



Finance and Facilities Committee Meeting

March 9, 2023
Chancellor Center

Facilities Agenda

- Richboro Elementary School Additions and Renovations
 - Construction Bid Recommendations
 - Professional Services
- Schrader Group Contract Amendment for Richboro Elementary School
- Sol Feinstone ES Additions and Renovations Mechanical Contract Change Order
- Chancellor Center Renovations

Richboro Elementary School Additions and Renovations Bids and Budget Update

- General Construction
- Mechanical Construction
- Electrical Construction
- Plumbing Construction
- Construction Waste Management Services
- Testing, Adjusting, and Balancing (TAB) Services
- Construction Testing and Special Inspection Services
- Moving Services

Richboro Elementary School Additions and Renovations Project Site Plan



Richboro Elementary School
Additions and Renovations Projects
Bid Results – 24FEB23 Bid Opening



Bid Alternates Review – District Discussion Alternates

ALTERNATES FOR COMMITTEE/BOARD DISCUSSION

Alternate No. 1 – Five (5)-Classroom Addition (GC, MC, EC, PC) Contractor is responsible to construct the concrete masonry retaining wall with an integrated outdoor classroom and five (5) classroom addition. The bid alternate amount includes the cost for the site retaining wall/integrated classroom, when removing the cost of the wall, the alternate classroom construction significantly below the budgeted amount by approximately \$780,000 or a savings of approximately \$100/SF from the estimated SF cost. Selection of this alternate provides true value pending the needs of the district. Owner Determined	\$ 2,969,090.92
Alternate No. 2 – Ten (10)-Classroom Addition (GC, MC, EC, PC) Contractor is responsible to construct the concrete masonry retaining wall with an integrated outdoor classroom and ten (10) classroom addition. The bid alternate amount includes the costs for the site retaining wall/integrated classroom, when removing the cost of the wall, the alternate classroom construction is significantly below the budgeted amount by approximately \$1,000,000 or a savings of approximately \$85/SF from the estimated SF cost. Selection of this alternate provides true value pending the needs of the district. Owner Determined	\$ 4,182,939.40

Bid Alternates Review - Recommended Alternates

RECOMMENDED ALTERNATES

<p>Alternate No. 5 – Unclassified Rock Excavations (GC, EC)</p> <p>This alternate requires the contractor to perform all excavations regardless of subsurface rock conditions encountered, at no additional cost to the Owner</p> <p><i>Value Added Alternate</i></p>	<p>\$ 16,000</p>
<p>Alternate No. 7, 7A, 7B – 30-Year Roofing System ILO 20-Years (GC)</p> <p>The alternate provides a 30-year roof warranty ILO of the base bid 20-year warranty. These three line items reflect an add to the base bid, five (5) classrooms, and ten (10) classroom additions projects. This alternate offers great value when considering that the acceptance extends the warranty period 10 additional years (30 Years) at a cost of \$0.18/SF (Base Bid) and \$0.32/SF (5 or 10 CR Additions) and an expiration in 2054</p> <p><i>Value Added Alternate</i></p>	<p>Base Bid: \$ 11,000 5 CR Add \$ 12,000 10 CR Add \$ 13,000</p>
<p>Alternate No. 8A – New Terrazzo Floors ILO Quartz Tile Floors-BB (GC)</p> <p>The alternate removed the existing quarry tile floors and wet bed and replaces with new concrete infill and thin set terrazzo floors at all existing corridor floor areas – Base Bid Areas only. This alternate is recommended based on the condition of the existing quarry tile and it poor bond to the wet bed</p> <p><i>Value Added Alternate</i></p>	<p>\$ 450,000</p>
<p>Alternate No. 9 – Not Used</p>	<p>N/A</p>
<p>Alternate No. 10A – 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>	<p>(\$ 32,000)</p>

Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 3 – Security Film on Administration Area Windows (GC) This alternate adds security film to the window systems at the Administration Office Area only. Selection of this alternate would be an Owner decision. <i>Security Enhancement</i>	\$ 17,000
Alternate No. 4 – Security Film on Admin. and Additional Windows (GC) This alternate adds security film to the window systems at the Administration Office Area and additional windows at the entry area. Selection of this alternate would be an Owner decision. <i>Security Enhancement</i>	\$ 29,000
Alternate No. 6 – New Exterior Metal Panels ILO Stucco Repairs (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 credit alternate is recommended for acceptance based on the favorable bid results, condition of the existing fascia/soffit systems, value, and sustainability of the metal wall panels. Under the base bid, the contractor will clean, repair and provide a new elastomeric coating system over the existing stucco/EIFS panels. <i>Value Added Alternate</i>	(\$ 235,000)
Alternate No. 8B – New Terrazzo Floors ILO Quartz Tile at Cafeteria (GC) Acceptance of this alternate is not recommended based on the cost. The floor will remain Quartz Tile for the cafeteria. <i>Budget Management</i>	\$ 450,000
Alternate No. 9 – Not Used	N/A

Bid Alternates Review - Not Recommended

ALTERNATES NOT RECOMMENDED FOR ACCEPTANCE

Alternate No. 10B – Siemen Controls vs. JCI Open Protocol (MC)	\$ 200,000
Under this alternate the district selects an alternative building controls system by Siemens. Based on the districts decision to select Johnson controls at a \$32,000 savings, this is recommended for rejection. <i>Standardization/Budget Management</i>	
Alternate No. 11A – Uponor PEX-A Tubing System (MC)	\$ 25,000
Acceptance of this alternate allows the mechanical 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. 11B – Uponor PEX-A Tubing System (PC)	\$ 5,000
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. 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. 12 – Delete Photovoltaic Solar Array (EC)	(\$ 245,000)
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 docs. <i>LEED Verification Costs</i>	

Bid Tabulations

Base Bid

Base Bid



Council Rock School District
Additions and Renovations to
Richboro Elementary School
General Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADER GROUP

		LBI Construction, LLC	Penn Builders, Inc.	Skepton Construction, Inc.	TE Construction Services, LLC
*	BASE BID	\$ 16,850,000.00	\$ 13,775,000.00	\$ 14,685,000.00	\$ 17,300,000.00
1	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 2,900,000.00	\$ 2,185,000.00	\$ 2,875,000.00	\$ 2,857,000.00
2	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 4,200,000.00	\$ 3,125,000.00	\$ 3,975,000.00	\$ 3,877,000.00
3	Provide Ballistic Film in lieu of Base Bid exterior glazing for each exterior window at the Administration Areas only as indicated on the Construction Documents.	\$ 37,000.00	\$ 17,000.00	\$ 25,000.00	\$ 12,000.00
4	Provide Ballistic Film in lieu of Base Bid glazing for each window indicated on the Drawings.	\$ 45,000.00	\$ 29,000.00	\$ 30,000.00	\$ 37,000.00
5	* Unclassified excavation in lieu of classified excavation for rock removal.	\$ 200,000.00	\$ 11,000.00	\$ 175,000.00	\$ 28,000.00
6	Delete the new exterior metal panels and repair, clean, and paint existing EIFS/stucco wall system and soffits. Provide 10" fascia as indicated on the Drawings at all EIFS scheduled to remain.	\$ (180,000.00)	\$ (235,000.00)	\$ (75,000.00)	\$ (325,000.00)
7	* Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system. This alternate does not include the 5 and 10 Classroom Addition alternates.	\$ -	\$ 11,000.00	\$ -	\$ 203,000.00
7A	Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system for the 5 Classroom Addition only.	\$ -	\$ 12,000.00	\$ -	\$ 18,600.00
7B	Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system for the 10 Classroom Addition only.	\$ -	\$ 13,000.00	\$ -	\$ 25,000.00
8A	* Under the Base Bid, existing quarry tile and base is scheduled to remain. Under this alternate, the Bidder shall state the adjustment in price to be added to the Base Bid to remove the existing quarry tile, base, and wet bed and provide 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 the Construction Documents.	\$ 375,000.00	\$ 450,000.00	\$ 495,000.00	\$ 494,000.00
8B	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.	\$ 115,000.00	\$ 260,000.00	\$ 130,000.00	\$ 150,000.00
13	* Provide a 6' vinyl-coated chain-link fence at the upper playing field as indicated on the Construction Documents.	\$ 55,000.00	\$ 46,000.00	\$ 7,500.00	\$ 49,000.00
14	* Provide enhancements to the Northern Courtyard as indicated on the Construction Documents.	\$ 30,000.00	\$ 72,000.00	\$ 12,000.00	\$ 25,000.00
15	Delete playground upgrades and new under drainage as indicated on the Construction Documents.	\$ (250,000.00)	\$ (415,000.00)	\$ (285,000.00)	\$ (121,000.00)
	Base Bid Plus Proposed Alternates:	\$ 17,510,000.00	\$ 14,365,000.00	\$ 15,374,500.00	\$ 18,099,000.00
	Value of Total Alternates Selected:	\$ 660,000.00	\$ 590,000.00	\$ 689,500.00	\$ 799,000.00
	\$ Above Low:	\$ 3,145,000.00	\$ -	\$ 1,009,500.00	\$ 3,734,000.00

Base Bid



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Mechanical Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		ASL Refrigeration, Inc. dba ASL Mechanical	Boro Developers, Inc. dba Boro Construction	Integrity Mechanical, Inc.	JBM Mechanical, Inc.	Tri-County Mechanical, Inc.
	• BASE BID	\$ 4,786,000.00	\$ 4,535,000.00	\$ 4,094,000.00	\$ 4,140,000.00	\$ 4,036,000.00
1	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 326,658.00	\$ 425,000.00	\$ 375,000.00	\$ 354,000.00	\$ 391,590.92
2	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 605,900.00	\$ 585,000.00	\$ 592,000.00	\$ 540,000.00	\$ 541,939.40
10A	• 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)	\$ (40,000.00)	\$ (30,000.00)	\$ (32,000.00)
10B	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.	No Bid	No Bid	No Bid	\$ 100,000.00	\$ 200,000.00
11A	Add/Deduct to provide Uponor PEX-A tubing system for all heating hot water and chilled water pipe sizes less than 2-1/2" in lieu of Base Bid piping specified. The Mechanical Room is excluded from this Alternate.	\$ (150,000.00)	\$ 55,000.00	\$ (15,000.00)	\$ (10,000.00)	\$ 25,000.00
	Base Bid Plus Proposed Alternates:	\$ 4,786,000.00	\$ 4,505,000.00	\$ 4,054,000.00	\$ 4,110,000.00	\$ 4,004,000.00
	Value of Total Alternates Selected:	\$ -	\$ (30,000.00)	\$ (40,000.00)	\$ (30,000.00)	\$ (32,000.00)
	\$ Above Low:	\$ 782,000.00	\$ 501,000.00	\$ 50,000.00	\$ 106,000.00	\$ -

Base Bid



D'THUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Electrical Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		Boro Developers, Inc. dba Boro Construction	Cedar Electric, Inc.
	* BASE BID	\$ 3,951,000.00	\$ 4,300,000.00
1	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 212,000.00	\$ 404,000.00
2	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 300,000.00	\$ 624,000.00
5	* Unclassified excavation in lieu of classified excavation for rock removal.	\$ 5,000.00	\$ 10,000.00
12	Delete solar array and all associated equipment and installation costs.	\$ (245,000.00)	\$ (277,000.00)
	Base Bid Plus Proposed Alternates:	\$ 3,956,000.00	\$ 4,310,000.00
	Value of Total Selected Alternates:	\$ 5,000.00	\$ 10,000.00
	\$ Above Low:	\$ -	\$ 354,000.00

Base Bid



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Plumbing Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		Guy M. Cooper, Inc.	Integrity Mechanical, Inc.	JBM Mechanical, Inc.	Tri-County Mechanical, Inc.	Vision Mechanical, Inc.
*	BASE BID	\$ 1,484,000.00	\$ 1,774,786.00	\$ 1,773,000.00	\$ 2,007,000.00	\$ 1,547,127.00
1	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 180,500.00	\$ 237,000.00	\$ 180,000.00	\$ 142,000.00	\$ 174,994.00
2	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 216,000.00	\$ 208,000.00	\$ 223,000.00	\$ 178,000.00	\$ 194,693.00
5	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 10,000.00	\$ 21,000.00	\$ 2,000.00	\$ 50,000.00	\$ 6,000.00
11B	Add/Deduct to provide Uponor PEX-A tubing system for domestic water pipe for all pipe sizes less than 2-1/2" in lieu of Base Bid piping specified.	\$ 5,000.00	\$ (10,000.00)	\$ (12,000.00)	\$ 12,000.00	\$ (2,000.00)
	Base Bid Plus Proposed Alternates:	\$ 1,484,000.00	\$ 1,774,786.00	\$ 1,773,000.00	\$ 2,007,000.00	\$ 1,547,127.00
	Value of Total Selected Alternates:	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ Above Low:	\$ -	\$ 290,786.00	\$ 289,000.00	\$ 523,000.00	\$ 63,127.00

Bid Tabulations

Five (5) Classrooms

Five (5) Classroom Alternate



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
General Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		LBI Construction, LLC	Penn Builders, Inc.	Skepton Construction, Inc.	TE Construction Services, LLC
	• BASE BID	\$ 16,850,000.00	\$ 13,775,000.00	\$ 14,685,000.00	\$ 17,300,000.00
1	• Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 2,900,000.00	\$ 2,185,000.00	\$ 2,875,000.00	\$ 2,857,000.00
2	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 4,200,000.00	\$ 3,125,000.00	\$ 3,975,000.00	\$ 3,877,000.00
3	Provide Ballistic Film in lieu of Base Bid exterior glazing for each exterior window at the Administration Areas only as indicated on the Construction Documents.	\$ 37,000.00	\$ 17,000.00	\$ 25,000.00	\$ 12,000.00
4	Provide Ballistic Film in lieu of Base Bid glazing for each window indicated on the Drawings.	\$ 45,000.00	\$ 29,000.00	\$ 30,000.00	\$ 37,000.00
5	• Unclassified excavation in lieu of classified excavation for rock removal.	\$ 200,000.00	\$ 11,000.00	\$ 175,000.00	\$ 28,000.00
6	Delete the new exterior metal panels and repair, clean, and paint existing EIFS/stucco wall system and soffits. Provide 10" fascia as indicated on the Drawings at all EIFS scheduled to remain.	\$ (180,000.00)	\$ (235,000.00)	\$ (75,000.00)	\$ (325,000.00)
7	• Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system. This alternate does not include the 5 and 10 Classroom Addition alternates.	\$ -	\$ 11,000.00	\$ -	\$ 203,000.00
7A	• Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system for the 5 Classroom Addition only.	\$ -	\$ 12,000.00	\$ -	\$ 18,600.00
7B	Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system for the 10 Classroom Addition only.	\$ -	\$ 13,000.00	\$ -	\$ 25,000.00
8A	• Under the Base Bid, existing quarry tile and base is scheduled to remain. Under this alternate, the Bidder shall state the adjustment in price to be added to the Base Bid to remove the existing quarry tile, base, and wet bed and provide 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 the Construction Documents.	\$ 375,000.00	\$ 450,000.00	\$ 495,000.00	\$ 494,000.00
8B	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.	\$ 115,000.00	\$ 260,000.00	\$ 130,000.00	\$ 150,000.00
13	• Provide a 6' vinyl-coated chain-link fence at the upper playing field as indicated on the Construction Documents.	\$ 55,000.00	\$ 46,000.00	\$ 7,500.00	\$ 49,000.00
14	Provide enhancements to the Northern Courtyard as indicated on the Construction Documents.	\$ 30,000.00	\$ 72,000.00	\$ 12,000.00	\$ 25,000.00
15	Delete playground upgrades and new under drainage as indicated on the Construction Documents.	\$ (250,000.00)	\$ (415,000.00)	\$ (285,000.00)	\$ (121,000.00)
	Base Bid Plus Proposed Alternates:	\$ 20,380,000.00	\$ 16,490,000.00	\$ 18,237,500.00	\$ 20,949,600.00
	Value of Total Alternates Selected:	\$ 3,530,000.00	\$ 2,715,000.00	\$ 3,552,500.00	\$ 3,649,600.00
	\$ Above Low:	\$ 3,890,000.00	\$ -	\$ 1,747,500.00	\$ 4,459,600.00

Five (5) Classroom Alternate



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Mechanical Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		ASL Refrigeration, Inc. dba ASL Mechanical	Boro Developers, Inc. dba Boro Construction	Integrity Mechanical, Inc.	JBM Mechanical, Inc.	Tri-County Mechanical, Inc.
	• BASE BID	\$ 4,786,000.00	\$ 4,535,000.00	\$ 4,094,000.00	\$ 4,140,000.00	\$ 4,036,000.00
1	• Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 326,658.00	\$ 425,000.00	\$ 375,000.00	\$ 354,000.00	\$ 391,590.92
2	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 605,900.00	\$ 585,000.00	\$ 592,000.00	\$ 540,000.00	\$ 541,939.40
10A	• 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)	\$ (40,000.00)	\$ (30,000.00)	\$ (32,000.00)
10B	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.	No Bid	No Bid	No Bid	\$ 100,000.00	\$ 200,000.00
11A	Add/Deduct to provide Uponor PEX-A tubing system for all heating hot water and chilled water pipe sizes less than 2-1/2" in lieu of Base Bid piping specified. The Mechanical Room is excluded from this Alternate.	\$ (150,000.00)	\$ 55,000.00	\$ (15,000.00)	\$ (10,000.00)	\$ 25,000.00
	Base Bid Plus Proposed Alternates:	\$ 5,112,658.00	\$ 4,930,000.00	\$ 4,429,000.00	\$ 4,464,000.00	\$ 4,395,590.92
	Value of Total Alternates Selected:	\$ 326,658.00	\$ 395,000.00	\$ 335,000.00	\$ 324,000.00	\$ 359,590.92
	\$ Above Low:	\$ 717,067.08	\$ 534,409.08	\$ 33,409.08	\$ 68,409.08	\$ -

Five (5) Classroom Alternate



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Electrical Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

			Boro Developers, Inc. dba Boro Construction	Cedar Electric, Inc.
	*	BASE BID	\$ 3,951,000.00	\$ 4,300,000.00
1	*	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 212,000.00	\$ 404,000.00
2		Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 300,000.00	\$ 624,000.00
5	*	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 5,000.00	\$ 10,000.00
12		Delete solar array and all associated equipment and installation costs.	\$ (245,000.00)	\$ (277,000.00)
		Base Bid Plus Proposed Alternates:	\$ 4,168,000.00	\$ 4,714,000.00
		Value of Total Selected Alternates:	\$ 217,000.00	\$ 414,000.00
		\$ Above Low:	\$ -	\$ 546,000.00

Five (5) Classroom Alternate



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Plumbing Contract Bid Tab
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DEI Project No. 283049

SCHRADERGROUP

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5	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 10,000.00	\$ 21,000.00	\$ 2,000.00	\$ 50,000.00	\$ 6,000.00
11B	Add/Deduct to provide Uponor PEX-A tubing system for domestic water pipe for all pipe sizes less than 2-1/2" in lieu of Base Bid piping specified.	\$ 5,000.00	\$ (10,000.00)	\$ (12,000.00)	\$ 12,000.00	\$ (2,000.00)
	Base Bid Plus Proposed Alternates:	\$ 1,664,500.00	\$ 2,011,786.00	\$ 1,953,000.00	\$ 2,149,000.00	\$ 1,722,121.00
	Value of Total Selected Alternates:	\$ 180,500.00	\$ 237,000.00	\$ 180,000.00	\$ 142,000.00	\$ 174,994.00
	\$ Above Low:	\$ -	\$ 347,286.00	\$ 288,500.00	\$ 484,500.00	\$ 57,621.00

Bid Tabulations

Ten (10) Classrooms

Ten (10) Classroom Alternate



D'HUY Engineering, Inc.

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7	* Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system. This alternate does not include the 5 and 10 Classroom Addition alternates.	\$ -	\$ 11,000.00	\$ -	\$ 203,000.00
7A	Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system for the 5 Classroom Addition only.	\$ -	\$ 12,000.00	\$ -	\$ 18,600.00
7B	* Provide 30-year modified bituminous membrane roofing system as manufactured by Garland in lieu of Base Bid 20-year modified bituminous membrane roofing system for the 10 Classroom Addition only.	\$ -	\$ 13,000.00	\$ -	\$ 25,000.00
8A	* Under the Base Bid, existing quarry tile and base is scheduled to remain. Under this alternate, the Bidder shall state the adjustment in price to be added to the Base Bid to remove the existing quarry tile, base, and wet bed and provide 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 the Construction Documents.	\$ 375,000.00	\$ 450,000.00	\$ 495,000.00	\$ 494,000.00
8B	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.	\$ 115,000.00	\$ 260,000.00	\$ 130,000.00	\$ 150,000.00
13	* Provide a 6' vinyl-coated chain-link fence at the upper playing field as indicated on the Construction Documents.	\$ 55,000.00	\$ 46,000.00	\$ 7,500.00	\$ 49,000.00
14	Provide enhancements to the Northern Courtyard as indicated on the Construction Documents.	\$ 30,000.00	\$ 72,000.00	\$ 12,000.00	\$ 25,000.00
15	Delete playground upgrades and new under drainage as indicated on the Construction Documents.	\$ (250,000.00)	\$ (415,000.00)	\$ (285,000.00)	\$ (121,000.00)
	Base Bid Plus Proposed Alternates:	\$ 21,680,000.00	\$ 17,431,000.00	\$ 19,337,500.00	\$ 21,976,000.00
	Value of Total Alternates Selected:	\$ 4,830,000.00	\$ 3,656,000.00	\$ 4,652,500.00	\$ 4,676,000.00
	\$ Above Low:	\$ 4,249,000.00	\$ -	\$ 1,906,500.00	\$ 4,545,000.00

Ten (10) Classroom Alternate



Council Rock School District
Additions and Renovations to
Richboro Elementary School
Mechanical Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		ASL Refrigeration, Inc. dba ASL Mechanical	Boro Developers, Inc. dba Boro Construction	Integrity Mechanical, Inc.	JBM Mechanical, Inc.	Tri-County Mechanical, Inc.
*	BASE BID	\$ 4,786,000.00	\$ 4,535,000.00	\$ 4,094,000.00	\$ 4,140,000.00	\$ 4,036,000.00
1	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 326,658.00	\$ 425,000.00	\$ 375,000.00	\$ 354,000.00	\$ 391,590.92
2	* Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 605,900.00	\$ 585,000.00	\$ 592,000.00	\$ 540,000.00	\$ 541,939.40
10A	* 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)	\$ (40,000.00)	\$ (30,000.00)	\$ (32,000.00)
10B	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.	No Bid	No Bid	No Bid	\$ 100,000.00	\$ 200,000.00
11A	Add/Deduct to provide Uponor PEX-A tubing system for all heating hot water and chilled water pipe sizes less than 2-1/2" in lieu of Base Bid piping specified. The Mechanical Room is excluded from this Alternate.	\$ (150,000.00)	\$ 55,000.00	\$ (15,000.00)	\$ (10,000.00)	\$ 25,000.00
	Base Bid Plus Proposed Alternates:	\$ 5,391,900.00	\$ 5,090,000.00	\$ 4,646,000.00	\$ 4,650,000.00	\$ 4,545,939.40
	Value of Total Alternates Selected:	\$ 605,900.00	\$ 555,000.00	\$ 552,000.00	\$ 510,000.00	\$ 509,939.40
	\$ Above Low:	\$ 845,960.60	\$ 544,060.60	\$ 100,060.60	\$ 104,060.60	\$ -

Ten (10) Classroom Alternate



D'HUY Engineering, Inc.

Council Rock School District
Additions and Renovations to
Richboro Elementary School
Electrical Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

			Boro Developers, Inc. dba Boro Construction	Cedar Electric, Inc.
	*	BASE BID	\$ 3,951,000.00	\$ 4,300,000.00
1		Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 212,000.00	\$ 404,000.00
2	*	Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 300,000.00	\$ 624,000.00
5	*	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 5,000.00	\$ 10,000.00
12		Delete solar array and all associated equipment and installation costs.	\$ (245,000.00)	\$ (277,000.00)
		Base Bid Plus Proposed Alternates:	\$ 4,256,000.00	\$ 4,934,000.00
		Value of Total Selected Alternates:	\$ 305,000.00	\$ 634,000.00
		\$ Above Low:	\$ -	\$ 678,000.00

Ten (10) Classroom Alternate



Council Rock School District
Additions and Renovations to
Richboro Elementary School
Plumbing Contract Bid Tab
February 24, 2023
DEI Project No. 283049

SCHRADERGROUP

		Guy M. Cooper, Inc.	Integrity Mechanical, Inc.	JBM Mechanical, Inc.	Tri-County Mechanical, Inc.	Vision Mechanical, Inc.
	BASE BID	\$ 1,484,000.00	\$ 1,774,786.00	\$ 1,773,000.00	\$ 2,007,000.00	\$ 1,547,127.00
1	Provide 5 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 180,500.00	\$ 237,000.00	\$ 180,000.00	\$ 142,000.00	\$ 174,994.00
2	* Provide 10 Classroom Addition and associated site work as shown on the Construction Documents.	\$ 216,000.00	\$ 208,000.00	\$ 223,000.00	\$ 178,000.00	\$ 194,693.00
5	Unclassified excavation in lieu of classified excavation for rock removal.	\$ 10,000.00	\$ 21,000.00	\$ 2,000.00	\$ 50,000.00	\$ 6,000.00
11B	Add/Deduct to provide Uponor PEX-A tubing system for domestic water pipe for all pipe sizes less than 2-1/2" in lieu of Base Bid piping specified.	\$ 5,000.00	\$ (10,000.00)	\$ (12,000.00)	\$ 12,000.00	\$ (2,000.00)
	Base Bid Plus Proposed Alternates:	\$ 1,700,000.00	\$ 1,982,786.00	\$ 1,996,000.00	\$ 2,185,000.00	\$ 1,741,820.00
	Value of Total Selected Alternates:	\$ 216,000.00	\$ 208,000.00	\$ 223,000.00	\$ 178,000.00	\$ 194,693.00
	\$ Above Low:	\$ -	\$ 282,786.00	\$ 296,000.00	\$ 485,000.00	\$ 41,820.00

Bid Summaries

Base Bid, 5 CR, and 10 CR Additions

Richboro Elementary School

Additions and Renovations Project

Apparent Low Bidders – Bid Breakdown

BASE BID

Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Penn Builders, Inc.	\$ 13,775,000	\$ 590,000	\$ 14,365,000	5, 7, 8A, 13, 14
Mechanical Construction Tri-County Mech.	\$ 4,036,000	(\$32,000)	\$ 4,004,000	10A
Electrical Construction Boro Developers	\$ 3,951,000	\$ 5,000	\$ 3,956,000	5
Plumbing Construction Guy M. Cooper, Inc.	\$ 1,484,000	\$ 0	\$ 1,484,000	None
TOTALS	\$ 23,246,000	\$ 563,000	\$ 23,809,000	

Richboro Elementary School
Additions and Renovations Project
Apparent Low Bidders – Bid Breakdown
5-CLASSROOM ADDITION

Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Penn Builders, Inc.	\$ 13,775,000	\$ 2,715,000	\$ 16,490,000	1, 5, 7, 7A, 8A, 13
Mechanical Construction Tri-County Mech.	\$ 4,036,000	\$ 359,591	\$ 4,395,591	1, 10A
Electrical Construction Boro Developers	\$ 3,951,000	\$ 217,000	\$ 4,168,000	1, 5
Plumbing Construction Guy M. Cooper, Inc.	\$ 1,484,000	\$ 180,500	\$ 1,664,500	1
TOTALS	\$ 23,246,000	\$ 3,472,091	\$ 26,718,091	

Note: The Bid Breakdown above includes all recommended value-added alternates listed under the base bid breakdown plus the alternates associated with the 5-classroom addition (ie: 30-year roof warranty in lieu of 20-year roof warranty). Excludes enhancement of the existing outdoor classroom which will be replaced with the outdoor learning center integrated within the proposed site retaining wall which is required when adding the 5 or 10 classroom addition.

Richboro Elementary School
Additions and Renovations Project
Apparent Low Bidders – Bid Breakdown
10-CLASSROOM ADDITION

Contractor	Base Bid	Recommended Alternates	Total Bid Award	Alternates Selected
General Construction Penn Builders, Inc.	\$ 13,775,000	\$ 3,656,000	\$ 17,431,000	2, 5, 7, 7B, 8A, 13
Mechanical Construction Tri-County Mech.	\$ 4,036,000	\$ 509,940	\$ 4,545,940	2, 10A
Electrical Construction Boro Developers	\$ 3,951,000	\$ 305,000	\$ 4,256,000	2, 5
Plumbing Construction Guy M. Cooper, Inc.	\$ 1,484,000	\$ 216,000	\$ 1,700,000	2
TOTALS	\$ 23,246,000	\$ 4,686,940	\$ 27,932,940	

Note: The Bid Breakdown above includes all recommended value-added alternates listed under the base bid breakdown plus the alternates associated with the 10-classroom addition (ie: 30-year roof warranty in lieu of 20-year roof warranty). Excludes enhancement of the existing outdoor classroom which will be replaced with the outdoor learning center integrated within the proposed site retaining wall which is required when adding the 5 or 10 classroom addition.

Project Budget vs. Bid Results

Base Bid, 5 CR, and 10 CR Additions

Const. Documents Project Budget vs. Bid Results BASE BID

Item	90% CD Budget	Actual Bids
Base Bid	\$ 23,128,585	\$ 23,246,000
Value Added Alternates	\$ 0	\$ 563,000
TOTAL CONSTRUCTION COSTS	\$ 23,128,585	\$ 23,809,000

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
SOFT COSTS	\$ 3,261,734	\$ 2,511,734
ACE Grant Award	(\$ 820,958)	(\$ 820,958)
ACE Grant Funds Remaining	(\$ 368,745)	(\$ 368,745)
TOTAL SOFT COSTS w/ ACE Grant	\$ 4,451,437	\$ 3,701,437
TOTAL PROJECT COST	\$ 27,580,022	\$ 27,510,437

Project is below budget by \$69,585
including value-added alternates, allowances and contingencies.

*Excludes Financing Costs

Additions and Renovations Project

Const. Documents Project Budget vs. Bid Results 5-CLASSROOM ADDITION

Item	90% CD Budget	Actual Bids
Base Bid	\$ 27,001,790	\$ 23,246,000
Value Added Alternates	\$ 0	\$ 3,472,091
TOTAL CONSTRUCTION COSTS	\$ 27,001,790	\$ 26,718,091

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
SOFT COSTS	\$ 3,386,734	\$ 2,786,734
ACE Grant Award	(\$ 820,958)	(\$ 820,958)
ACE Grant Funds Remaining	(\$ 368,745)	(\$ 368,745)
TOTAL SOFT COSTS w/ ACE Grant	\$ 4,576,437	\$ 3,976,437
TOTAL PROJECT COST	\$ 31,578,227	\$ 30,694,528

Project is below budget by \$883,699
including value-added alternates, allowances and contingencies.

*Excludes Financing Costs

Additions and Renovations Project

Const. Documents Project Budget vs. Bid Results 10-CLASSROOM ADDITION

Item	90% CD Budget	Actual Bids
Base Bid	\$ 30,239,370	\$ 23,246,000
Value Added Alternates	\$ 0	\$ 4,686,940
TOTAL CONSTRUCTION COSTS	\$ 30,239,370	\$ 27,932,940

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
SOFT COSTS	\$ 3,891,734	\$ 2,791,734
ACE Grant Award	(\$ 820,958)	(\$ 820,958)
ACE Grant Funds Remaining	(\$ 368,745)	(\$ 368,745)
TOTAL SOFT COSTS w/ ACE Grant	\$ 5,081,437	\$ 3,981,437
TOTAL PROJECT COST	\$ 35,320,807	\$ 31,914,377

Project is below budget by \$3,406,430
including value-added alternates, allowances and contingencies.

*Excludes Financing Costs

Richboro ES Additions and Renovations Projects

Project Achievements

- **Project under budget and on schedule.**
- **Nearly 27 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 (5th Certified schools in the district)**
- **ACE Grant contributing over \$820k to the budget, to offset LEED and other project costs including photovoltaic panels that offset approximately 40% of the building's electric consumption.**
- **Provides AC and improved HVAC filtration systems.**

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.
- Bid savings realized for each bid option:

Base Bid: (\$69,585) 5 CR Addition: (\$883,699) 10 CR Addition: \$3,406,430

- In addition to the bid savings, the budget includes over \$1,500,000 in project contingencies and allowances.
- Noted Savings exclude additional cost considerations including, but not limited to:
 - ✓ An estimated \$1,000,000 by vacating the buildings ILO phased construction requiring temporary modular classroom leases.
 - ✓ An estimated \$280,000 to reduce the construction timeline from 25 months to 18 months by using the former RMS as a swing school and reducing the contractors overhead and profit by 7 months.

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
 - \$35,700.00 Professional Fees (Allowance Included in Budget)**
 - **Construction Testing Services**
 - Geo-Technology Associates Inc.
 - \$75,000.00 Professional Fees (Allowance Included in Budget)**

Richboro ES Additions and Renovations Project

Professional Services Agreements



- **Included in the Project Budget:**
 - **Construction Waste Management Services (LEED)**
 - Revolution Recovery
 - \$ 75,000 Professional Fees (Allowance Included in Budget)**
 - **Enhanced Commissioning Services (LEED)**
 - Stone House Group
 - Previously Bid and Included in Budget**

Moving Services

- Received 4 responses the Moving Services RFP from:
 - Broadway Moving and Storage
 - Hughes Relocation Services
 - Simonik Transportation & Warehousing Group
 - Wayne Moving and Storage

Richboro Elementary School - Moving Services				
	Broadway Moving	Hughes Relocation	Simonik Transportation	Wayne Moving
Proposal Amount	\$ 51,800	\$ 67,300	\$ 69,066	\$ 48,600

- Recommendation to proceed with award to Wayne Moving and Storage

Richboro ES Additions and Renovations Project

Professional Services Agreements

- **Included in the Project Budget:**

- **Architect Construction Phase Fees**

- **Schradergroup Architects**

SGA	\$263,201.13
Terraform Eng.	\$ 21,000.00
ACE Grant Phase 1	\$ 1,500.00
ACE Grant Design Development and Construction Docs.	\$ 56,420.00
ACE Grant Construction Administration	<u>\$ 50,910.00</u>
	\$393,031.13

- **Construction Management**

- **D'Huy Engineering, Inc.**

Previously Approved – Included in Budget

Richboro Elementary School

Additions and Renovations Project



NEXT STEPS

16MAR23	Board Approvals:
	<ul style="list-style-type: none">• Award Bids and Alternates
	<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
17MAR23	Contractor Admin. Tasks – Contracts, Notice to Proceed, Submittals, Procure Materials, Schedule, Preconstruction Meetings, etc.
04JUL23	CRSD Vacates RES
05JUL23	Renovations, Additions and Site Improvements Commence
29NOV24	Final Completion of Construction Activities
30NOV24	Furnish RES and Relocate Teaching Materials from the former RMS
December 2024	Staff and Students Occupy Renovated and Expanded RES

Board Agenda Items
Richboro Elementary School
Additions and Renovations Project

Board Agenda Items

Richboro ES Additions and Renovations Project

Bid Results - See Apparent Low Construction Costs as Follows:

- | | |
|------------------------|-----------------|
| ○ Base Bid | \$23,809,000.00 |
| ○ Five (5) CR Addition | \$26,718,090.92 |
| ○ Ten (10) CR Addition | \$27,932,939.40 |

**Recommendation:
BOARD DECISION**

**Bid Results include select value-added alternates*

Professional Service Agreements – As Presented

- ✓ HVAC TAB
- ✓ Construction Testing
- ✓ Construction Waste Management (LEED)
- ✓ Enhanced Commissioning (LEED)
- ✓ SGA Construction Phase Fees

Note: The project costs are below budget for any option selected, including recommended value-added alternates, contingencies and allowances. The savings are as follows: BB=(\$69,585), 5 CR=(\$883,699) and 10 CR=(\$3,406,430)

Schrader Group Contract Amendment for RES

- Amendment for LEED Construction Administration Fees of \$41,990.
- Amount was included in original proposal but omitted from PO.

Sol Feinstein ES Additions and Renovations

Mechanical Contract Change Order

- Change Order to Boro Construction for costs associated with maintaining existing branch lines in the mechanical room.
- Existing branch lines were discovered during construction, were not on existing as-built drawings, needed to maintain existing lines to provide heat in future phases.
- \$44,740.94 increase to the contract.
- Work was completed on a Time and Material basis.

Chancellor Center Renovations

Chancellor Center HVAC Renovation Project Estimate

Description	2024-2025	2025-2026
Repair Water Infiltration at Basement, Add Foundation Drainage to Southern Retaining Wall, Parking Lot Maintenance	\$1,810,357	\$1,900,875
Repair Areaways with Foundation Work	\$30,319	\$31,835
Replace HVAC Equipment and Controls	\$2,260,263	\$2,373,276
Interior Finish Repairs	\$323,068	\$339,221
Add Emergency Generator and Transfer Switch	\$365,881	\$384,175
Exterior Painting of Wood Components	\$254,678	\$267,412
Management and Design Fees	\$591,992	\$635,615
Permits and Contingencies	\$756,685	\$794,519
Total Project Estimate	\$6,393,243	\$6,726,929

Excludes Renovation Fess and RMS Modifications

Emergency Generator: Approximately 52 Weeks for Delivery

HVAC Equipment: Approximately 45 Weeks for Delivery



Upcoming Agenda Items

- Results for the District Playground Renovation Design Services RFP
 - Sent to 9 design firms
 - Proposals due Tuesday, March 28, 2023, at noon.
- Use of School Facilities
- Patriot FC License Agreement
- CRUSA License Agreement