programming and growth. Select alternates to be considered later based on contingency funds available.**
- **Incorporated energy efficient building envelope and HVAC and lighting systems and controls to maintain ongoing energy savings.**
- **LEED Gold Certification (4th and 5th Certified schools in the district)**
- **ACE Grant contributing over \$820k each project, to offset LEED and other project costs including photovoltaic panels that offset 36% of the buildings electric consumption.**
- **Provides AC and improved HVAC filtration systems.**

Hillcrest - Richboro ES Additions and Renovations Projects

Project Achievements

- Program improvements to meet educational specifications based on input from principals, teachers and other administrators.
- Site improvements for parking, parent and bus drop off for safety.
- Updated life safety systems.
- Combined Bid Savings of \$5,767,000
 - Savings exclude over \$5,200,000 in project contingencies.
 - Noted Savings exclude additional cost considerations including, but not limited to:
 - ✓ An estimated \$2,000,000 by vacating the buildings ILO phased construction requiring temporary modular classroom leases.
 - ✓ An estimated \$500,000 to reduce the construction timeline from 25 months to 13 months by using the former RMS as a swing school and reducing the contractors overhead and profit by 12 months.
 - ✓ Savings include avoidance of increased material costs.
 - ✓ Savings include increased labor rates due to shrinking labor pool.

Hillcrest Elementary Schools

Additions and Renovations Project

Professional Services



Hillcrest ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - HVAC Testing, Adjusting and Balancing
 - Butler Balancing Company, Inc.
\$25,700.00 professional fees
 - LEED Certification/ACE Grant (Through SchraderGroup)
 - Re:Vision, SchraderGroup, Metropolitan, Terraform and Consolidated
\$41,990.00 professional fees

Note: The cost for both services are included in the project budget.

Hillcrest ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - **Construction Testing Services**
 - Geo-Technology Associates, Inc.
\$ 60,000.00 professional fees
 - **Construction Waste Management Services (LEED)**
 - Revolution Recovery
\$ 55,000.00 professional fees

Note: The cost for both services are included in the project budget

Hillcrest ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - **Architect Construction Phase Fees**
 - Schradergroup Architects
\$ 204,116.25 professional fee
 - **Construction Management**
 - D'Huy Engineering, Inc.
\$ 385,000.00 professional fee

*Note: The fees above were previously presented and reviewed by the Board.
The costs are included in the project budget.*

Hillcrest ES Additions and Renovations Project

Professional Services Agreements



- **Included in the Project Budget:**
 - **Enhanced Commissioning Services (LEED)**
 - Stone House Group
 - \$ 47,500.00 professional fee**

Note: The cost for this service is included in the project budget

Hillcrest ES Additions and Renovations Project

Moving Services for HCES and CR STAR Center

- **Bid Recommendation and Summary:**

- **Moving Services Bid No. 20-50**

- Broadway Moving and Storage, Inc.

\$ 58,665.00 including \$ 3,000 allowance



NTE \$ 58,665.00

Bid Results:

Broadway Moving + Storage, Inc.

\$ 58,665.00

Hughes Relocation Services, Inc.

\$ No Bid

Simonik Transportation + Warehousing Group LLC

\$ 95,134.00

Note: The costs will be addressed through the HCES budget contingency line item.

Hillcrest ES Additions and Renovations Project

Other Approvals



- **PlanCon Part F – Construction Documents**
(Attachment C) Post Bid Opening Certification Form
 - Comparison of Bids versus Budget
 - Documents number of Addendum and last issuance date before receipt of bids
 - Lists number of Alternates accepted
 - Impact to reimbursement capacity
 - Confirmation if second Act 34 Hearing is required
 - Planning rebid of any contracts
 - Discussions of bid adjustments

Richboro Elementary Schools

Additions and Renovations Projects

Professional Services



Richboro ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - **HVAC Testing, Adjusting and Balancing**
 - Butler Balancing Company, Inc.
\$25,700.00 professional fees
 - **LEED Certification/ACE Grant (Through SchraderGroup)**
 - Re:Vision, SchraderGroup, Metropolitan, Terraform and Consolidated
\$41,990.00 professional fees

Note: The cost for both services are included in the project budget.

Richboro ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - **Construction Testing Services**
 - Geo-Technology Associates, Inc.
\$ 60,000 professional fees
 - **Construction Waste Management Services (LEED)**
 - Revolution Recovery
\$ 55,000 professional fees

Note: The cost for both services are included in the project budget.

Richboro ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - **Architect Construction Phase Fees**
 - Schradergroup Architects
\$ 204,116.25 professional fee
 - **Construction Management**
 - D'Huy Engineering, Inc.
\$ 398,000.00 professional fee

*Note: The fees above were previously presented and reviewed by the Board.
The costs are included in the project budget*

Richboro ES Additions and Renovations Project

Professional Services Agreements



- **Included in the Project Budget:**
 - **Enhanced Commissioning Services (LEED)**
 - Stone House Group
 - \$ 49,000 professional fees**

Note: The cost for this service is included in the project budget

Richboro ES Additions and Renovations Project

Other Approvals

- **PlanCon Part F – Construction Documents**
(Attachment C) Post Bid Opening Certification Form
 - Comparison of Bids versus Budget
 - Documents number of Addendum and last issuance date before receipt of bids
 - Lists number of Alternates accepted
 - Impact to reimbursement capacity
 - Confirmation if second Act 34 Hearing is required
 - Planning rebid of any contracts
 - Discussions of bid adjustments

Hillcrest Elementary School

Additions and Renovations Project

NEXT STEPS

08APR21	Board Approvals:
	<ul style="list-style-type: none"> Award Bids and Alternates
	<ul style="list-style-type: none"> Approve PlanCon Part F, Attachment 'C' <i>Provides confirmation of the delineation between building and site related costs.</i>
	<ul style="list-style-type: none"> Award Construction Testing, TAB, Waste Management + LEED Services
	<ul style="list-style-type: none"> Award Moving Services for HCES and CR STAR Center
01JUL21 07JUL21	CRSD Vacates HCES
01JUL21	Renovations, Additions and Site Improvements Commence
01JUL22	Final Completion of Construction Activities
05JUL22	Furnish HCES and Relocate Teaching Materials from the former RMS
August 2022	Staff and Students Occupy Renovated and Expanded HCES

Richboro Elementary School

Additions and Renovations Project

NEXT STEPS

08APR21	Board Approvals:
	<ul style="list-style-type: none"> Award Bids and Alternates
	<ul style="list-style-type: none"> Approve PlanCon Part F, Attachment 'C' <i>Provides confirmation of the delineation between building and site related costs.</i>
	<ul style="list-style-type: none"> Award Construction Testing, TAB, Waste Management + LEED Services
	<ul style="list-style-type: none"> Award Moving Services for HCES and CR STAR Center
01JUL21	Contractor Prepares Staging Area for Stored Materials- Ongoing Deliveries
07JUL22	CRSD Vacates HCES
01JUL22	Renovations, Additions and Site Improvements Commence
01JUL23	Final Completion of Construction Activities
05JUL23	Furnish HCES and Relocate Teaching Materials from the former RMS
August 2023	Staff and Students Occupy Renovated and Expanded HCES

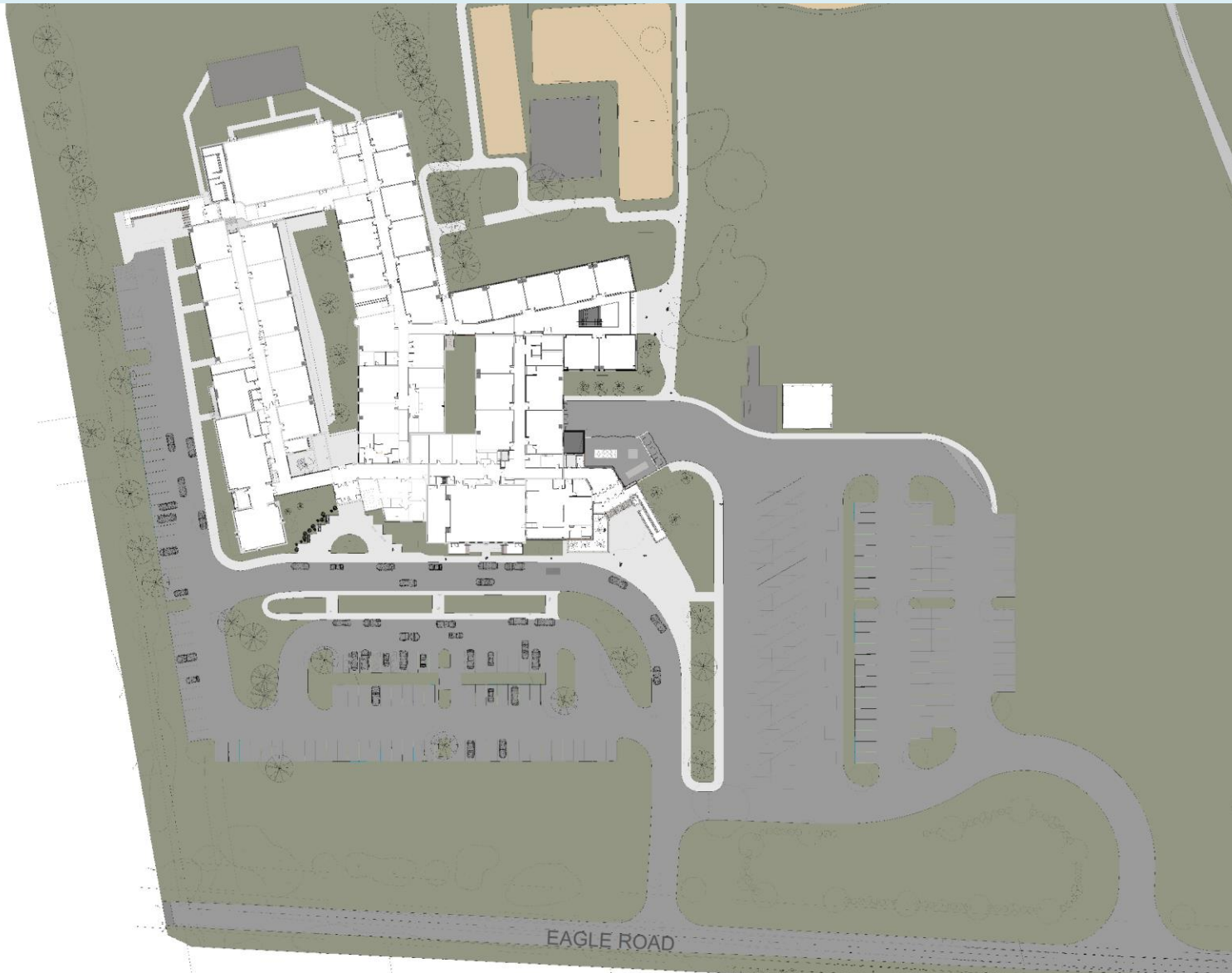
Sol Feinstein Elementary Schools

Additions and Renovations Projects

Budget Update, Bid Results & Bid Recommendations



Sol Feinstein Elementary School Additions and Renovations Project Site Plan



ARCHITECTURAL SITE PLAN

Sol Feinstein Elementary School
Council Rock School District
1090 Eagle Rd, Newtown, PA 18940

SCHRADERGROUP

Scale: 1/32" = 1'-0"
0 10 20 30

Sol Feinstone Elementary School

Additions and Renovations Project

Floor Plan



Sol Feinstein Elementary School

Additions and Renovations Project

Bid Forms – 09MAR21 Bid Opg.





D'HUY Engineering, Inc.

Council Rock School District
Sol Feinstone Elementary School Additions and Renovations
General Contract Bid Tab
Bid Opening March 9, 2021
DEI Project No. 283044

SCHRADERGROUP

		BSI Construction, LLC*	Lobar, Inc.	Penn Builders, Inc.
	BASE BID	*	\$ 15,978,000.00	\$ 16,965,000.00
1	* Change earthwork excavations to unclassified for rock removal.	*	\$ 26,000.00	\$ 25,000.00
2	* GC to provide engineered structural fill or 2A Modified stone in lieu of use of onsite materials to a depth of 26" below the new building floor slab elevation for the entire new building pad and up to 5' outside of the building's new exterior wall line.	*	\$ 18,000.00	\$ 33,000.00
3	* Delete clerestory in new addition as indicated on the Construction Documents.	*	\$ (100,000.00)	\$ (184,000.00)
4	Add to provide sod in lieu of seeded lawn in the areas shown on the Construction Documents.	*	\$ 22,000.00	\$ 33,000.00
5	Add for outdoor teaching area in the courtyard (to include canvas canopy) as shown on the Construction Documents.	*	\$ 72,000.00	\$ 95,000.00
6	Add entrance canopy at Gymnasium Entrance as shown on the Construction Documents.	*	\$ 142,000.00	\$ 168,000.00
7	* Add classroom casework as shown on the A800 Series Drawings.	*	\$ 32,000.00	\$ 33,000.00
8	Add for building exterior existing masonry cleaning.	*	\$ 24,000.00	\$ 32,000.00
9	Add ornamental fence at the front of the building along Eagle Road in lieu of Base Bid split rail fence.	*	\$ 38,000.00	\$ 53,000.00
10A	* Under this Alternate, existing quarry tile scheduled to remain in the Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to install in its place a new vapor primer, floor levelling material, and new quartz tile with 6" rubber base in all corridor areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 12,400.00	\$ 62,000.00
10B	Under this Alternate, existing quarry tile scheduled to remain in the Base Bid is to be removed. The Bidder shall state the adjustment in price to be added to the Base Bid to install in its place a new vapor primer, floor levelling material, and new epoxy terrazzo and 6" terrazzo base in all corridor areas as designated on the Finish Schedule and on the Construction Documents.	*	\$ 425,000.00	\$ 530,000.00
10C	Substitute epoxy terrazzo and 6" terrazzo base in the Cafeteria in lieu of Base Bid specified Quartz tile.	*	\$ 59,000.00	\$ 58,000.00
11	Deduct alternate to delete ceramic tile wainscot in new and existing Corridors C02, C03, C04, C05, C07, C10, C11.	*	\$ (79,000.00)	\$ (47,000.00)
16	Add/deduct to supply all doors and door hardware provided by General Supply Company of Bethlehem, PA.	*	\$ 25,000.00	\$ (60,000.00)
	Base Bid Plus Proposed Alternates:	*	\$ 15,966,400.00	\$ 16,934,000.00
	Value of Total Alternates Selected:	*	\$ (11,600.00)	\$ (31,000.00)
	\$ Above Low:	*	\$ -	\$ 967,600.00
		*Bid Received Late		



D'HUY Engineering, Inc.

Council Rock School District
Sol Feinstone Elementary School Additions and Renovations
Mechanical Contract Bid Tab
Bid Opening March 9, 2021
DEI Project No. 283044

SCHRADERGROUP

		Boro Developers, Inc. dba Boro Construction	Gaudelli Bros.	Guy M. Cooper	Myco Mechanical, Inc.
	* BASE BID	\$ 4,858,000.00	\$ 5,538,000.00	\$ 5,350,000.00	\$ 5,134,000.00
2	* GC to provide engineered structural fill or 2A Modified stone in lieu of use of onsite materials to a depth of 26" below the new building floor slab elevation for the entire new building pad and up to 5' outside of the building's new exterior wall line.	\$ -	\$ -	\$ -	\$ 1,000.00
12A	* Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a Johnson Controls Metasys control system with products provided and installed by Johnson Controls, Corporate Branch Office.	\$ (40,000.00)	\$ -	\$ -	\$ 50,000.00
12B	Base Bid control system shall be a web-based, open protocol Johnson Control Facility Explorer Niagara V4 DDC control system. Under this alternate, the Bidder shall provide a control system with products provided and installed by Siemens Building Technologies, Blue Bell, PA.	No Bid	\$ 100,000.00	No Bid	\$ 200,000.00
13A	* Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of base bid specified steel and copper for all heating hot water and chilled cold water piping sized 2-1/2" and less. The mechanical room is excluded from this alternate.	\$ (40,000.00)	\$ -	\$ -	\$ (20,000.00)
15A	Add to provide UV filter to the air handlers as specified in Specification Section 237310, Modular Air Handling Units.	\$ 30,000.00	\$ 31,000.00	\$ 25,300.00	\$ 120,000.00
15B	* Add to provide bipolar ionization air purification systems for air handling equipment as specified on drawing schedules and in Specification Section 234110, Air Purification Systems.	\$ 55,000.00	\$ 86,800.00	\$ 42,900.00	\$ 80,000.00
15C	Add to provide surface disinfection UV lights for air handlers as specified in Specification Section 237310, Modular Air Handling Units and bipolar ionization air purification systems for modular air handlers and packaged air handling units as specified in Specification Section 234110, Air Purification Systems.	\$ 42,000.00	\$ 46,200.00	\$ 31,900.00	\$ 50,000.00
	Base Bid Plus Proposed Alternates:	\$ 4,833,000.00	\$ 5,624,800.00	\$ 5,392,900.00	\$ 5,245,000.00
	Value of Total Alternates Selected:	\$ (25,000.00)	\$ 86,800.00	\$ 42,900.00	\$ 111,000.00
	\$ Above Low:	\$ -	\$ 791,800.00	\$ 559,900.00	\$ 412,000.00



D'HUY Engineering, Inc.

Council Rock School District
Sol Feinstone Elementary School Additions and Renovations
Electrical Contract Bid Tab
Bid Opening March 9, 2021
DEI Project No. 283044

SCHRADERGROUP

		Boro Developers, Inc. dba Boro Construction	Brendan Stanton, Inc.	Philips Brothers Electrical Contractors
	* BASE BID	\$ 3,914,000.00	\$ 4,032,000.00	\$ 3,994,451.00
1	* Change earthwork excavations to unclassified for rock removal.	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00
2	* GC to provide engineered structural fill or 2A Modified stone in lieu of use of onsite materials to a depth of 26" below the new building floor slab elevation for the entire new building pad and up to 5' outside of the building's new exterior wall line.	\$ -	\$ 2,500.00	\$ -
5	Add for outdoor teaching area in the courtyard (to include canvas canopy) as shown on the Construction Documents.	\$ 4,500.00	\$ 3,600.00	\$ 2,500.00
6	Add entrance canopy at Gymnasium Entrance as shown on the Construction Documents.	\$ 9,500.00	\$ 17,000.00	\$ 17,650.00
11	* Deduct alternate to delete ceramic tile wainscot in new and existing Corridors C02, C03, C04, C05, C07, C10, C11.	\$ -	\$ 6,000.00	\$ -
14	The Bidder shall state the adjustment in price from the Base Bid to design, furnish, and install a lightning protection system as specified in Specification Section 264113.	\$ 45,000.00	\$ 57,500.00	\$ 57,000.00
	Base Bid Plus Proposed Alternates:	\$ 3,924,000.00	\$ 4,050,500.00	\$ 3,999,451.00
	Value of Total Selected Alternates:	\$ 10,000.00	\$ 18,500.00	\$ 5,000.00
	\$ Above Low:	\$ -	\$ 126,500.00	\$ 75,451.00



D'HUY Engineering, Inc.

Council Rock School District
Sol Feinstone Elementary School Additions and Renovations
Plumbing Contract Bid Tab
Bid Opening March 9, 2021
DEI Project No. 283044

SCHRADERGROUP

		Guy M. Cooper	Jay. R. Reynolds, Inc.	Myco Mechanical, Inc.	Stan-Roch Plumbing, Inc.
	* BASE BID	\$ 2,670,000.00	\$ 2,518,800.00	\$ 2,366,000.00	\$ 2,250,000.00
1	* Change earthwork excavations to unclassified for rock removal.	\$ 10,000.00	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00
2	* GC to provide engineered structural fill or 2A Modified stone in lieu of use of onsite materials to a depth of 26" below the new building floor slab elevation for the entire new building pad and up to 5' outside of the building's new exterior wall line.	\$ -	\$ -	\$ 10,000.00	\$ -
11	Deduct alternate to delete ceramic tile wainscot in new and existing Corridors C02, C03, C04, C05, C07, C10, C11.	\$ -	\$ -	\$ -	\$ -
13B	* Add/Deduct to provide PEX-A manufactured by Uponor in Lieu of base bid specified steel and copper for all hot and cold domestic water piping sized 2-1/2" and less.	\$ (5,000.00)	\$ -	\$ (10,000.00)	\$ (20,000.00)
	Base Bid Plus Proposed Alternates:	\$ 2,675,000.00	\$ 2,523,800.00	\$ 2,376,000.00	\$ 2,235,000.00
	Value of Total Selected Alternates:	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ (15,000.00)
	\$ Above Low:	\$ 440,000.00	\$ 288,800.00	\$ 141,000.00	\$ -



D'HUY Engineering, Inc.

Council Rock School District
Sol Feinstone Elementary School Additions and Renovations
Environmental Abatement Contract Bid Tab
Bid Opening March 9, 2021
DEI Project No. 283044



			Plymouth Environmental	Sargent Enterprises, Inc.
	*	BASE BID	\$ 219,640.00	\$ 185,524.00
		No alternates for this Contract.		
		\$ Above Low:	\$ 34,116.00	\$ -

Sol Feinstone Elementary School

Additions and Renovations Project

Apparent Low Bidders – Bid Breakdown (09MAR21 Opg.)



Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Lobar, Inc.	\$ 15,978,000	(\$11,600)	\$ 15,966,400	1, 2, 3, 7, 10A
Mechanical Construction Boro Developers	\$ 4,858,000	(\$25,000)	\$ 4,833,000	2, 12A, 13A, 15B
Electrical Construction Boro Developers	\$ 3,914,000	\$ 10,000	\$ 3,924,000	1, 2
Plumbing Construction Stan-Roch Plumbing	\$ 2,250,000	(\$15,000)	\$ 2,235,000	1, 2, 13B
Environmental Const. Sargent Enterprises	\$ 185,524	\$ 0	\$ 185,524	No Alternates
TOTALS	\$ 27,185,524	(\$41,600)	\$ 27,143,924	

GENERAL BUDGET SUMMARY – CONSTRUCTION BUDGET


	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 24,807,900	\$ 27,143,924	
Inflation and Site Contingencies	\$ 1,776,500	n/a	Included in bids
Construction Cost Grand Total	\$ 26,584,400	\$ 27,143,924	\$559,524

Sol Feinstone Elementary School

Additions and Renovations Project



Const. Documents Project Budget vs. Bid Results

 Item	90% CD Budget	Actual Bids
Construction Costs	\$ 26,584,400	\$ 27,143,924
Soft Costs - Fees, Permits, Testing, Etc.	\$ 4,915,600	\$ 4,572,910
TOTAL PROJECT BUDGET	\$ 31,500,000	\$ 31,716,834

Project is over budget by \$216,834 including recommended value added alternates, allowances and contingencies included in project costs.

*Excludes Financing Costs


Sol Feinstone Elementary School

Additions and Renovations Project



Construction Documents Budget vs. Bid Results

When considering Allowances, Contingencies and Recommended Alternates, the project costs are stable and could result in additional savings at projects end. A summary of other costs included in the budget are as follows:

 Item	Budget
Furniture, Fixtures and Equipment (Includes cameras, LED Smartboards and phones)	\$ 800,000
Construction Contingency	\$ 600,000
Project Allowances (5 Prime Contractors)	\$ 826,090
Utility Allowances	\$ 85,000
TOTAL ALLOWANCES AND CONTINGENCIES	\$ 2,311,090

Sol Feinstein Elementary School

Additions and Renovations Project

Alternate Descriptions and Recommendations



Sol Feinstone Elementary School

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 1 - Unclassified Rock Excavations (GC, EC, PC) Contractor excavates all rock for cost of alternate. Favorable bid based on geotechnical report. <i>Value Added Alternate</i>	\$ 41,000
Alternate No. 2 – Engineered Structural Fill (GC, MC, EC, PC) Contractor removes 26” of soils beneath building pad and provides 26” of 2A modified stone for a stable building pad. Replacing the soil with engineered fill allows for ongoing construction during rain events, simplified sub-slab utility installations and expedites construction and timely completion of building pad. <i>Value Added Alternate</i>	\$ 18,000
Alternate No. 3 – Delete Clerestory at New Class Rm Wing (GC) This alternate deletes the clerestory construction planned for the new classroom wing. Removal reduces natural light at the second floor level at the collaborative classroom spaces. <i>Budget Management</i>	(\$ 100,000)
Alternate No. 7 – Add Select Classroom Casework (GC) Adds select casework at each classroom needed for teacher’s storage (over 400 linear feet of wall cabinets and 400 linear feet of open cubicles). The value is exceptional when considering the alternate provides the additional casework at approximately \$40/LF when compared to a budgeted unit price of \$100/LF. Based on value and additional storage, this alternate is recommended for acceptance. <i>Value Added Alternate</i>	\$ 32,000

Sol Feinstone Elementary School

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No's. 10A, 10B and 10C – Alternate Corridor Floor Finish (GC)	\$ 12,400
<p>These alternates require the contractor to provide alternate floor finishes in lieu of the specified existing quarry tile floor and base to remain. Alternate 10A is being recommended to provide a new quartz tile floor and rubber base. The LCC analysis demonstrates the value to proceed with this alternate and based on the poor condition of the existing tile floors and base. Ideally Alternate 10C (terrazzo) would be recommended however based on budgetary concerns.</p> <p><i>Value Added Alternate</i></p>	
Alternate No. 12A – Johnson Controls vs. JCI Open Protocol (MC)	(\$40,000)
<p>Under this alternate the district selects the standardized building management system by Johnson Control, Inc.</p> <p><i>Operational Improvement and Standardization</i></p>	
Alternate No. 13A – Uponor PEX-A Tubing System (MC)	(\$ 40,000)
<p>Acceptance of this alternate allows the mechanical contractor to use the Uponor PEX-A tubing system ILO of copper piping for heat and chilled water piping sizes 2 ½" and less.</p> <p><i>Value Added Alternate</i></p>	
Alternate No. 13B – Uponor PEX-A Tubing System (PC)	(\$ 20,000)
<p>Acceptance of this alternate allows the plumbing contractor to use the Uponor PEX-A tubing system ILO of copper piping for hot and cold domestic water piping sizes 2 ½" and less.</p> <p><i>Value Added Alternate</i></p>	

Sol Feinstone Elementary School



Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. 15B – Bipolar Ionization Disinfection Filtration

(MC)

\$ 55,000

Acceptance of this alternate adds the bipolar ionization system at the air handling units (enhanced disinfection filtration). Recommendation of this alternate is based on the impact to IAQ from the current global pandemic and responsible design for projects moving forward. The American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) recommends the addition of Bipolar Ionization to the HVAC Systems to neutralize viruses and to mitigate mold spores, pollen, bacteria and odors.

Responsible HVAC IAQ Design

Sol Feinstone Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

<p>Alternate No. 4 – Sod ILO Grass (GC)</p> <p>Contractor provides sod at select areas of the site for expedited germination to minimize site soils from soiling finished masonry and to stabilize high traffic areas.</p> <p style="text-align: right;"><i>Budget Management</i></p>	<p>\$ 22,000</p>
<p>Alternate No. 5 – Add Outdoor Classroom (GC, EC)</p> <p>This alternate adds the outdoor classroom. The improvements include a teaching wall, new pavers and concrete, convenience outlet and shade structure. Although we have constructed similar outdoor classrooms at HMS, NMS, HES and WES, the costs were significantly less, therefore this alternate is recommended for rejection due to cost of the work.</p> <p style="text-align: right;"><i>Budget Management</i></p>	<p>\$ 76,500</p>
<p>Alternate No. 6 – Add Entrance Canopy at Gym Entry (GC, EC)</p> <p>This alternate adds a canopy at the renovated ADA Gym entry.</p> <p style="text-align: right;"><i>Budget Management</i></p>	<p>\$ 151,500</p>
<p>Alternate No. 8 – Clean Exterior Masonry (GC)</p> <p>Under this alternate, the contractor is required to clean the masonry veneer at the 1950s, 1960's and 1980's construction. Efforts will be made to incorporate this work at the end of the project if funds are available.</p> <p style="text-align: right;"><i>Budget Management</i></p>	<p>\$ 24,000</p>
<p>Alternate No. 9 – Ornamental Fencing at Eagle Road Basin (GC)</p> <p>Acceptance of this alternate replaces the split rail and wire fence with ornamental coated metal fencing system at the basin adjacent to Eagle Road.</p> <p style="text-align: right;"><i>Budget Management</i></p>	<p>\$ 38,000</p>

Sol Feinstone Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 11 – Delete Tile Wainscot at Corridors (GC, EC, PC)	(\$ 79,000)
<p>This alternate requires the contractor to eliminate the tile wainscoting at the newly constructed GWB walls. By rejecting this alternate all new GWB walls will be protected by a sustainable material. All existing CMU walls will be patched and painted.</p> <p><i>Budget Management</i></p>	
Alternate No. 12B – Siemens Controls vs. JCI Open Protocol (MC)	(No Bid)
<p>Under this alternate the district has the option to select Siemens building management system ILO Johnson Controls. Based on the recommendation to select Alternate 12A, this alternate is recommended for rejection</p> <p><i>Budget Management</i></p>	
Alternate No. 14 - Lightning Protection System (EC)	\$ 45,000
<p>This alternate requires the EC to install a complete lightning protection system. This alternate is not recommended due to budget considerations.</p> <p><i>Budget Management</i></p>	
Alternate No. 15A – UV Disinfection Filtration at AHU's (MC)	\$ 30,000
<p>Acceptance of this alternate adds ultraviolet filtration systems to the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15B- Bipolar Ionization Air Purification System.</p> <p><i>Acceptance of Alternate 15B (Bipolar Ionization)</i></p>	

Sol Feinstone Elementary School

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 15C – UV Dis. Filt. & Bipolar Ionization at AHU's (MC) Acceptance of this alternate adds the combination of both system at the air handling units (enhanced filtration and IAQ). Rejection of this alternate is based on the recommendation to accept Alternate 15B- bipolar ionization air purification system. <i>Acceptance of Alternate 15B (Bipolar Ionization)</i>	\$ 42,000
Alternate No. 16 – Door Hardware Supplier (GC) Under this alternate all door hardware, coordination and service will be provided by the door hardware consultant General Supply Company. <i>Budget Management</i>	\$ 25,000

Total Recommended Value Added Alternates	(\$ 41,600)
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Sol Feinstone ES Additions and Renovations Project

Project Achievements

- **Project under budget and on schedule.**
- **Nearly 35 Contractors in attendance at Mandatory Pre-bid Meeting ensuring competitive bid results.**
- **Value added alternates incorporated for flexibility, programming and growth. Select alternates to be considered later based on contingency funds available.**
- **Incorporated energy efficient building envelope and HVAC and lighting systems and controls to maintain ongoing energy savings.**
- **Replaces antiquated, dated and obsolete MEP equipment including fuel oil fired boilers and tank, pneumatic BMS controls, fluorescent lighting, electrical service, etc.**
- **Creates clear and separate entries for busses and parent vehicular traffic.**
- **Provides AC and improved HVAC filtration systems for IAQ.**

Sol Feinstone ES Additions and Renovations Project

Project Achievements

- Program improvements to meet educational specifications based on input from principals, teachers and other administrators.
- Removal of all asbestos and environmental remediation of entire building.
- Improvements to failing on-site water and sewer systems.
- Updated life safety systems including the addition of a fire protection system.
- Bid results are slightly above budget however:
 - Bid includes over \$2.3M in project allowances and contingencies.
 - Noted Savings exclude additional cost considerations including, but not limited to:
 - ✓ By practicing true value engineering, savings estimated at \$1,000,000 by phasing in a building addition versus the placement of leased modular classrooms.
 - ✓ Increase includes sudden escalation of petroleum and material costs. Fortunate to catch the early increase as costs continue to escalate.
 - ✓ Increase includes rising labor rates due to a shrinking labor pool.

Sol Feinstein Elementary Schools Additions and Renovations Project

Professional Services



Sol Feinstone ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - HVAC Testing, Adjusting and Balancing
 - Butler Balancing Company
\$58,500.00 professional fee
 - Construction Testing Services
 - GeoStructures
\$60,000.00 professional fees

Note: The cost for both services are included in the project budget

Sol Feinstone ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**
 - **Architect Construction Phase Fees**
 - Schradergroup Architects
\$ 385,675.00 professional fees (5.7% of construction costs after bids)
 - **Construction Management**
 - D'Huy Engineering, Inc.
\$ 812,000.00 professional fees

*Note: The fees above were previously presented and reviewed by the Board.
The costs for the A/E and CM fees are included in the project budget.*

Sol Feinstone ES Additions and Renovations Project

Other Approvals

- **PlanCon Part F – Construction Documents**
(Attachment C) Post Bid Opening Certification Form
 - Comparison of Bids versus Budget
 - Documents number of Addendum and last issuance date before receipt of bids
 - Lists number of Alternates accepted
 - Impact to reimbursement capacity
 - Confirmation if second Act 34 Hearing is required
 - Planning rebid of any contracts
 - Discussions of bid adjustments

Sol Feinstein Elementary School

Additions and Renovations Project

NEXT STEPS

08APR21	Board Approvals:
	<ul style="list-style-type: none">Award Bids and Alternates
	<ul style="list-style-type: none">Approve PlanCon Part F, Attachment 'C' <i>Provides confirmation of the delineation between building and site related costs.</i>
	<ul style="list-style-type: none">Award Construction Testing and TAB Services
03MAY21	Ground Breaking – Site Work Only
28JUL21	Renovations, Additions and Site Improvements Commence
25AUG24	Final Completion of Construction Activities (Excluding Library)
07OCT24	Staff and Students Occupy Final Phase (Library)

CRHS South

Synthetic Turf Field Project

Budget Update, Bid Results & Bid Recommendations



[illegible]

POSSIBLE FINDS:

- GOLDEN-YELLOW, 20-30CM x 11-17CM, 10-15CM (20-15) x 10CM FROM 100-125CM IN PLATE
- INCLUDE 1/4 CENTER OF AN 11CM x 12 CM BROWN COLORED DISC
- INSURE TO WASH HANDS 3 TIMES FROM CLEANING AND REMOVE USED AND WASHING VESSEL IN A
- INSURE AND DISPOSE SPECIALLY TO DETECT FROM 20CM-30CM-10CM AND 10CM-15CM OF THE
- SET THE LINES 1/2 CM FROM TOTAL DIAL LINE AND 60-80% OF 10 CM PENALTY VARIOUS AS A FULL
- SET THE LINES TOGETHER TO THE CENTER FIELD SIDE OF THE WHITE PENALTY LINES AND

FIELD NOTES:

- GOLDEN-YELLOW, 20-30CM x 11-17CM, 10-15CM (20-15) x 10CM FROM 100-125CM IN PLATE
- INCLUDE 1/4 CENTER OF AN 11CM x 12 CM BROWN COLORED DISC
- INSURE TO WASH HANDS 3 TIMES FROM CLEANING AND REMOVE USED AND WASHING VESSEL IN A
- INSURE AND DISPOSE SPECIALLY TO DETECT FROM 20CM-30CM-10CM AND 10CM-15CM OF THE
- SET THE LINES 1/2 CM FROM TOTAL DIAL LINE AND 60-80% OF 10 CM PENALTY VARIOUS AS A FULL
- SET THE LINES TOGETHER TO THE CENTER FIELD SIDE OF THE WHITE PENALTY LINES AND

BOYS UNIFORMS

- COLOR: BLUE PINK COLOR SELECTION BY CHAIR CHAIRMAN TO "GIVE A GOOD LOOK AT THE TEAM"
- KEEPING LINES TO BE A V. CENTER FIELD SIDE OF THE FOOTBALL SO YARD LINE RUNNING THE REAR OF THE FIELD.
- SHOULD BE TO THE OUTSIDE OF AND ADJACENT TO THE FIELD - NO OTHER DEVICES.

ONLY LOCATIONS:

- COLOR: WHITE - FINAL COLOR SECTION OF CORNER OVERHANG-EXISTING 3' TO 15' LENS - IN 10'
- CORNER LINE TO BE REAR OF AND ADJACENT TO 10' x 8' x 10' POSTERIAL CORNER LINE
- PAIR LINE TO BE REAR OF AND ADJACENT TO REAR CORNER LINE
- REAR CORNER LINE TO BE 10' x 8' x 10' LOT OF THE POSTERIAL TO REAR CORNER LINE IN THE NORTH OF THE LOT
- IN 10' LENS FOR PAIR AREA CORNER ARE REAR AREA ON BOTH SETS OF THE LOT

- COARSELY DISSEMINATED, CLUSTERING IN PLACQUES
- INCL. 2-3 DIMENSIONAL TO EXTEND MACULI, SPREADING 2-3 DIM. CENTRAL FIELD LOSS
- DIMENSIONAL TO 100 IN LINE TYPED NYMPH ADJUSTED IN THE FACTORY OF A 100% OF GRAY DOTS OR A 100% OF COLOR LOSS (CORRESPONDING TO 10% COLOR IN 1-2 AREA OF THE LOSS)
- LETTERING 200% GROSSER AND 100% OF GRAY DOTS
- CENTRAL FIELD LOSS 100% IN A COLOR LETTERING FIELD, NO COLOR AND 100% OF LOSS

THE OWNER RESERVES THE RIGHT TO HAVE OFFICIAL LINE / SUBSTITUTIONS, CONSIDER AREAS / TERRAINS AND MAKE THE DECISION TO DISCARD AND / OR CHANGE A LAMINATE OF THE BOARD IN ANY OF THE FOOTBALL PLAYING AREAS.

BASE STRENGTHS AND THE THERMAL STABILITY OF POLYMERIZATION

Figure 1: A schematic diagram of a two-dimensional lattice. It shows a grid of points with horizontal and vertical bonds. A specific path is highlighted with a thicker line, starting from a point on the left and moving towards the right. The diagram is labeled 'Figure 1' and includes a caption below it.

KEY PLAN
SCALE: NONE



N
2° E NORTH

NOTES

- SEE CIV. DRAWINGS FOR REQUIRED LANDSCAPING
- SEE ELECTRICAL DRAWINGS FOR REQUIRED LIGHTING

PENNSYLVANIA LAW REQUIRES
E WORKING HOURS NOTICE FOR
CONSTRUCTIVE PHASE AND TO WORKING
CLASS IN DRUGS AND VIOLENCE CASES

 **PA1**
1-800-242-1776

DOCS SERIAL NUMBER

D'HUY
Engineering, Inc.
CONSULTING ENGINEERS
Project Management • Civil & Structural
Baltimore, Maryland • Washington, D.C. • Phoenix, Arizona

DEI

One East Broad Street, Suite 310
Bethlehem, PA 18018
610.325.3000

Terraform
Engineering, LLC
ONE EAST BROAD STREET, SUITE 300
BETHESDA, MD 20814
PHONE: 202-395-4522
WWW.TERRAFORMENGINEERING.COM

NO.	DATE	ISSUED FOR	BY

INTRODUCTION

L DISTRI
HOOOL SO
F FIELD

WICK SCHOOL DISTRICT
HIGH SCHOOL
ARTHUR TOWN

NCIL ROCK
 CIL ROCK
 NEW SYNTH

COL
COUN

ISSUED FOR BID

**SITE
PLAN**

SCALE 1"=20' JOB NO. 283047 DATE 2-19-2

GRAPHIC SCALE
1" = 25'

CRHS South Synthetic Turf Field Construction (Tennis Court Alt.)

Construction Documents Budget vs. Bid Results

CRHS South
Synthetic Turf Field Construction and
Tennis Court Alternate
Bid Form





D'HUY Engineering, Inc.

Council Rock School District
High School South New Synthetic Turf Field
and Tennis/Basketball Court Reconstruction
General Contract Bid Tab
Bid Opening March 9, 2021
DEI Project Nos. 283047-55

		Applied Landscape Technologies, Inc.	B. Blair Corp.	The Landtek Group
	* BASE BID	\$ 2,396,700.00	\$ 2,259,356.00	\$ 2,278,000.00
	<i>Manufacturer:</i>	<i>Shaw Sports Turf</i>	<i>Sprinturf</i>	<i>Field Turf</i>
GC-1	Provide Field Turf Vertex Prime Synthetic Turf and Infill Field System.	No Bid	No Bid	\$ 59,800.00
GC-2	* ADD to provide the work associated with the reconstruction of the existing Tennis Court / Basketball Court.	\$ 1,265,000.00	\$ 1,040,000.00	\$ 1,070,000.00
GC-3	* ADD to the Base Bid to construct the paved walkway to the east of the turf field between the future home bleachers and the High School building as depicted on the plans.	\$ 38,800.00	\$ 20,000.00	\$ 19,600.00
GC-4	Delete the 10' Height Ball Stop Netting System, including footings, as depicted on the plans.	\$ (27,000.00)	\$ (35,000.00)	\$ (35,500.00)
GC-5A	Provide shock pad system under the synthetic turf to reduce the 2 ½" height synthetic turf system to 2" height.	\$ 44,000.00	\$ 114,000.00	\$ 105,000.00
GC-5B	Provide Field Turf Vertex Prime Synthetic Turf and Infill Field System. Provide shock pad system under the synthetic turf to reduce the 2 ½" height synthetic turf system to 2" height.	No Bid	No Bid	\$ 171,000.00
	Base Bid Plus Proposed Alternates:	\$ 3,700,500.00	\$ 3,319,356.00	\$ 3,367,600.00
	Value of Total Alternates Selected:	\$ 1,303,800.00	\$ 1,060,000.00	\$ 1,089,600.00
	\$ Above Low:	\$ 381,144.00	\$ -	\$ 48,244.00



D'HUY Engineering, Inc.

Council Rock School District
High School South New Synthetic Turf Field
and Tennis/Basketball Court Reconstruction
Electrical Contract Bid Tab
Bid Opening March 9, 2021
DEI Project No. 283047-55

			Carr & Duff, Inc.	Philips Brothers Electric Contractors
	*	BASE BID	\$ 931,610.00	\$ 862,700.00
EC-1		Provide sports lighting by Eaton Ephesus with associated foundations, bases and poles.	No Bid	\$ 100,000.00
EC-2		Provide sports lighting by Qualite Sports Lighting with associated foundations, bases and poles.	\$ 10,000.00	\$ 1,000.00
EC-3	*	Provide site lighting at the Alternate Bid paved walkway to the east of the turf field between the future home bleachers and the High School building.	\$ 88,000.00	\$ 43,000.00
		Base Bid Plus Proposed Alternates:	\$ 1,019,610.00	\$ 905,700.00
		Value of Total Selected Alternates:	\$ 88,000.00	\$ 43,000.00
		\$ Above Low:	\$ 113,910.00	\$ -

Synthetic Turf Field Construction and Tennis Court Alternate Apparent Low Bidders – Bid Breakdown (09MAR21 Opg.)

Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction B. Blair Corporation	\$ 2,259,356	\$ 1,060,000	\$ 3,319,356	2, 3
Electrical Construction Philips Brothers Elect	\$ 862,700	\$ 43,000	\$ 905,700	3
TOTALS	\$ 3,122,056	\$ 1,103,000	\$ 4,225,056	

GENERAL BUDGET SUMMARY – CONSTRUCTION BUDGET

	Contract Budget	Actual Bid w/ Alts.	Diff. Bids vs. Budget
Budget vs. Bid Total	\$ 4,844,500	\$ 4,225,056	
Inflation Contingency	included in budget	included in bid	
Construction Cost Grand Total	\$ 4,844,500	\$ 4,225,056	(\$619,444)

Synthetic Turf Field Construction (Tennis Court Alt.)

Const. Documents Project Budget vs. Bid Results

Synthetic Turf Field Project


Description	CD Budget	09MAR21 Bid Results
Construction Costs	\$ 3,294,880	\$ 3,185,056
Design Fees, Rebid Fees and Cont.	\$ 305,500	\$ 305,500
TOTAL PROJECT BUDGET	\$ 3,600,380	\$ 3,490,556

Tennis Court and Basketball Court Replacement Project

Description	CD Budget	09MAR21 Bid Results
Construction Costs	\$ 1,549,620	\$ 1,040,000
Design Fees, Rebid Fees and Cont.	\$ 150,000	\$ 150,000
Const. Testing – based on proposal	\$ 0	\$ 25,000
TOTAL PROJECT BUDGET	\$ 1,699,620	\$ 1,215,000
COMBINED PROJECT BUDGET	\$ 5,300,000	\$ 4,705,556
Inflation included in construction cost	Included in budget	included in bid
COMBINED BUDGET W/INFLATION	\$ 5,300,000	\$ 4,705,556
DELTA - BUDGET VS. BID	(\$ 594,444)	

Synthetic Turf Field Construction (Tennis Court Alt.) Construction Documents Budget vs. Bid Results

When considering Allowances, Contingencies and Recommended Alternates, the project costs are further below budget. A summary of other costs included in the budget are as follows:

 Item	Budget
Construction Contingency (Turf)	\$ 100,000.00
Construction Contingency (Tennis)	\$ 66,000.00
Project Allowances (Combined)	\$ 100,040.00
TOTAL ALLOWANCES AND CONTINGENCIES	\$ 266,040.00

Synthetic Turf Field Construction and Tennis Court Alternate Comparison of Bid Results 2020-2021

2021 Bid Results

Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction B. Blair Corporation	\$ 2,259,356	\$ 1,060,000	\$ 3,319,356	Sidewalk and Tennis Courts
Electrical Construction Philips Brothers Elect	\$ 862,700	\$ 43,000	\$ 905,700	Lighting for sidewalk
TOTALS	\$ 3,122,056	\$ 1,103,000	\$ 4,225,056	(\$ 47,944) Below 2020 Bids

2020 Bid Results (*Rejected 23APR20*)

Contractor	Base Bid	Recommended Alternates	Total Bid	Alternates Selected
General Construction B. Blair Corporation	\$ 2,292,000	\$ 1,096,000	\$ 3,388,000	Sidewalk and Tennis Courts
Electrical Construction Included in GC Scope	\$ 885,000	N/A	\$ 885,000	Lighting for sidewalk
TOTALS	\$ 3,177,000	\$ 1,096,000	\$ 4,273,000	+ \$47,944

CRHS South

Synthetic Turf Field Construction (Tennis Court Alt.)

Alternate Descriptions and Recommendations



CRHS South Synthetic Turf Field Construction

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

Alternate No. GC2 – Reconstruct Existing Tennis/Basketball Courts (GC)	\$1,040,000
Contractor demolishes the existing courts, installs sub-court drainage system and constructs new courts in the same location. The fencing system will be restored and the court lights remain in place. The project costs are significantly reduced when combining with the Synthetic Turf project.	
Alternate No. GC3 and EC3 – Paved Walkway (GC, EC)	\$ 63,000
The paved and illuminated walkway provides a stabilized access path from the north side of the building (athletics lot) to the south side of the building (adjacent to gym). The paved access, protected by gates, will be used by pedestrians during events and by CRSD maintenance staff for improved site circulation.	

CRHS South Synthetic Turf Field Construction

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

<p>Alternate No. GC1 – Field Turf Vertex Prime Synthetic Turf System (GC)</p> <p>Under this alternate the contractor provides the alternative synthetic turf system ILO the base bid systems. No alternate cost was provided however the contractor has indicated the base bid price is based on Sprinturf which is an acceptable system.</p> <p><i>Budget Management</i></p>	<p>\$ No Bid</p>
<p>Alternate No. GC4 – Ball Stop Netting System (GC)</p> <p>Acceptance of this alternate requires the contractor to eliminate the 10 feet high ball stop netting system at each end of the field construction. The netting system provides safety from balls traveling beyond the goal lines. The installation of this system also maintains parity between North and South Synthetic fields.</p> <p><i>Value Added Alternate</i></p>	<p>(\$ 35,000)</p>
<p>Alternate No. GC 5A – Shock Pad under Synthetic Turf (GC)</p> <p>Use of a shock pad allows for a reduced synthetic turf blade from 2.5 to 2". Based on the low bidders cost to provide 2.5" turf this alternate is recommended for rejection.</p> <p>(Base Bid Manufacturers)</p> <p><i>Budget Management</i></p>	<p>\$ 114,000</p>
<p>Alternate No. GC 5B – Shock Pad under Synthetic Turf (GC)</p> <p>Use of a shock pad allows for a reduced synthetic turf blade from 2.5 to 2". Based on the low bidders cost to provide 2.5" turf this alternate is recommended for rejection.</p> <p>(Field Turf Vertex Prime Synthetic Turf System)</p> <p><i>Budget Management</i></p>	<p>\$ No Bid</p>

CRHS South Synthetic Turf Field Construction

Bid Alternates Review - Not Recommended



ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. EC1 – Eaton Field Lighting ILO Musco Lighting	(EC)	\$ 100,000
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This alternate allows the EC to use an alternate field lighting manufacturer. The basis of design is site lighting manufactured by Musco Lighting. Representatives of Musco Lighting were instrumental in assisting the design team with the Northampton Township Zoning Hearing Board presentation and provided the lighting calculations and details that were considered for the Land Development approval. This alternate was considered for cost control but based on cost and value, is recommended for rejection. Note: Musco Lighting provides a 25-year lamp replacement agreement and 24/7 assistance with lighting controls and programming. *Budget Management*

Alternate No. EC2 – Qualite Field Lighting ILO Musco Lighting	(EC)	\$ 1,000
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This alternate allows the EC to use an alternate field lighting manufacturer. The basis of design is site lighting manufactured by Musco Lighting. Representatives of Musco Lighting were instrumental in assisting the design team with the Northampton Township Zoning Hearing Board presentation and provided the lighting calculations and details that were considered for the Land Development approval. This alternate was considered for cost control but based on cost and value, recommended for rejection. Note: Musco Lighting provides a 25-year lamp replacement agreement and 24/7 assistance with lighting controls and programming. *Budget Management*

Total Recommended Value Added Alternates	\$ 1,103,000
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CRHS South Synthetic Turf Construction and Tennis Court Alt.

Project Achievements

- **Project under budget and on schedule.**
- **7 Site Contractors and 2 Electrical Contractors in attendance at Mandatory Pre-bid Meeting ensuring competitive bid results (3 Site Contractors at 2020 Pre-bid Meeting)**
- **Value added alternates incorporated for flexibility, and parity with CRHS North Walt Snyder Field Renovations.**
- **Incorporated energy efficient field lighting system and controls to maintain ongoing energy savings. Controllable from laptop, cell phone, iPad, etc. Musco Lighting provides a 25-year lamp maintenance/structural integrity warranty (monitored remotely by Musco Lighting).**
- **Field construction sets the foundation for parity with CRHS North Walt Snyder Stadium (Phase II construction provides 3,000 seat stadium and out-buildings to allow home football events, band competitions, graduations and other large events).**
- **Allows for flexibility when scheduling practices and other after school events and relieves some scheduling challenges at Norths synthetic turf field.**
- **Allows for a rental agreement with an outside user group in an effort to offset a portion of the cost of construction.**

CRHS South Synthetic Turf Construction and Tennis Court Alt.

Project Achievements

- Bid Savings of \$ 594,444
- Bid results are in alignment with last years rejected bids.
 - Bid Savings exclude over \$266,040 in project contingencies.
 - Noted Savings exclude additional cost considerations including, but not limited to:
 - ✓ Impact from sudden increases in petroleum and material costs.
 - ✓ Impact from increased labor rates due to shrinking labor pool.

CRHS South
Synthetic Turf Field Construction and
Tennis Court Alternate
Professional Services



CRHS South Synthetic Turf Field Construction and Tennis Court Alt. Professional Services Agreements

- **Included in the Project Budget:**
 - **Construction Testing Services**
 - GeoStructures
 - \$ 25,000 professional fee**

Note: The cost for the service is at the budget appropriated and included in the project budget.

Synthetic Turf Field Construction and Tennis Court Alt.

NEXT STEPS

08APR21	Board Approvals:
	<ul style="list-style-type: none">• Award Bids and Alternates
	<ul style="list-style-type: none">• Award Construction Testing
03MAY21	Ground Breaking – Synthetic Turf Field
10MAY21	Ground Breaking – Tennis Courts
06AUG21	Final Completion of Construction Activities – Tennis Courts
29OCT21	Final Completion of Construction Activities – Synthetic Turf Field

Single Page Cost Summary – HCES, RES, SFES and CRHS South Turf

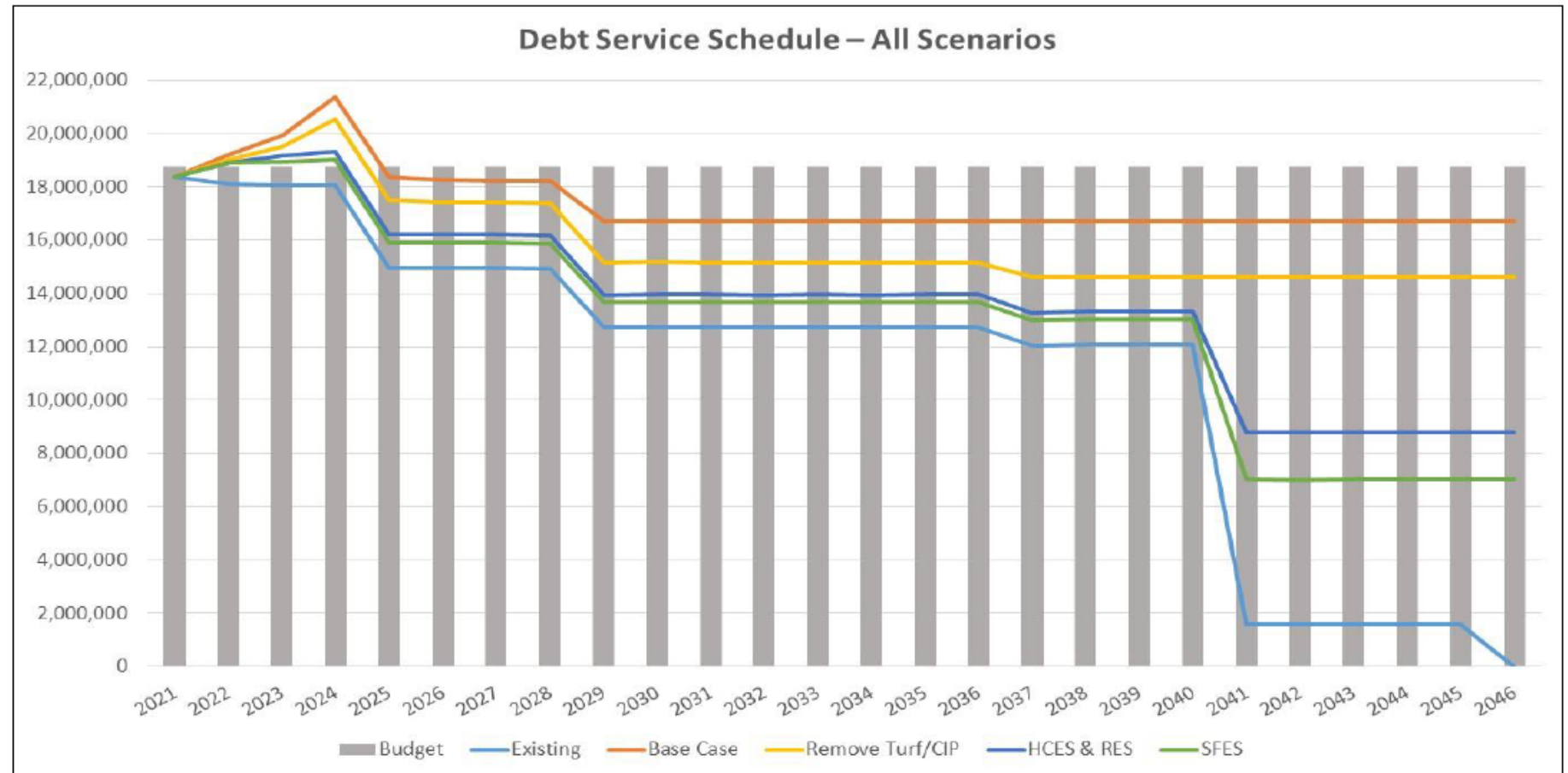
Project	Total 90% CD Construction Budget	Total 90% CD Project Budget	Base Bid w/ Value Added Alternates	Total Project Budget Based on Actual Bids	Comments
Hillcrest ES Additions and Renovations	\$ 19,062,900	\$ 24,230,175 <u>(\$ 1,269,873)</u> \$ 22,960,302	\$ 18,502,000 <u>(\$ 815,000)</u> \$ 17,687,000	\$ 21,136,402	(\$ 1,823,900) Under Project Budget
Richboro ES Additions and Renovations	\$ 19,405,600	\$ 25,147,087 <u>(\$ 1,268,373)</u> \$ 23,878,714	\$ 19,089,000 <u>(\$ 781,000)</u> \$ 18,308,000	\$ 21,533,114	(\$ 2,345,600) Under Project Budget
*Hillcrest ES Richboro ES Combined Bid	\$ 38,468,500	\$ 49,377,262 <u>(\$ 2,538,246)</u> \$ 46,839,016	\$ 36,090,000 <u>(\$ 1,692,500)</u> \$ 34,397,500	\$ 41,072,016	(\$ 5,767,000) Under Project Budget
*Sol Feinstone ES Additions and Renovations	\$ 24,807,900	\$ 31,500,000	\$ 27,185,524 <u>(\$ 41,600)</u> \$ 27,143,924	\$ 31,716,834	\$ 216,834 Over Project Budget
CRHS South Synthetic Turf Field Project	\$ 3,294,880	\$ 3,600,380	\$ 2,259,356 <u>\$ 63,000</u> \$ 3,122,056	\$ 3,490,556	(\$ 109,824) Under Project Budget
CRHS South Tennis Court Reconstruction	\$ 1,549,620	\$ 1,699,620	\$ 1,040,000 <u>\$ 00</u> \$ 1,040,000	\$ 1,215,000	(\$ 484,620) Under Project Budget

* Projects Recommended for Board Approval are Highlighted in Gray

Summary of Approval Recommendations and Budget Impact



SCENARIO	TOTAL NEW		Budget Increases				Difference from		Cap I Estimates
	DEBT SERVICE	Difference from Base	2021-22	2022-23	2023-24	TOTAL	Base		
Base Case-Updated Bids-No Cap I	\$162,169,853		\$450,852	\$1,144,237	\$2,586,297	\$4,181,386		\$6,606,590	
No CIP, No Turf	\$124,326,520	-\$37,843,333	\$264,317	\$736,087	\$1,753,114	\$2,753,518	-\$1,427,868	\$4,350,558	
Hillcrest & Richboro ONLY	\$67,974,374	-\$94,195,479	\$144,891	\$393,214	\$544,554	\$1,082,659	-\$3,098,727	\$1,710,601	
Sol Feinstone ONLY	\$52,166,891	-\$110,002,962	\$144,891	\$187,157	\$252,504	\$584,552	-\$3,596,834	\$923,592	



CAPITAL IMPROVEMENT PROJECTS UPDATE



Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-43 CRHS South Glazing Replacement

Bid Tabulation

CONTRACTOR:	Jones Masonry Restoration	TE Construction Services, LLC	Walter Brucker Company, Inc.
BASE BID:	\$ 124,000.00	\$ 125,000.00	\$ 90,050.00
ALTERNATE BID: Add CC Storefront Glazing	\$ 47,000.00	\$ 48,000.00	\$ 35,400.00
TOTALS	\$ 171,000.00	\$ 173,000.00	\$ 125,450.00

20-43 Project Budget Update

Construction Budget	\$ 185,000.00	
Contingencies/Fees	\$ 64,750.00	
Total Project Budget	\$ 249,750.00	<i>From Capital Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ 4,626.23	Based on apparent low bid (rebid reduction of 50%)
Adjusted Project Budget	\$ 245,123.77	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ 125,450.00	Includes Project Allowance: (\$ 6,900.00)
FUND BALANCE	(\$ 119,673.77)	Permits, Unforeseen Issues, etc.

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-44 CRHS North Natatorium Starting Block Replacement

Bid Tabulation			
CONTRACTOR:	D.G. March and Associates	TE Construction Services, LLC	Walter Brucker Company, Inc.
BASE BID:	\$ 67,840.00	\$ 69,950.00	\$ 108,500.00
ALTERNATE BID: No Alternates	N/A	N/A	N/A
TOTALS	\$ 67,840.00	\$ 69,950.00	\$ 108,500.00

20-44 Project Budget Update		
Construction Budget	\$ 42,000.00	Added tile repairs not in original scope or budget
Contingencies/Fees	\$ 14,700.00	
Total Project Budget	\$ 56,700.00	<i>From Capital Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ 8,645.28	Based on apparent low bid
Adjusted Project Budget	\$ 48,054.72	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ 67,840.00	Includes Project Allowance: (\$ 11,400.00)
FUND BALANCE	\$ 19,785.28	Bid/Scope over original estimate of probable cost

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-45

CRHS North Administration HVAC Replacement

Bid Tabulation

CONTRACTOR:	Guadelli Brothers, Inc.	Guy M. Cooper, Inc.	Hirschberg Mechanical	Myco Mechanical	Trefz Mech., Inc.
BASE BID:	\$ 156,200.00	\$ 157,600.00	\$ 151,500.00	\$ 154,000.00	\$ 131,833.00
ALTERNATE BID: Heat Exchanger	\$ 20,200.00	\$20,000.00	\$ 12,000.00	\$ 32,000.00	\$ 11,388.00
TOTALS	\$ 176,400.00	\$ 177,600.00	\$ 163,500.00	\$ 186,000.00	\$ 143,221.00

20-45 Project Budget Update

Construction Budget	\$ 190,000.00	\$150,000 HVAC + \$40,000 Heat Exchanger
Contingencies/Fees	\$ 66,500.00	
Total Project Budget	\$ 256,500.00	<i>From Capital Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ 5,168.24	Based on apparent low bid (rebid reduction of 50%)
Adjusted Project Budget	\$ 251,331.76	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ 143,221.00	Includes Project Allowance: (\$ 17,280.15)
FUND BALANCE	(\$ 108,110.76)	Permits, Unforeseen Issues, etc.

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-46

CR STAR Center Signal and School Flasher Project

Bid Tabulation

CONTRACTOR:	Armour & Sons Electric, Inc.	Carr & Duff, Inc.	Kuharchik Construction, Inc.	Miller Brothers Construction
BASE BID:	\$ 479,640.00	\$ 511,200.00	\$ 480,524.19	\$ 608,949.00
ALTERNATE BID: CRSD Flashers	\$ 117,246.00	\$ 213,900.00	\$ 170,901.50	\$ 171,072.00
TOTALS	\$ 596,886.00	\$ 725,100.00	\$ 651,425.69	\$ 780,021.00

20-46 Project Budget Update

Construction Budget	\$ 420,000.00	+ \$ 580,000 for CR STAR Signal from Capital Projects
Contingencies/Fees	\$ 147,000.00	CR STAR Fees included in CR STAR Center Project
Total Project Budget	\$ 567,000.00	<i>From Capital Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ 36,410.00	Based on apparent low bid
Adjusted Project Budget	\$ 530,590.00	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ 117,246.00	Includes Project Allowance: (\$ 33,000.00)
FUND BALANCE	(\$ 413,344.00)	Permits, Unforeseen Issues, etc.

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-51

Holland Middle School Rain Garden Modifications

Bid Tabulation

CONTRACTOR:	B. Blair Corporation	CMR Construction	Polaris Construction	Twining Construction
BASE BID:	\$ 68,356.00	\$ 62,750.00	\$ 91,784.00	\$ 71,161.00
ALTERNATE BID: None	n/a	n/a	n/a	n/a
TOTALS	\$ 68,356.00	\$ 62,750.00	\$ 91,784.00	\$ 71,161.00

20-51 Project Budget Update

Construction Budget	\$ 50,000.00	
Contingencies/Fees	\$ 17,500.00	
Total Project Budget	\$ 67,500.00	<i>From Capital Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ 8,680.00	Based on apparent low bid
Adjusted Project Budget	\$ 58,820.00	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ 68,356.00	Includes Project Allowance: (\$ 6,400.00)
FUND BALANCE	\$ 9,536.00	Bid/Scope over original estimate of probable cost

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-52 CRHS South Terrazzo Repairs

Bid Tabulation

CONTRACTOR:	Roman Mosaic & Tile Company	
BASE BID:	\$ 154,900.00	
ALTERNATE BID: Replace Terrazzo Floor at Guidance Area	\$ 47,100.00	Scope of work added based on results of moisture testing. Performing this work will allow us to further investigate terrazzo failure at other areas not being addressed through this project.
TOTALS	\$ 202,000.00	

20-52 Project Budget Update

Construction Budget	\$ 100,000.00	
Contingencies/Fees	\$ 35,000.00	
Total Project Budget	\$ 135,000.00	<i>From Capital Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ 13,534.00	Based on apparent low bid
Adjusted Project Budget	\$ 121,466.00	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ 202,000.00	Includes Project Allowance: (\$ 73,000.00) + \$47,100
FUND BALANCE	\$80,534.00	Bid/Scope over original estimate of probable cost

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 20-55 HVAC IAQ Improvements

Bid Tabulation					
CONTRACTOR:	TBD CO.	TBD CO.	TBD CO.	TBD CO.	TBD CO.
BASE BID:	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$ TBD
ALTERNATE BID: MERV-13 Filters	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$ TBD
TOTALS	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$ TBD

20-55 Project Budget Update		
Construction Budget	\$ 800,000.00	Base Bid: Bipolar Ionization Units Alt: MERV-13
Contingencies/Fees	\$ 280,000.00	
Total Project Budget	\$ 1,080,000	<i>Increased from Cap. Improvement Plan (5-Year Plan)</i>
Professional Fees (Adjusted)	\$ TBD	Based on apparent low bid
Adjusted Project Budget	\$ TBD	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ TBD	Includes Project Allowance: (\$ TBD)
FUND BALANCE	(\$ TBD)	Permits, Unforeseen Issues, etc.

Capital Improvement Projects Update

2021 Summer Projects (\$3.25M Budget):



Bid No. 21-11 SAIL House Stair Construction

Bid Tabulation					
CONTRACTOR:	TBD CO.	TBD CO.	TBD CO.	TBD CO.	TBD CO.
BASE BID:	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$ TBD
ALTERNATE BID: Bipolar Ionization Units	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$ TBD
TOTALS	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$ TBD

21-11 Project Budget Update		
Construction Budget	\$ 20,000.00	
Contingencies/Fees	\$ 8,500.00	
Total Project Budget	\$ 28,500.00	<i>Added to CIP as identified by CRSD Insurance Company</i>
Professional Fees (Adjusted)	\$ TBD	Based on apparent low bid
Adjusted Project Budget	\$ TBD	Adjusted based on actual professional fees
Low Bid w/ Alternates	\$ TBD	Includes Project Allowance: (\$ TBD)
FUND BALANCE	(\$ TBD)	Permits, Unforeseen Issues, etc.

Single Page Cost Summary – Capital Improvement Projects

(2021 Summer Projects - \$ 3.25M Budget)



Project	Total Construction Budget	Total Project Budget	Base Bid w/ Value Added Alternates	Total Project Budget Based on Actual Bids/Fees	Comments
20-43 CRHS South Glazing Replacement	\$ 185,000.00	\$ 185,000.00 <u>\$ 64,750.00</u> \$ 249,750.00	Walter Brucker Company, Inc. \$ 125,450.00	\$ 249,750.00 -\$ 4,426.23 fee -\$ 125,450.00 bid (\$ 119,673.77)	Permits, Unforeseen Issues, etc.
20-44 CRHS North Natatorium Starting Block Replacement	\$ 42,000.00	\$ 42,000.00 <u>\$ 14,700.00</u> \$ 56,700.00	D.G. March and Associates \$ 67,840.00	\$ 56,700.00 -\$ 8,645.28 fee -\$ 67,840.00 bid \$ 19,785.28	Bid/Scope over original estimate of probable cost
20-45 CRHS North Administration HVAC Replacement	\$ 190,000.00	\$ 190,000.00 <u>\$ 66,500.00</u> \$ 256,500.00	Trefz Mechanical, Inc. \$ 143,221.00	\$ 256,500.00 -\$ 5,168.24 fee -\$ 143,221.00 bid (\$ 108,110.76)	Permits, Unforeseen Issues, etc.
20-46 CR STAR Center Signal and School Flasher Project	\$ 420,000.00	\$ 420,000.00 <u>\$ 147,000.00</u> \$ 567,000.00	Armour and Sons, Electric \$ 117,246.00	\$ 567,000.00 -\$ 36,410.00 fee -\$ 117,246.00 bid (\$ 413,334.00)	Permits, Unforeseen Issues, etc.

Single Page Cost Summary – Capital Improvement Projects

(2021 Summer Projects - \$ 3.25M Budget)



Project	Total Construction Budget	Total Project Budget	Base Bid w/ Value Added Alternates	Total Project Budget Based on Actual Bids/Fees	Comments
20-51 HMS Rain Garden Modifications	\$ 50,000.00	\$ 50,000.00 <u>\$ 17,500.00</u> \$ 67,500.00	B. Blair Corporation \$ 68,356.00	\$ 67,500.00 -\$ 8,680.00 fee <u>-\$ 68,356.00 bid</u> \$ 9,536.00	Bid over original estimate of probable cost
20-52 CRHS South Terrazzo Repairs	\$ 100,000.00	\$ 100,000.00 <u>\$ 35,000.00</u> \$ 135,000.00	Roman Mosaic and Tile Co. \$ 202,000.00	\$ 135,000.00 -\$ 13,534.00 fee <u>-\$ 202,000.00 bid</u> \$ 80,534.00	Bid/Scope over original estimate of probable cost
20-55 HVAC IAQ Improvements	\$ 995,000.00	\$ 995,000.00 <u>\$ 280,000.00</u> \$ 1,275,000.00	\$ TBD <i>Carrying</i> \$ 995,000.00	\$ 1,275,000.00 \$ TBD fee <u>\$ TBD bid</u> \$ TBD	Document preparation and bid process
21-11 SAIL House Stair Construction	\$ 20,000.00	\$ 20,000.00 <u>\$ 8,500.00</u> \$ 28,500.00	\$ TBD <i>Carrying</i> \$ 20,000.00	\$ 28,500.00 \$ TBD fee <u>\$ TBD bid</u> \$ TBD	Document preparation and bid process
TOTALS	\$ 2,302,000.00	\$ 2,635,950.00	\$ 1,739,113.00 +20-55 actual bid + 21-11 actual bid	(\$ 336,262.76) + 20-55 actual bid + 21-11 actual bid	Under Budget Including Increased Scope, Value Added Alts. and Allowances

Capital Improvement Projects Update

Multiple Summer Projects (\$3.25M Budget):

2020-2021 CAPITAL IMPROVEMENT PROJECTS - PRELIMINARY SCHEDULE (SUMMER 2021)

ACTIVITY	START	FINISH	COMMENTS
Investigations and Surveys	01NOV20	01DEC20	
Prepare Bid Documents (PHASE I)	01DEC20	04JAN21	
Projects Out to Bid (PHASE I)	04JAN21	04FEB21	
Bids Due (PHASE I)	-----	04FEB21	
Prepare Bid Documents (PHASE II)	10JAN21	10FEB21	
Projects Out to Bid (PHASE II)	10FEB21	10MAR21	
Bids Due (PHASE II)		10MAR21	
Review Bid Recommendations (PHASE I + II)		18MAR21	FACCOM Meeting
Award Contracts (PHASE I + II)	-----	08APR21	Board Meeting
Issue Notice to Proceed (PHASE I + II)	-----	12APR21	Submittals, Procure Materials
General Project Start/Finish Dates	21JUN21	21AUG21	Excludes HVAC IAQ and SAIL House Stair Projects

Capital Improvement Projects Update

Multiple Summer Projects (\$3.25M Budget):

2020-2021 CAPITAL IMPROVEMENT PROJECTS - PRELIMINARY SCHEDULE (SUMMER 2021)

ACTIVITY	START	FINISH	COMMENTS
Bid No. 20-55 HVAC IAQ Improvements			
Documentation	15MAR21	12APR21	
Bid Process	12APR21	10MAY21	
FACCOM Review	-----	20MAY21	
Board Approval	-----	03JUN21	
General Project Start/Finish Dates	22JUN21	21AUG21	
Bid No. 21-11 SAIL House Stair Construction			
Documentation	15MAR21	16APR21	
Bid Process	16APR21	12MAY21	
FACCOM Review	-----	20MAY21	
Board Approval	-----	03JUN21	
General Project Start/Finish Dates	22JUN21	29OCT21	

Board Agenda Items



Board Agenda Item

Recommendation:
BOARD DECISION

Hillcrest and Richboro ES Additions and Renovations Projects – Combined Bid

See Contractor's Below (23FEB21 Bid Opening)

- **GC** – Skepton Construction \$ 20,511,000
- **MC** – Tri-County Mech. \$ 5,788,000
- **EC** – Boro Construction \$ 5,614,000
- **PC** – Myco Mechanical \$ 2,484,000
- **Total 'Not to Exceed' Cost:** \$ 34,397,000

Note: The project costs are \$5,767,000 below budget, including recommended value added alternates. The savings exclude contingencies and project allowances totaling over \$5.2M

**Budget:
Capital
Projects**

Board Agenda Item

Recommendation:
BOARD DECISION

Sol Feinstein ES Additions & Renovations

See Contractor's Below (09MAR21 Bid Opening)

○ GC – Lobar, Inc.	\$ 15,996,400
○ MC – Boro Developers	\$ 4,833,000
○ EC – Boro Developers	\$ 3,924,000
○ PC – Stan-Roch Plumbing	\$ 2,235,000
○ ENV - Sargent Enterprises	\$ <u>185,524</u>
○ Total 'Not to Exceed' Cost:	\$ 27,143,924

*Note: The project cost are \$216,834 over budget including value added alternates.
Further reductions may be realized through project contingencies and
project allowances totaling over \$2.3M.*

**Budget:
Capital
Projects**

Board Agenda Item

Recommendation:
BOARD DECISION

CRHS South Synthetic Turf Field Project

See Contractor's Below (09MAR21 Bid Opening)

- **GC** – B. Blair Corporation \$ 3,319,356
- **EC** – Philips Brothers Elect. \$ 905,700
- **Total 'Not to Exceed' Cost:** \$ 4,225,056

Note: The project cost are \$594,444 below budget, including recommended value added alternates, contingencies and project allowances totaling \$266,000.

**Budget:
Capital
Projects**

Board Agenda Items

**Recommendation:
APPROVE Pending Board
Decision on Project Approval**

Professional Service Agreements for HCES, RES and SFES Projects

- Services were solicited
- Proposal Summaries will be provided
- Agreements will be provided for each as follows:
 - ✓ HVAC TAB
 - ✓ Construction Testing
 - ✓ Construction Waste Management (LEED)
 - ✓ Enhanced Commissioning (LEED)
 - ✓ SGA Construction Phase Fees
 - ✓ DEI Construction Phase Fees

**Budget:
Capital
Projects**

Board Agenda Items

**Recommendation:
APPROVE Pending Board
Decision on Project Approval**

Professional Service Agreements for CRHS South Synthetic Turf Field Project

- Services were solicited
- Proposal Summaries will be provided
- Agreements will be provided for each as follows:

✓ Construction Testing

**Budget:
Capital
Projects**

Board Agenda Items

**Recommendation:
APPROVE Pending Board
Decision on Project Approval**

Contracted Service Agreements

Bid 20-50 Moving Services (CR STAR & HCES)

- Responsible to move former RMS to CR STAR Ctr.
- Responsible to move HCES to former RMS
- Bid Tabulation will be provided
- Agreements will provided

Broadway Moving: \$ 58,665.00

**Budget:
Capital
Projects**

Recommendation:
APPROVE

Board Agenda Item

2020-21 Capital Improvement Projects

Project Nos. 20-43 thru 20-46, 20-51, 20-52

- Agreements will be provided for each Project
- Bid Tabulations and Summaries will be provided for each project
- **Total of all projects to date are ~\$336,267 below budget including project allowances below.**
- Includes \$147,980 in Material Allowances
- Total 'Not to Exceed' Construction Cost: \$ 1,544,113

Remaining CIP Projects and Budgets:

- 20-55 Districtwide HVAC IAQ \$ 1,275,000
- 21-11 SAIL House Stair Replacement \$ 28,500
- **Projects anticipated to remain beneath the approved CIP \$3.25M Budget**

Budget:
Capital
Reserves

Upcoming Meetings & Topics:

Meetings and Topics include, but may not be limited to:

MEETING DATE	PROBABLE TOPICS
18MAR21 FACCOM	Review Bid Results for the following: <ul style="list-style-type: none">✓ Sol Feinstone Elementary School Additions and Renovations✓ Hillcrest Elementary School Additions and Renovations✓ Richboro Elementary School Additions and Renovations✓ CRHS South Synthetic Turf Field✓ CRHS South Tennis and Basketball Court Replacement (Alt Bid)✓ Phase I and II Capital Improvement Projects
08APR21 BOARD	Approval and/or Rejection of Bids Listed Above

Note: Dates and Topics are Subject to Change and/or Expand



Public Comments - Thank you!

Next Facilities Committee Meeting:
Thursday, April 22, 2021 @ 7:00pm

