

Construction Management Services Building Tour Questions – July 5, 2023

On Friday, June 30, 2023, a question was asked through email.

Questions / Responses

- 1. Between Pre Referendum Phase and Preconstruction Phase, there was not description action required or time noted during the Referendum Phase for the Construction Manager. Should time be allotted for hours during that period, or should we include that as an extra service? If additional hours are to be included, where should we place those hours in the bid proposal form? In Pre-Referendum or Pre-Construction.**

There should be no services required between the Pre-Referendum Planning phase and the Design Process phase since the referendum is required to determine which Option, 1 or 2, will be designed. The CM firms may choose to use this time to better familiar themselves with the building or grounds or other needs as they see fit. If that is the case, those hours and fee should be reflected in the Pre-Construction Services section of the bid form.

On Wednesday, July 5, 2023, three representatives from SiteLogic toured the North Penn High School. During the tour the following questions were asked.

Questions / Responses

- 1. What are your biggest concerns with the project?**

My concerns for Option 1 is how the project would ultimately be phased and how the project would be bid. The phasing will be critical to ensure smooth construction but most of all to maintain the educational success of the High School. Because of the estimated cost and the duration of the project, how the project is bid will be critical to the success of the project.

- 2. What are the concerns held by the Administrative team?**

The Administration is concerned about the final referendum date decision and if the decision is to hold a special election in January, there is not much time to prepare a referendum campaign and strategy.

- 3. What level of renovation has been discussed?**

The existing building would most likely be a full interior demolition and reconfiguration of the spaces.

- 4. What type of sustainable features are being planned?**

The discussions have included utilizing different features throughout the building and using the building as a research and teaching tool. As an example, one idea discussed would be to design geothermal for one addition and more conventional system in another area and sub-meter the areas for comparison.

- 5. What is the existing square footages and the future addition sizes?**

The existing building is approximately 550,000 square feet. The program planning indicated the 9th grade addition at approximately 200,000 square feet and the athletic facility at approximately 50,000 square feet.

6. Who will be part of the interview team?

At this time it seems that the first interview will be attended by Dr. Bauer, Superintendent, Mr. Skrocki, CFO, Mr. Nicholson, Administrator of Secondary Education and Renovations, Mr. Linski, Coordinator of Environmental, and Custodial Services, and Mr. Schneider, Director of Facilities & Operations. The second and if necessary the third interview may include Board members and other Administrators as needed.

7. Is the CM responsible for the project schedule?

No, the design team and CM will be responsible to prepare a phasing schedule but the General Contractor will be responsible for the project schedule.

8. What version of AIA contract is SchraderGroup using?

SchraderGroup's contract is an AIA B101-2017.

9. What systems are being planned for the High School?

Systems have not been determined but with the size of the building the District would be open to reviewing alternate manufactures beyond those currently being used in other buildings.