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

April 14, 2016
Enrollment Expansion Projects in Close-Out

WVMS Modular Classrooms:
- The modular classrooms have been removed; Baver will provide work to restore areas as needed (part of their contract scope).
- Reynolds will seek to close out the WS contract with no further payment on the potential claim.

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.
Welsh Valley MS Project

Additions and Renovations:

Building Additions & Renovations (at WVMS and BCMS):

- RC and LMSD are reviewing the take-over of select punch list work; however very little work exists and contractors are being cooperative to avoid this approach.
- 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.
- Warranty work at roofs on WVMS and BCMS was completed and inspected/accepted.
- Sitework/landscaping punch list items will be completed in the Spring of 2016 at WVMS and BCMS.
- The contingency exposure is unchanged; negotiations for settlement of final claims and items is under way.
Additions and Renovations:

Issues/Change Orders (cont’d):

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

<table>
<thead>
<tr>
<th></th>
<th>WVMS</th>
<th>BCMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>February</td>
<td>$ 651,961</td>
<td>$ 22,514</td>
</tr>
<tr>
<td>March</td>
<td>$ 651,961</td>
<td>$ 22,514</td>
</tr>
<tr>
<td>Variance</td>
<td>$ 0</td>
<td>$ 0</td>
</tr>
</tbody>
</table>

 RC is negotiating with Baver, MBR and PB to settle final change orders and claims. Reductions for Baver and MBR are anticipated, with the PB overtime claim under consideration. No further claims or requests for change order compensation have been received.
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>
</tr>
<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>
</tr>
<tr>
<td>Total</td>
<td>$ 651,961.19</td>
<td>$ 22,514.40</td>
</tr>
</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. 
  Update: some soils may have been out of contract and are under review as a potential part of settling these costs.

- Top soil Import $20,000: Several issues 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. 
  Update: the contractor is requesting the material price for the soil alone.

- 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. No update.
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. *Update: contractor has demonstrated the actual costs for this work and the cause for the claim, which is being further reviewed.*

- 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. *Update: contractor has demonstrated the actual costs for this work and the cause for the claim, which is being further reviewed.*

- 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. No update.*
## 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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
</tbody>
</table>

<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 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>
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</tbody>
</table>
DAO Classroom Renovations
Cost and Schedule

Current Anticipated Cost:

<table>
<thead>
<tr>
<th>Item/Category</th>
<th>Vendor</th>
<th>Cost</th>
<th>Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prime Contracts: Construction</td>
<td>SJ Thomas</td>
<td>$3,990,000*</td>
<td>ezIQC/KPN</td>
</tr>
<tr>
<td>Casework: Create Shop Dwgs.</td>
<td>Reed Assoc.</td>
<td>$1,500</td>
<td>DGS Prog.</td>
</tr>
<tr>
<td>Casework: Supply/Install</td>
<td>Reed Assoc.</td>
<td>$338,200</td>
<td>DGS Prog.</td>
</tr>
<tr>
<td>Mechanical Controls: Supply/Install</td>
<td>Tri-M</td>
<td>$357,900</td>
<td>COSTARS</td>
</tr>
<tr>
<td>Sec. Door Contacts: Supply/Install</td>
<td>I2 Sec. Sol.</td>
<td>$8,567</td>
<td>COSTARS</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>LMSD</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td>Other Soft Costs</td>
<td>Various</td>
<td>$855,933</td>
<td></td>
</tr>
<tr>
<td><strong>Projected Total Costs</strong></td>
<td></td>
<td><strong>$5,752,100</strong></td>
<td></td>
</tr>
</tbody>
</table>

The original estimate top range was $5.5M, accounting for procurement methods and potential limited available labor. This projection is over the estimate by $252,100 or about 4.5%.

*The SJ Thomas cost may be revised slightly downward on final contract.*
Cost Increase Factors:

✓ The costs for ATC controls (Tri-M) were greater than expected by RC or the engineer, partly due to high prevailing wage and proprietary needs for the building; RC and LMSD operations negotiated the cost down from the original price proposed.

✓ The costs for the wood laboratory casework were slightly higher than expected by RC; RC received a price reduction prior to final approval.

✓ The project is now scheduled to begin in May and be substantially complete at the end of the summer; this compressed schedule has an impact on cost, but lowered the cost of construction period CM fees from RC.

Current Construction Schedule:

✓ Work begins in May during night shift, with work in the non-combustible void space during the day; contractors get access to the gym; on June 26, work will occur during days until completion before the start of school; remaining work to occur on 2\textsuperscript{nd} shift, if needed.
Current Schedule – Land Development and Procurement:

- Waiver of Land Dev. for modular units was approved on March 16.
- Grading Permit Application was submitted on March 28.
- Building Permit will be submitted in April.
- The updated pricing, including the townships direction to move the units and the increase in the volume of the storm water basin due to low percolation of water will be submitted in May; about $100,000 is allocated to cover any cost changes.
- $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).
Current Anticipated Costs:

<table>
<thead>
<tr>
<th>Item/Category</th>
<th>Vendor</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installation/Removal</td>
<td>Mobilease</td>
<td>$645,283</td>
</tr>
<tr>
<td>Lease</td>
<td>Mobilease</td>
<td>$164,904</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>LMSD</td>
<td>$100,000</td>
</tr>
<tr>
<td>Other Soft Costs</td>
<td>Various</td>
<td>$319,813</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td></td>
<td>$1,230,000</td>
</tr>
</tbody>
</table>

Note: $130,000 is included in these costs for ten additional parking spaces to be installed with this project; if the parking is not required by LMT by this phase, it will not be installed and the monies will not be spent.
✓ The revised location is approximately 24 feet to the right on the drawing and approximately 10 feet up on the drawing
✓ This change is being included in the revised pricing to be brought in May

✓ Modular building located a minimum of 30’ from the school
✓ Secured enclosure from building to modular classrooms
✓ New handicapped ramp proposed at play area
PWES Permanent Addition Notes:

- Design options will add six (6) classrooms.
- Design options will add an Auxiliary Gymnasium to meet program requirements.
- Project timeline for Option 1 variations could allow for a construction start Spring 2017 with completion for the 2018-19 School Year based on board direction in May 2016.
- Option 1 variations: locate addition on west side of school; 4 temporary classrooms required.
- Option 2 variations: locate addition on northeast side of school; 10 temporary classrooms required.
Penn Wynne ES Site Plan
Option 1A
Permanent Addition

- 4 Temp. Modular Classrooms
- 6 Clrm. & Aux. Gym Addition
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
PWES - Option 1B

Second Floor Plan
- 4 classrooms provided
- Larger central classrooms over Auxiliary Gym provide space for maximum program flexibility
PWES - Option 1B
Building Section
Through Proposed Addition
PWES - Option 1C
(1st Floor)
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.
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)
Penn Wynne Perm. Addition Options 2A – 2D (1949 Wing)

- All Options Add Six (6) Classrooms and Aux. Gym to the Existing 6 Classrooms
- For all Options, the 1949 Wing is demolished.
- For all Options 2A – 2D, will Lose Parking in Suffolk Ave. Lot (7 spaces).
- May improve traffic and circulation on the site. Requires further coordination with Lower Merion Township.
PWES - Option 2A
(1st Floor)

Demo 1949 Wing
PWES - Option 2A
(2nd Floor)
PWES - Option 2B
(1st Floor)

Demo 1949 Wing
PWES - Option 2C
(1st Floor)

Demo 1949 Wing
Haverford Rd. Options

Original (1932) bldg.

Loss of 7 existing parking spaces

Proposed demo and build new addition

Optional access from Suffolk

Replace 7 parking spaces

New entry/accessible ramp

Haverford Road
## PW Elementary School Conceptual Cost Estimates

<table>
<thead>
<tr>
<th>Options for Permanent Addition</th>
<th>Total Project Cost</th>
<th>Cost per Student Space Created (138 spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1 A</td>
<td>$9,151,650</td>
<td>$66,316</td>
</tr>
<tr>
<td>Option 1 B</td>
<td>$9,619,945</td>
<td>$69,709</td>
</tr>
<tr>
<td>Option 1 C</td>
<td>$9,503,400</td>
<td>$68,865</td>
</tr>
<tr>
<td>Option 2 A</td>
<td>$14,976,625</td>
<td>$108,526</td>
</tr>
<tr>
<td>Option 2 B</td>
<td>$14,891,500</td>
<td>$107,909</td>
</tr>
<tr>
<td>Option 2 C</td>
<td>$15,008,250</td>
<td>$108,755</td>
</tr>
<tr>
<td>Option 2 D</td>
<td>$14,891,500</td>
<td>$107,909</td>
</tr>
</tbody>
</table>
Option 1A, 1B, and 1C

Advantages:

- Program: Improves building circulation; improve classroom and core space adjacencies to existing spaces; aux. gym directly adjacent to outdoor play area for flexibility during recess.

- Constructability: Isolate construction area from student area; does not impact existing parking and circulation patterns; less disruption to the educational program during construction.

- Least cost options: demolition of the existing building not required; less square footage to construct; fewer temporary classrooms required.
Option 1A, 1B and 1C

Disadvantages:

✓ Loss of outdoor play space – proposed additions projects from 48’ to 64’ from existing building.
✓ Traffic patterns in and around the site remain the same and are not improved.
Option 2A, 2B, 2C and 2D

Advantages:

✓ Program: Provides a staging area in aux. gym for students at arrival; preserves existing playground/field space after construction.

✓ Constructability: Uses a portion of the site not currently used.

✓ Circulation: May improve traffic and circulation on the site. Requires further discussion with Lower Merion Township regarding circulation patterns off of Haverford Rd./Suffolk Ave.
Option 2A, 2B, 2C and 2D

Disadvantages:

- Program: loss of parking and parent circulation during construction and play area, both hard surface and green space (2 years +/-).

- Constructability: longer construction time; difficult to isolate construction area from student area; impacts existing parking and circulation patterns during construction; more disruption to the educational program during construction.

- Highest cost options ($5 – $5.5 Million more): demolition of the existing building; more square footage to construct; more temporary classrooms required.