

Construction Management
Services
Pre-Proposal Meeting

June 21, 2022

Introductions

- North Penn School District
 - Steve Skrocki, CFO
 - Pete Nicholson, Administrator for Secondary Education and Renovation
 - Tom Schneider, Director of Facilities & Operations
 - Dan Linski, Coordinator of Environmental & Custodial Operations
- SchraderGroup
 - Tom Forsberg, PE, Principal, Structural Engineer
 - Devin Bradbury, AIA, LEED AP BD+C, Associate, Project Manager
- Construction Management Firm Attendees

Project Description

- There are two options being considered
- Option 1
 - Classroom addition to bring 9th grade to the High School
 - New athletic facility
 - New commons and cafeteria
 - New building systems
 - 21st Century learning spaces
- Option 2
 - Renovating the existing building systems and finishes with a small addition
 - Including the construction of temporary modular classrooms

Project Description

- Including with both Option 1 & 2
 - Relocation of the Transportation Center
 - This will be located offsite
 - The site is yet to be determined
- Increased athletic fields and parking
- Public improvements
 - Yet to be determined

Referendum

- The North Penn Board of School Directors has decided to have the public decide if Option 1 will be the preferred option through a referendum process
- The portion of the project that will be decided by referendum is the 9th grade addition
- The date of the referendum has yet to be determined but could be
 - January 2024 as a Special Election
 - April 2024 with the General Election

Project Timeline

- Option 1 & 2

- Pre-Referendum Planning June 2023 – December 2023
- Referendum January 2024 (Special Election) or April 2024 (General Election)*
- Design Process (Special) February 2024 – April 2025 (Special Election)* OR
- Design Process(General) May 2024 – July 2024 (General Election)*
- LD and Permitting March 2024 – May 2025 (Special Election)* OR
- LD and Permitting August 2024 – October 2025 (General Election)*
- Bidding April 2025 – June 2025 (Special Election)* OR
- Bidding November 2025 – January 2026 (General Election)*

*The decision regarding when the referendum will be placed on the ballot has not been determined.

Project Timeline

- Option 1 Construction

- Construction Phase 60 Months**
- Post Construction Phase 6 Months**

**Dates contingent upon election date.

- Option 2 Construction

- Construction Phase 48 Months**
- Post Construction Phase 5 Months**

**Dates contingent upon election date.

BUDGET ESTIMATE ASSUMPTIONS

- Costs assume 4% annual construction costs escalation from this point forward. Recent construction cost escalation has exceeded this greatly.
- Construction costs include all costs related to building and site construction only.
- Soft costs include design fees, permitting costs, legal fees, contingencies, furniture, fixtures, technology and equipment.
- Both options anticipate acquisition of a new site for the Transportation Center and construction of a new facility allowing for reuse of the NPSD HS site for other purposes.
- Both options represent comprehensive renovations of the existing NPHS.
- Option 1 represents \$20,000,000 worth of conversion of interior spaces of the existing High School to Next Generation Learning Spaces.
- Option 2 allows for \$15,000,000 worth of temporary modular classrooms to allow for phasing of the construction given that there is no new construction in place to allow for “swing space”.
- Option 2 assumes High School renovation costs derived from the 2018 Facility Assessment, escalated to current day.

NORTH PENN SCHOOL DISTRICT DISTRICT OPTION SUMMARY

	OPTION 1	OPTION 2												
	Next Gen. Learning Spaces New 9th Grade Center NPHS Renov/ Adds	Basic Systems Replacement No 9th Grade Center Basic Renov to HS												
Buildings	<table border="1"> <thead> <tr> <th>Grade Config</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>New 9th Grade Center @ NPHS</td> </tr> <tr> <td>10-12</td> <td>Renovations/ Additions</td> </tr> </tbody> </table>	Grade Config	Status	9	New 9th Grade Center @ NPHS	10-12	Renovations/ Additions	<table border="1"> <thead> <tr> <th>Grade Config</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> </tr> <tr> <td>10-12</td> <td>Basic Renovations</td> </tr> </tbody> </table>	Grade Config	Status	-	-	10-12	Basic Renovations
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ESTIMATED BUDGET	\$ 400,801,853	\$ 236,325,945												

EXISTING SITE PLAN

EXISTING SITE PLAN



NORTH MONTCO TECH CAREER CENTER

EXISTING
TRANSPORTATION

EXISTING WNPV
RADIO STATION
SITE OWNED BY
THE NPSD BUT NOT
CURRENTLY IN USE

SUMNERTOWN PIKE

SNYDER ROAD

SOUTH VALLEY FORGE ROAD

OPTION 1

Reimagine, Collaborative and Flexible Learning Spaces; 9th Grade Addition

CONCEPT SITE PLAN OPTION 1



HIGHLIGHTS

- Additions for 9th grade
- Complete renovation of all interior spaces and transformation of all spaces
- Transportation center converted to parking and athletic fields
- WNPV Radio station site converted to playing fields
- Separation of bus and car traffic on site
- Demolition of J-pod and construction of a Student Commons
- Construction of additional P.E. and athletic space

OPTION 1

Next Generation Learning Spaces

New 9th Grade Center

North Penn High School Renovation and Additions

ESCALATED CONSTRUCTION COSTS

9 th Grade – New Construction	\$ 75,712,352
HS – Additions & Renovations	\$ 248,397,151
TRANSPORTATION CTR CONSTR.	\$ 11,811,409
TRANSP. SITE ACQUISITION	\$ 3,000,000
TOTAL	\$ 338,920,912

SOFT COSTS

\$ 18,928,088
\$ 40,000,000
\$ 2,952,852
\$ -
\$ 61,880,940

TOTAL ESCALATED COSTS

\$ 94,640,439
\$ 288,397,151
\$ 14,764,262
\$ 3,000,000
\$ 400,801,853

**NEXT GENERATION LEARNING
ENVIRONMENT SPACES PORTRAYED BY
OPTION 1**

EXAMPLES DINING COMMONS



UPPER MERION AREA HIGH SCHOOL

MAIN OFFICE

COUNSELING CENTER

EXAMPLES FOOD COURT



The Viking Grill

Pizza Plus

Special of the Day

INGREDIENTS FOR
EXCELLENCE

HEALTHY MIND
HEALTHY BODY
HEALTHY HABIT

EXAMPLES COMPETITION GYMNASIUM



EXAMPLES PRACTICE SPACES



EXAMPLES SMALL GROUP & TEAMING



EXAMPLES LEARNING SPACES



EXAMPLES LEARNING STUDIOS



EXAMPLES INSTRUCTIONAL PLANNING



EXAMPLES "STEAM" COMMONS



EXAMPLES FLEX “STEAM” LABORATORIES



EXAMPLES STUDENT STORAGE AREAS



OPTION 2

Basic Renovation and Systems Replacement; No 9th Grade Addition

CONCEPT SITE PLAN OPTION 2



HIGHLIGHTS

- No 9th grade at this site
- Complete renovation of all interior spaces in their current basic configuration
- Transportation center converted to parking and athletic fields
- WNPV Radio station site converted to playing fields
- Separation of bus and car traffic on site
- Significant number of modular classrooms utilized while the facility is under construction

OPTION 2

Basic Systems Replacement
No 9th Grade Center
Basic Renovations to NPHS

ESCALATED CONSTRUCTION COSTS

HS – Renovations & Addition (includes \$15,000,000 for temp. modular CRs)	\$ 179,004,058
TRANSPORTATION CTR CONSTR.	\$ 11,811,072
TRANSP. SITE ACQUISITION	\$ 3,000,000
TOTAL	\$ 193,815,130

SOFT COSTS

\$ 39,558,047
\$ 2,952,768
\$ -
\$ 42,510,815

TOTAL ESCALATED COSTS

\$ 218,562,105
\$ 14,763,840
\$ 3,000,000
\$ 236,325,945

Note: Additional funding transferred from soft costs to site costs to reflect parking and playing field modifications

Proposal Timeline

- July 13, 2023; Due Date – 4:00 PM – ESC, 401 E. Hancock St, Lansdale, PA 19446
- July 20, 2023;* Initial Interviews – ESC, 401 E. Hancock St, Lansdale, PA 19446
- July 26, 2023; Second Interviews – ESC, 401 E. Hancock St, Lansdale, PA 19446
- July 31, 2023; Third Interviews – ESC, 401 E. Hancock St, Lansdale, PA 19446**
- August 8, 2023; Award CM Contract
- August 15, 2023; CM Services Begin

*Firms will be notified if they were selected for a first round interview on Monday, July 16th.

**If needed, third round interviews will be determined after the second round.

Proposal Requirements

- Company Overview
- Experience
- Project Team
- Management Plan
- References
- Litigation
- Contract, Non-Collusion, Insurance
- Fee

Questions

- Questions regarding the project or proposal shall be directed to:
Thomas Schneider
Director of Facilities & Operations
North Penn School District
630 W. 8th St.
Lansdale, PA 19446
(215) 853-1140
schneit@npenn.org
- The deadline for all questions shall be 4:00 PM July 10, 2023
- All questions will be answered and posted on the District's website at www.npenn.org/bidspec

Selection Criteria

- The selection of the Construction Management firm will be based on a set of criteria including:
 - Cost: 30 points
 - K-12 Experience: 25 points
 - Other experience: 5 points
 - Innovative Services: 5 points
 - References: 30 points
 - Creditworthiness: 5 points

Unique, Innovative, or Creative Services

- North Penn is interested in any additional services your firm is able to provide to enhance or better the project
- These services are beyond what is typically provided by Construction Management firms
- The services could assist with:
 - Referendum support
 - Commissioning systems
 - Grant writing support
 - Alternative funding support

CM Services

- Pre-Referendum Services
 - Minimum 20 hours per week onsite
- Pre-Construction Services
 - Minimum 40 hours per week onsite
- Construction Services
 - Provide as a minimum; two field managers and one project manager 40 hours per week onsite
- Project Close-out/Post Construction Services
 - Minimum 40 hours per week onsite