Project Update

Gladwyne Elementary School (Temp. CR’s and Add’ns/ Renov’s)
Penn Valley Elementary School (Add’ns/ Renov’s)
Bala Cynwyd Middle Schools (Add’ns/ Renov’s/ Storage Add’n)
Welsh Valley Middle School (Temp. CR’s and Add’ns/ Renov’s)

Facilities Committee Meeting
March 10, 2016
Enrollment Expansion Projects in Close-Out

WVMS Modular Classrooms:
✓ RC is coordinating the removal of the modular classrooms with WS. Removal is currently scheduled to occur during spring break, pending receipt of remaining clearance information.
✓ A potential WS claim exists; if claim is not paid, there will be a reduction in exposure but the total will remain over the set contingency amount.

Penn Valley ES Additions and Renovations:
✓ Final change order for WCC is being processed.

Gladwyne ES Additions and Renovations:
✓ Close-out documentation is being evaluated and final pay applications are pending approval based on that review.
Additions and Renovations:

Building Additions & Renovations (at WVMS and BCMS):

- Punch list work continues on off hours. The punch list work deadline is March 13 (otherwise LMSD takes over work).
- RC will coordinate final punch list walk-throughs with the contractors upon notification that the punch lists are complete.
- Air & water balancing non-conforming items are being handled by LMSD and MBR.
- Some WVMS roofing replacement will occur over spring break (non-conforming installation). Warranty work and evaluation of emergency roof drains (both at WVMS and BCMS) are in process.
- Sitework/landscaping punch list items will be completed in the Spring of 2016 at WVMS and BCMS.
- The contingency exposure decreased by $14,830.18 from last month to this month and seven (7) issues were closed.
Additions and Renovations:

Issues/Change Orders (cont’d):

✓ The table below identifies the change in exposure of construction contingency from the last two months:

<table>
<thead>
<tr>
<th></th>
<th>WVMS</th>
<th>BCMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>December</td>
<td>$ 665,714</td>
<td>$ 22,514</td>
</tr>
<tr>
<td>January</td>
<td>$ 666,791</td>
<td>$ 22,514</td>
</tr>
<tr>
<td>Variance</td>
<td>$ 1,077</td>
<td>$ 0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>WVMS</th>
<th>BCMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>$ 666,791</td>
<td>$ 22,514</td>
</tr>
<tr>
<td>February</td>
<td>$ 651,961</td>
<td>$ 22,514</td>
</tr>
<tr>
<td>Variance</td>
<td>$ -14,830</td>
<td>$ 0</td>
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</table>
Additions and Renovations:

Issues/Change Orders (cont’d):

- The table below categorizes the status of the contingency exposure:

<table>
<thead>
<tr>
<th></th>
<th>WVMS</th>
<th>BCMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board Approved Change Orders</td>
<td>$310,560.88</td>
<td>$13,419.03</td>
</tr>
<tr>
<td>CO’s Issued for Execution</td>
<td>$12,030.58</td>
<td>$3,695.34</td>
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<tr>
<td>Open/Unresolved Change Issues*</td>
<td>$119,865.13</td>
<td>$5,400.03</td>
</tr>
<tr>
<td>Potential Claims</td>
<td>$209,504.60</td>
<td>$0.00</td>
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<tr>
<td>Total</td>
<td>$651,961.19</td>
<td>$22,514.40</td>
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</tbody>
</table>

*One issue for $79,303 is included for MBR’s re-routing of piping at WVMS (under review)
Additions and Renovations:

Potential Claim Issues:

- Unsuitable Soils $97,356: A proposal has been submitted and rejected for the removal of unsuitable soils from the site. The soils are "unclassified" and are the responsibility of the contractor to remove. A formal claim has not been submitted.

- Top soil Import $20,000: Out of sequence work by other Prime Contractors and a 45% yield after screening the on site top soil have created a 700 cy shortfall of top soil. The Contractor has been directed to import the required top soil at no additional cost to LMSD.

- Variable Frequency Drives $15,000: The HVAC Contractor has claimed the construction documents did not identify new VFDs for the Area C Mechanical Room. The Contractor has been directed to provide the drives at no additional cost to LMSD.
Additions and Renovations:

Potential Claim Issues:

✓ Unsuitable Soils at Sound Wall $27,041: A unit cost of $85/cy was received at the time of bid for the removal and replacement of unsuitable soils. The revised sound wall foundations identified the removal and replacement of 152 cy of material. A proposal has been submitted for $27,041 in excess of the unit cost extension.

✓ Unsuitable Soils at the Loading Dock & Site Stairs $12,369: A unit cost of $85/cy was received at the time of bid for the removal and replacement of unsuitable soils. A proposal has been submitted for $12,369 in excess of the unit cost extension.

✓ Overtime Due to Schedule Delays $43,604.05: PBE has submitted a proposal requesting compensation for overtime expended on the project as a result of schedule delays. RC has requested that PBE provide additional documentation to substantiate these costs.
## Construction Contracts

<table>
<thead>
<tr>
<th></th>
<th>WVMS Mod. CR’s</th>
<th>PVES Addition</th>
<th>GLES Addition</th>
<th>WVMS Add’n/Ren.</th>
<th>BCMS Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Contracts Total</td>
<td>412,774</td>
<td>2,484,140</td>
<td>1,661,987</td>
<td>13,611,749</td>
<td>584,565</td>
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<tr>
<td>Approved Change Orders</td>
<td>55,355</td>
<td>31,251</td>
<td>71,348</td>
<td>310,561</td>
<td>17,114</td>
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<tr>
<td>Pending Change Orders</td>
<td>20,589</td>
<td>(2,746)</td>
<td>0</td>
<td>341,400</td>
<td>5,400</td>
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<tr>
<td>Projected Contract Total (including approved and pending CO's)</td>
<td>488,718</td>
<td>2,512,646</td>
<td>1,733,335</td>
<td>14,263,710</td>
<td>607,079</td>
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<tr>
<td>Percent Change in Original Contracts Due to Approved and Pending CO's</td>
<td>18.4%</td>
<td>1.1%</td>
<td>4.3%</td>
<td>4.8%</td>
<td>3.9%</td>
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<tr>
<td>Original Construction Contingency</td>
<td>45,000</td>
<td>120,000</td>
<td>100,000</td>
<td>775,000</td>
<td>60,000</td>
</tr>
<tr>
<td>Approved and Pending CO's</td>
<td>75,944</td>
<td>28,506</td>
<td>71,348</td>
<td>651,961</td>
<td>22,514</td>
</tr>
<tr>
<td>Remaining Contingency</td>
<td>(30,944)</td>
<td>91,494</td>
<td>28,652</td>
<td>123,039</td>
<td>37,486</td>
</tr>
<tr>
<td>Percent of Contingency Exposed to Approved and Pending CO's</td>
<td>168.8%</td>
<td>23.8%</td>
<td>71.3%</td>
<td>84.1%</td>
<td>37.5%</td>
</tr>
</tbody>
</table>
Current Anticipated Cost:
✓ The current design is expected to cost between $5.2M and $5.5M including soft costs (about $1.1M).
✓ Work will occur with Keystone Purchasing Network ezIQC contracts.

Procurement Schedule:
✓ Pricing received by April 1, 2016.
✓ Negotiate Final Pricing by April 8, 2016
✓ Facilities-Purchasing Meeting is on April 14, 2016 with Board Approval on April 18, 2016
DAO Classroom Renovations
Cost and Schedule

Current Pricing/Award Schedule:

- Cost estimate is based on public bidding; currently we are finding that subcontractors and vendors are already booked for this summer.
- A review of documents with the ezIQC vendor lead will occur to provide for constructability and scope options/value engineering cost reduction in concert with LMSD Ops, RC and Gilbert input.
- The team is pricing HVAC equipment, controls, casework, and doors/hardware with State Contracts and alternate bids by the ezIQC vendor.

Current Construction Schedule:

- Work will begin in mid May during night shift and continue during the day after summer recess begins; work remaining after about August 15 will continue on night shift until project completion before the end of the year 2016. Schedule development will be occurring with the ezIQC contractor during final pricing.
DAO Classroom Renovations Floor Plan
Science Room Locations

Science Rm. #5 to be Enlarged
Current Schedule – Land Development and Procurement:

- Waiver of Land Development for modular units has been submitted.
  Application was reviewed at March 7 PC meeting
  B&P Committee Meeting held on March 9
  Board of Commissioners (BOC) final approval March 16

- BOC Approval in March allows us to submit the grading permit for the modular units.

- Historical Commission recommended approval of the waiver of Historic Impact Study relating to the modular classrooms.

- Pricing has been received from Mobilease at costs close to the $1.1M estimated. A change order will be brought in April to make adjustments for the modifications required by LMT.

- $130K is being moved from the estimated cost of the permanent additions to PWES to the modular classrooms project, causing the revised estimate to be $1.23 M, including added parking (10 spaces).
- Modular building located a minimum of 30’ from the school
- Secured enclosure from building to modular classrooms
- New handicapped ramp proposed at play area
Penn Wynne ES
Temporary Classrooms - Floor Plan
Photos of units recommended for use by LMSD at PWES
PWES Permanent Addition Notes:

- Current designs will add six (6) classrooms.
- Current designs will add Auxiliary Gymnasium to meet program requirements.
- Project timeline could allow for a construction start Spring 2017 with completion for the 2018-19 School Year.
- Timelines are based on board direction in April 2016.
Penn Wynne ES Site Plan
Option 1A
Permanent Addition

- 6 Clrm. & Aux. Gym Addition
- 4 Temp. Modular Classrooms
Penn Wynne Elementary School
Option 1A
Permanent Addition
PWES - Option 1A

First Floor Plan

- 2 classrooms and Aux. Gym provided
- Aux Gym meets the Department of Education requirements: over 2,500 s.f and 16’-0” clear to underside of structure
- Gym floor 4’ lower than corridor/first floor elevation; gym floor elevation at exterior exit at grade
Second Floor Plan

- 4 classrooms provided
- Center classrooms could be divided with a moveable partition for added flexibility
PWES - Option 1A
Building Section
Through Proposed Addition
Second Floor Plan
✓ 4 classrooms provided
✓ Larger central classrooms over Auxiliary Gym provide space for maximum program flexibility
PWES - Option 1B Expanded Building Section Through Proposed Addition
Penn Wynne ES Site Plan
Option 2
Proposed Scope

- 10 Temp. Modular Classrooms
- 12 Classroom & Aux. Gym Addition
Penn Wynne Elementary School
Option 2
10 Temp. Modular Classrooms

Temporary Modular Classrooms
✓ 10 temporary classrooms provided to house current and projected enrollments (4 classrooms) and 6 additional classrooms to replace those classrooms to be demolished in the existing building to construct the proposed addition
Penn Wynne Elementary School
Option 2
Permanent Addition
PWES - Option 2

First Floor Plan

✓ 6 classrooms and Aux. Gym provided
✓ Aux Gym meets the Department of Education requirements: over 2,500 s.f and 16’-0” clear to underside of structure
✓ Interior ramps to address slopes in grade
Second Floor Plan

- 6 classrooms on this floor level
- Larger addition than Option 1 since six (6) existing classrooms were removed to construct the proposed new addition
- No additional classrooms proposed over the auxiliary gym in this option (open to below)
# LMSD Elementary School Cost Estimates

<table>
<thead>
<tr>
<th></th>
<th>Penn Wynne Elementary School - Option 1A Addition on West Side (6 CR)</th>
<th>Penn Wynne Elementary School - Option 1B Addition Expanded on West Side (6 CR)</th>
<th>Penn Wynne Elementary School - Option 2 Addition at NE Corner (6 CR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Time (Mos.)</td>
<td>16</td>
<td>16</td>
<td>19</td>
</tr>
<tr>
<td>Temp. CR. Lease (Mos.)</td>
<td>24</td>
<td>24</td>
<td>29</td>
</tr>
<tr>
<td>New GSF</td>
<td>14,919</td>
<td>15,859</td>
<td>22,700</td>
</tr>
<tr>
<td>Total Construction Cost</td>
<td>$5,971,650</td>
<td>$6,300,650</td>
<td>$9,571,760</td>
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<tr>
<td>Soft Costs</td>
<td>$2,475,096</td>
<td>$2,535,096</td>
<td>$3,569,741</td>
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<tr>
<td>Project Total</td>
<td>$9,152,000</td>
<td>$9,541,000</td>
<td>$14,692,000</td>
</tr>
<tr>
<td>Cost per Student Space Created (138 spaces)</td>
<td>$66,316</td>
<td>$69,135</td>
<td>$106,462</td>
</tr>
</tbody>
</table>
Option 1A and 1B

Advantages:
✓ These options logically improve the circulation pattern and educational program of the school.
✓ Lowest cost options.
✓ Least disruption to the school during construction.

Disadvantages:
✓ Loss of playground space (the proposed addition projects approximately 64 ft. from existing building).
Penn Wynne ES Enrollment Expansion Planning

Option 2

Advantages:
✓ This option uses a portion of the property not currently used.
✓ Preserves existing playground/field space.

Disadvantages:
✓ Historical Commission is not in favor of this concept.
✓ Does not logically fit into the existing circulation pattern and educational program of the school.
✓ More expensive (by approximately $5.1 million).
✓ Longer construction time and more disruptive to school (must add 6 more temporary classrooms for a total of 10 temporary classrooms).
Board Action

PW Modular Classrooms:

✓ Board approved Agreement for Reservation of modular units in February.
✓ Board to consider approval of contract for installation and leasing of modular units in March.
✓ Board to consider approval of change order for final sitework and township requirements from Land Development process in April/May.

PW Classroom/Gym Addition:

✓ Review concepts at Facilities Committee Meeting in March.
✓ Board to approve concept for Permanent Additions in April.