

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 9<sup>th</sup> grade to the High School
  - New athletic facility
  - New commons and cafeteria
  - New building systems
  - 21<sup>st</sup> 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 9<sup>th</sup> 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												
<b>Buildings</b>	<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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<b>ESTIMATED BUDGET</b>	<b>\$ 400,801,853</b>	<b>\$ 236,325,945</b>												

# EXISTING SITE PLAN

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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; 9<sup>th</sup> Grade Addition

# CONCEPT SITE PLAN OPTION 1



- ### HIGHLIGHTS
- Additions for 9<sup>th</sup> 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 9<sup>th</sup> Grade Center

North Penn High School Renovation and Additions

## ESCALATED CONSTRUCTION COSTS

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

## SOFT COSTS

\$ 18,928,088
\$ 40,000,000
\$ 2,952,852
\$ -
<b>\$ 61,880,940</b>

## TOTAL ESCALATED COSTS

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

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

# EXAMPLES DINING COMMONS





# 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 LIBRARY



# EXAMPLES SMALL GROUP & TEAMING



# EXAMPLES LEARNING SPACES



# EXAMPLES LEARNING STUDIOS



# EXAMPLES INSTRUCTIONAL PLANNING





# EXAMPLES "STEAM" COMMONS



# EXAMPLES FLEX “STEAM” LABORATORIES



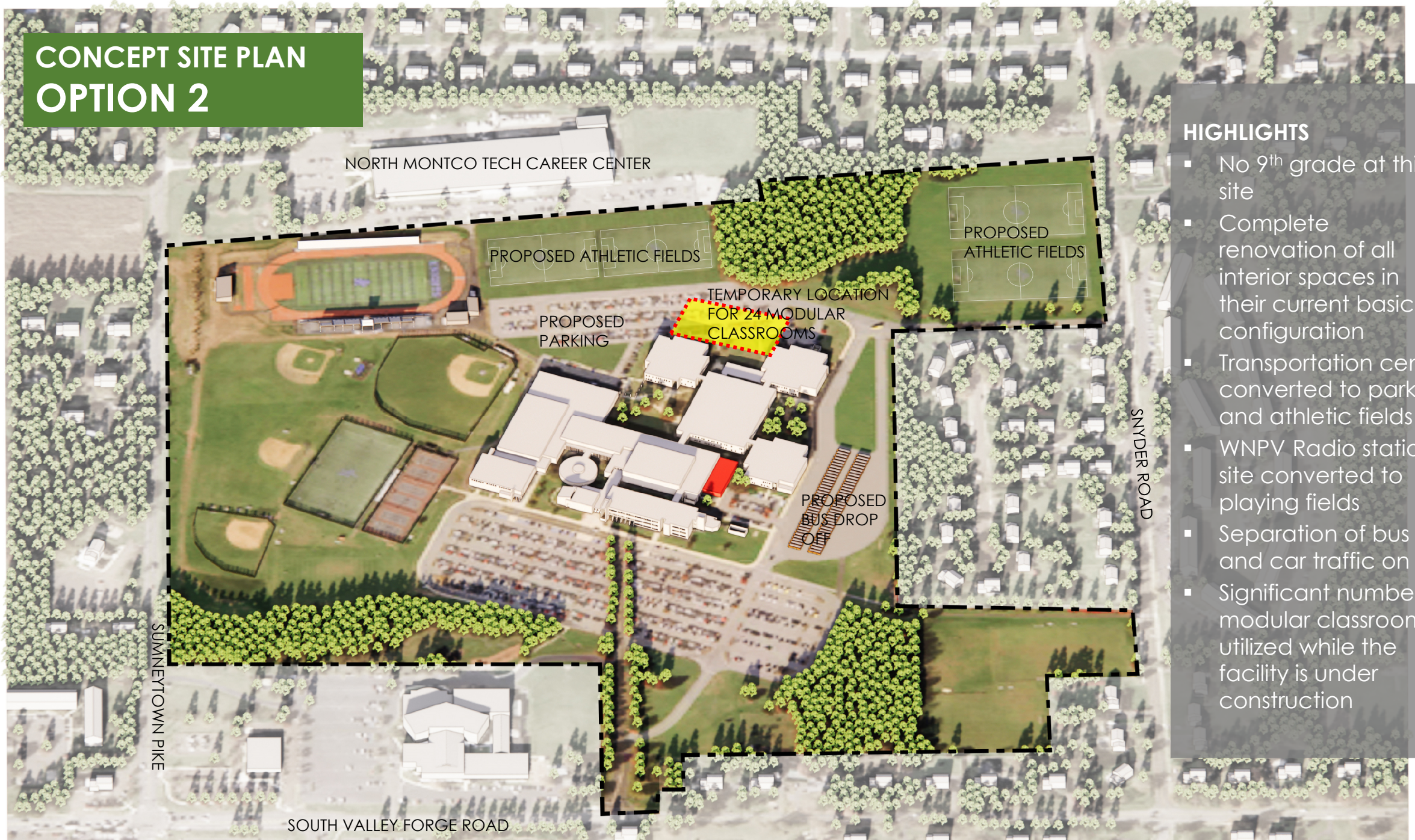
# EXAMPLES STUDENT STORAGE AREAS



# OPTION 2

Basic Renovation and Systems Replacement; No 9<sup>th</sup> Grade Addition

# CONCEPT SITE PLAN OPTION 2



## HIGHLIGHTS

- No 9<sup>th</sup> 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 9<sup>th</sup> 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
<b>TOTAL</b>	<b>\$ 193,815,130</b>

## SOFT COSTS

\$ 39,558,047
\$ 2,952,768
\$ -
<b>\$ 42,510,815</b>

## TOTAL ESCALATED COSTS

\$ 218,562,105
\$ 14,763,840
\$ 3,000,000
<b>\$ 236,325,945</b>

*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 16<sup>th</sup>.

\*\*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](mailto: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](http://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