

			General Contact - Original Bids - July 25, 2019		General Contract - Rebid - September 25, 2019			
		Budget:	Ernest Bock & Sons, Inc.	Boro Construction	Penn Builders, Inc.	Boro Construction	Lobar, Inc.	Skepton Construction, Inc.
	*	BASE BID \$45,653,050	\$ 49,585,000.00	\$ 51,260,000.00	\$ 45,875,000.00	\$ 46,250,000.00	\$ 47,793,000.00	\$ 47,285,000.00
1	*	Unclassified excavation in lieu of classified excavation.	\$ 800,000.00	\$ 724,000.00	\$ 750,000.00	\$ 1,061,000.00	\$ 804,000.00	\$ 550,000.00
2A		Provide engineered structural fill or 2A Modified in lieu of onsite materials for all required fill under the new building subbase stone within 5' outside the building exterior wall.	\$ 225,000.00	\$ 150,000.00	\$ 230,000.00	\$ 225,000.00	\$ 225,000.00	\$ 170,000.00
2B		Provide engineered fill or 2A Modified in lieu of onsite materials for all required fill within 5' outside the building exterior wall to a depth of 18" below the bottom of slab subgrade stone.	\$ 300,000.00	\$ 456,000.00	Not used in rebid			
2C		Remove excess soils from the site after new building excavations are complete except for soil which fits on the Vocational School property. Contractor to import suitable fill required to complete the parking area fills and grading in Phase 4 of the Work.	\$ 450,000.00	\$ 155,000.00	\$ 245,000.00	\$ 244,000.00	\$ 267,000.00	\$ 210,000.00
2D	*	Replace all Stratum 1 soils found within 5' of the outside of the building exterior wall and below proposed site roadways with engineered structural fill, and legally dispose of the Stratum 1 soils offsite. Assume a total amount of 300 cubic yards of material for pricing this Alternate.	\$ 20,000.00	\$ 15,800.00	\$ 16,500.00	\$ 16,500.00	\$ 16,000.00	\$ 15,000.00
2E		Remove, legally dispose of offsite, and replace up to 3,500 cubic yards of existing building subgrade soil that is found to be wet or otherwise unsuitable as determined by the Engineer and Geotechnical Engineer under the building slab. The soil is to be replaced with compacted engineered structural fill.	\$ 230,000.00	\$ 179,000.00	\$ 178,500.00	\$ 179,000.00	\$ 174,000.00	\$ 168,000.00
2F		Remove and legally dispose of offsite the soil excavated for Subsurface Infiltration Bed No. 3.	\$ 85,000.00	\$ 93,600.00	\$ 43,000.00	\$ 94,000.00	\$ 91,000.00	\$ 32,000.00
4		Conduct work as per the Alternate Bid Schedule with the alternate milestone dates as indicated on the Phasing Drawings.	\$ 500,000.00	\$ 103,600.00	Not used in rebid			
5A	*	Add to provide sod in lieu of seeded lawn in the soccer field areas shown on the drawings.	\$ 40,000.00	\$ 31,000.00	\$ 55,000.00	\$ 25,000.00	\$ 51,000.00	\$ 23,000.00
5B		Add to provide sod in lieu of seeded lawn in the football field area shown on the drawings.	\$ 85,000.00	\$ 54,000.00	\$ 93,000.00	\$ 44,000.00	\$ 50,000.00	\$ 42,000.00
5C	*	Add to provide sod in lieu of seeded lawn in the areas at the building entrance as shown on the drawings.	\$ 4,000.00	\$ 3,100.00	\$ 12,000.00	\$ 3,200.00	\$ 7,000.00	\$ 2,400.00
6		Add to provide Garland modified bituminous roof system in lieu of base bid EPDM roof system.	\$ 1,350,000.00	\$ 1,575,000.00	\$ 1,442,000.00	\$ 1,446,000.00	\$ 1,400,000.00	\$ 1,300,000.00
7	*	Add to provide bleacher alternate for 704 seats in lieu of base bid 532 seats.	\$ 20,000.00	\$ 20,000.00	\$ 20,500.00	\$ 20,000.00	\$ 20,000.00	\$ 19,000.00
8A	*	Deduct to provide specified Quartz Tile on the upper floor of the classroom wing corridor for all areas scheduled to receive base bid epoxy resin terrazzo.	\$ (151,000.00)	\$ (191,000.00)	\$ (200,000.00)	\$ (200,000.00)	\$ (202,000.00)	\$ (283,000.00)
8B	*	Deduct to provide specified Quartz Tile on the lower floor of the classroom wing corridor for all areas scheduled to receive base bid epoxy resin terrazzo.	\$ (84,000.00)	\$ (118,500.00)	\$ (125,000.00)	\$ (125,000.00)	\$ (122,000.00)	\$ (189,000.00)
8C	*	Deduct to provide specified Quartz Tile on the main floor corridor for all areas scheduled to receive base bid epoxy resin terrazzo.	\$ (92,000.00)	\$ (132,000.00)	\$ (135,000.00)	\$ (138,700.00)	\$ (132,000.00)	\$ (179,000.00)
9		State the cost to add Music/choral room theatrical broadcasting	\$ 25,000.00	\$ -	Not used in rebid			
13		Delete the temporary 8" PVC sanitary line and manholes from the existing building manhole to new SSMH-1 depicted in Stage 1 of the E&S Control Plan on Sheet 28 of 52.	\$ (15,000.00)	\$ (30,000.00)	Not used in rebid			
16		Delete the spiral stair and railing connecting the Library to the Library mezzanine shown on Drawings.	Not used in original bid		\$ (45,000.00)	\$ (50,000.00)	\$ (140,000.00)	\$ (75,000.00)
		Base Bid with Selected Alternates:	\$ 50,142,000.00	\$ 51,612,400.00	\$ 46,269,000.00	\$ 46,912,000.00	\$ 48,235,000.00	\$ 47,243,400.00
		Value of Total Alternates Selected:	\$ 557,000.00	\$ 352,400.00	\$ 394,000.00	\$ 662,000.00	\$ 442,000.00	\$ (41,600.00)
		\$ Above Low:	\$ 3,873,000.00	\$ 5,343,400.00	\$ -	\$ 643,000.00	\$ 1,966,000.00	\$ 974,400.00

			General Contract - Rebid - September 25, 2019	General Contract - Original Bids - July 25, 2019
		Budget:	Penn Builders, Inc.	Ernest Bock & Sons, Inc.
	*	BASE BID \$45,653,050	\$ 45,875,000.00	\$ 49,585,000.00
1	*	Unclassified excavation in lieu of classified excavation.	\$ 750,000.00	\$ 800,000.00 *
2A	*	Provide engineered structural fill or 2A Modified in lieu of onsite materials for all required fill under the new building subbase stone within 5' outside the building exterior wall.	\$ 230,000.00	\$ 225,000.00
2B		Provide engineered fill or 2A Modified in lieu of onsite materials for all required fill within 5' outside the building exterior wall to a depth of 18" below the bottom of slab subgrade stone.	Not used in rebid	\$ 300,000.00
2C		Remove excess soils from the site after new building excavations are complete except for soil which fits on the Vocational School property. Contractor to import suitable fill required to complete the parking area fills and grading in Phase 4 of the Work.	\$ 245,000.00	\$ 450,000.00
2D	*	Replace all Stratum 1 soils found within 5' of the outside of the building exterior wall and below proposed site roadways with engineered structural fill, and legally dispose of the Stratum 1 soils offsite. Assume a total amount of 300 cubic yards of material for pricing this Alternate.	\$ 16,500.00	\$ 20,000.00 *
2E		Remove, legally dispose of offsite, and replace up to 3,500 cubic yards of existing building subgrade soil that is found to be wet or otherwise unsuitable as determined by the Engineer and Geotechnical Engineer under the building slab. The soil is to be replaced with compacted engineered structural fill.	\$ 178,500.00	\$ 230,000.00
2F		Remove and legally dispose of offsite the soil excavated for Subsurface Infiltration Bed No. 3.	\$ 43,000.00	\$ 85,000.00
4		Conduct work as per the Alternate Bid Schedule with the alternate milestone dates as indicated on the Phasing Drawings.	Not used in rebid	\$ 500,000.00
5A	*	Add to provide sod in lieu of seeded lawn in the soccer field areas shown on the drawings.	\$ 55,000.00	\$ 40,000.00 *
5B	*	Add to provide sod in lieu of seeded lawn in the football field area shown on the drawings.	\$ 93,000.00	\$ 85,000.00
5C	*	Add to provide sod in lieu of seeded lawn in the areas at the building entrance as shown on the drawings.	\$ 12,000.00	\$ 4,000.00 *
6		Add to provide Garland modified bituminous roof system in lieu of base bid EPDM roof system.	\$ 1,442,000.00	\$ 1,350,000.00
7	*	Add to provide bleacher alternate for 704 seats in lieu of base bid 532 seats.	\$ 20,500.00	\$ 20,000.00 *
8A		Deduct to provide specified Quartz Tile on the upper floor of the classroom wing corridor for all areas scheduled to receive base bid epoxy resin terrazzo.	\$ (200,000.00)	\$ (151,000.00) *
8B		Deduct to provide specified Quartz Tile on the lower floor of the classroom wing corridor for all areas scheduled to receive base bid epoxy resin terrazzo.	\$ (125,000.00)	\$ (84,000.00) *
8C		Deduct to provide specified Quartz Tile on the main floor corridor for all areas scheduled to receive base bid epoxy resin terrazzo.	\$ (135,000.00)	\$ (92,000.00) *
9		State the cost to add Music/choral room theatrical broadcasting	Not used in rebid	\$ 25,000.00
13		Delete the temporary 8" PVC sanitary line and manholes from the existing building manhole to new SSMH-1 depicted in Stage 1 of the E&S Control Plan on Sheet 28 of 52.	Not used in rebid	\$ (15,000.00)
16		Delete the spiral stair and railing connecting the Library to the Library mezzanine shown on Drawings.	\$ (45,000.00)	Not used in original bid
		Base Bid with Selected Alternates:	\$ 47,052,000.00	\$ 50,142,000.00
		Value of Total Alternates Selected:	\$ 1,177,000.00	\$ 557,000.00
		Difference:	\$ -	\$ 3,090,000.00

Item Description	Budget	Original Bids w/ Alternates	Revised Bids w/ Alternates	Difference from Budget to Bid
General: Penn Builders, Inc.	\$ 45,653,050	\$ 50,142,000	\$ 47,052,000	\$1,398,950.00
Alternates Selected: 1 2A 2D 5A 5B 5C 7				
HVAC: Myco Mechanical, Inc.	\$ 8,145,000	\$ 7,803,000	\$ 7,803,000	(\$342,000.00)
Alternates Selected: 3 11 14				
Electrical: Wind Gap Electric, Inc.	\$ 9,281,675	\$ 9,174,960	\$ 9,174,960	(\$106,715.00)
Alternates Selected: 3 10				
Plumbing: Myco Mechanical, Inc.	\$ 3,810,000	\$ 3,248,000	\$ 3,248,000	(\$562,000.00)
Alternates Selected: 3 11				
Environmental: TBD	\$ 450,000	\$ 450,000	\$ 450,000	To be bid at a future date
Alternates: TBD				
Budget vs. Bid Total	\$ 67,339,725	\$ 70,817,960	\$ 67,727,960	\$388,235.00
Soft Costs				
Site Survey	\$ 30,000	\$ 30,000	\$ 30,000	
Utility Survey	\$ 8,500	\$ 8,500	\$ 8,500	
Geotechnical Investigation (Earth Engineering, LLC)	\$ 65,000	\$ 65,000	\$ 65,000	
Additional testing for test pits for access road				
Environmental Testing Consultant (Element)	\$ 40,000	\$ 40,000	\$ 40,000	
Waste Management Contractor	\$ 100,000	\$ -	\$ -	WM included in construction contracts.
Builder's Risk Insurance (for 3 years)	\$ 90,000	\$ 90,000	\$ 90,000	
Architect fees	\$ 3,329,402	\$ 3,518,398	\$ 3,376,148	Adjusted based on construction cost
Civil Engineer	\$ 350,000	\$ 205,405	\$ 205,405	Corrected based on actual
Allowance for Additional Civil engineering fees (retaining walls, Township access road, etc.)	\$ 100,000	\$ 81,966	\$ 81,966	To be applied to additional civil fees
Construction Manager	\$ 1,000,000	\$ 998,160	\$ 998,160	
Added site supervision for 34 month construction		\$ 152,000	\$ 152,000	
Legal Fees, moving costs & misc. expenses	\$ 100,000	\$ 100,000	\$ 100,000	To be confirmed by the District
Water & Sanitary Tap-In Fees	\$ 150,000	\$ 150,000	\$ 150,000	
Building Permit (review and inspection fees)	\$ 350,000	\$ 350,000	\$ 350,000	Fee has not yet been confirmed by the Township
Traffic Impact Fee	\$ 100,000	\$ -	\$ -	Waived. Moved to Construction Testing and TAB/CVA.
Early Sanitary Line Replacement		\$ 106,885	\$ 106,885	
Utility Costs	\$ 120,000	\$ 120,000	\$ 120,000	
Power cost for new service	\$ 25,000	\$ 25,000	\$ 25,000	
Phone cost for new service	\$ 10,000	\$ 10,000	\$ 10,000	
New Gas service	\$ 20,000	\$ 20,000	\$ 20,000	
Computer/Data Service/Instr Technology	\$ 185,000	\$ 185,000	\$ 185,000	
Construction Testing	\$ 150,000	\$ 200,000	\$ 200,000	Based upon proposals received
TAB Services	\$ 80,000	\$ 120,000	\$ 120,000	Based upon proposals received
Reimbursables (Printing, Mileage, Etc.)	\$ 25,000	\$ 25,000	\$ 25,000	
Classroom Technology (50)	\$ 200,000	\$ 200,000	\$ 200,000	
Movable fixtures and equipment	\$ 800,000	\$ 800,000	\$ 800,000	
Project Contingency	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	
Project Soft Cost Budget	\$ 9,427,902	\$ 9,601,314	\$ 9,459,064	
Financing	\$ 1,151,514	\$ 1,206,289	\$ 1,157,805	To be confirmed by the District
OCIP	\$ 1,377,117	\$ 1,491,363	\$ 1,400,000	To be confirmed by the District
Project Total Soft Costs:	\$ 11,956,533	\$ 12,298,966	\$ 12,016,869	
Project Total:	\$ 79,296,258	\$ 83,116,926	\$ 79,744,829	\$ 448,571

Remaining approval items



- Plymouth Twp- Land Dev/Stormwater Management Agreement Recording
- Access road/property easement agreements are being signed
- Building Permit drawings submitted in June. No comments received. Fee TBD
- Township has agreed to staggered permit issuance and waivers of Traffic Impact, Recreation and stormwater outfall fees

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DEI
D'HUY Engineering, Inc.

Project Schedule



New Colonial Middle School	
Construction Document Phase	March 2019- June 2019
Township Commissioners Conditional Approval	COMPLETED May 13, 2019
Montgomery County Conservation District NPDES Permit Issuance	July 2019
Obtain final Township Approval/Sign Agreements & Easements	May - July 2019
Building Permit Review	May 30-July 19, 2019
Building Permit Obtained	July 2019
Sanitary Project: Pre-Bid Conference @ 2:00 p.m.	June 17, 2019
Sanitary Project: Board meeting action to approve up to \$100K	June 20, 2019
Sanitary Project: Bids Due @ 2:00 p.m.	June 24, 2019
Sanitary Project: FMT to consider Bids	July 1, 2019
Sanitary Project: Board Meeting to consider Bid Award	July 18, 2019
Sanitary Project: Commence Project	September 1, 2019
Award M, E, and P Bids	August 8, 2019
Advertise for General Contractor Re-Bid	Aug 9, 12, and 19 2019
Distribute Update Drawings, Specs & Phasing Dwgs to Bidders	August 21, 2019
Pre-Bid Meeting for General Contractor Re-Bid	August 29, 2019
Receive General Contract Re-Bids	September 25, 2019
Special Facilities Meeting	Oct 1, 2019
Board Meeting for award	Oct 5, 2019
Notice of Intent to Award	Oct 6, 2019
Contract Assembly Complete	October 6, 2019

Colonial MS
Oct 1, 2019 Update

Project Schedule with Alternate Finish



New Colonial Middle School		
	Complete Sanitary Project	October 30, 2019
	Notice to Proceed	October 21, 2019
	Earliest General Contractor Mobilization	October 21, 2019
	Moving to new school/out of old	December 2021
	Building Construction Complete	December 2021
	Punchlist work (off hours as needed)	August-November 2021
	Abatement of Old Building (upon District approval)	Jan-Mar 2022
	Demolition	Mar-May 2022
	Paving/stormwater/field construction	May-October 2022
	Final Landscaping	August to October 2022
	First field available for use	Summer 2023

Solar Panel Update



- The MS Termination Value is estimated to be \$646,964.00 \pm cost of panel removal. There will also be charges for down time
- A new agreement with new or existing panels on the MS is an option. This will still require removal or demo
- Met with Tangent Energy who will prepare a plan and cost that could be rolled into an extended agreement with cash out of pocket. Inverter raceway will be included in the project cost. Relocated/New panels have been removed from the project budget as this will be rolled into a new PPA.

CES Roof

- Purchase Order Issued to Garland (\$449K)
- Aetna is the roofing contractor
- Preconstruction Meeting completed on May 23
- Tear-off to began last week and through the weekend
- Work was completed on second shift just after school resumed.
- Interior pipe corrosion below the roofline continues to create isolated leaks

Thank you!



Questions?



Nazareth Middle School
250,000 SF New school



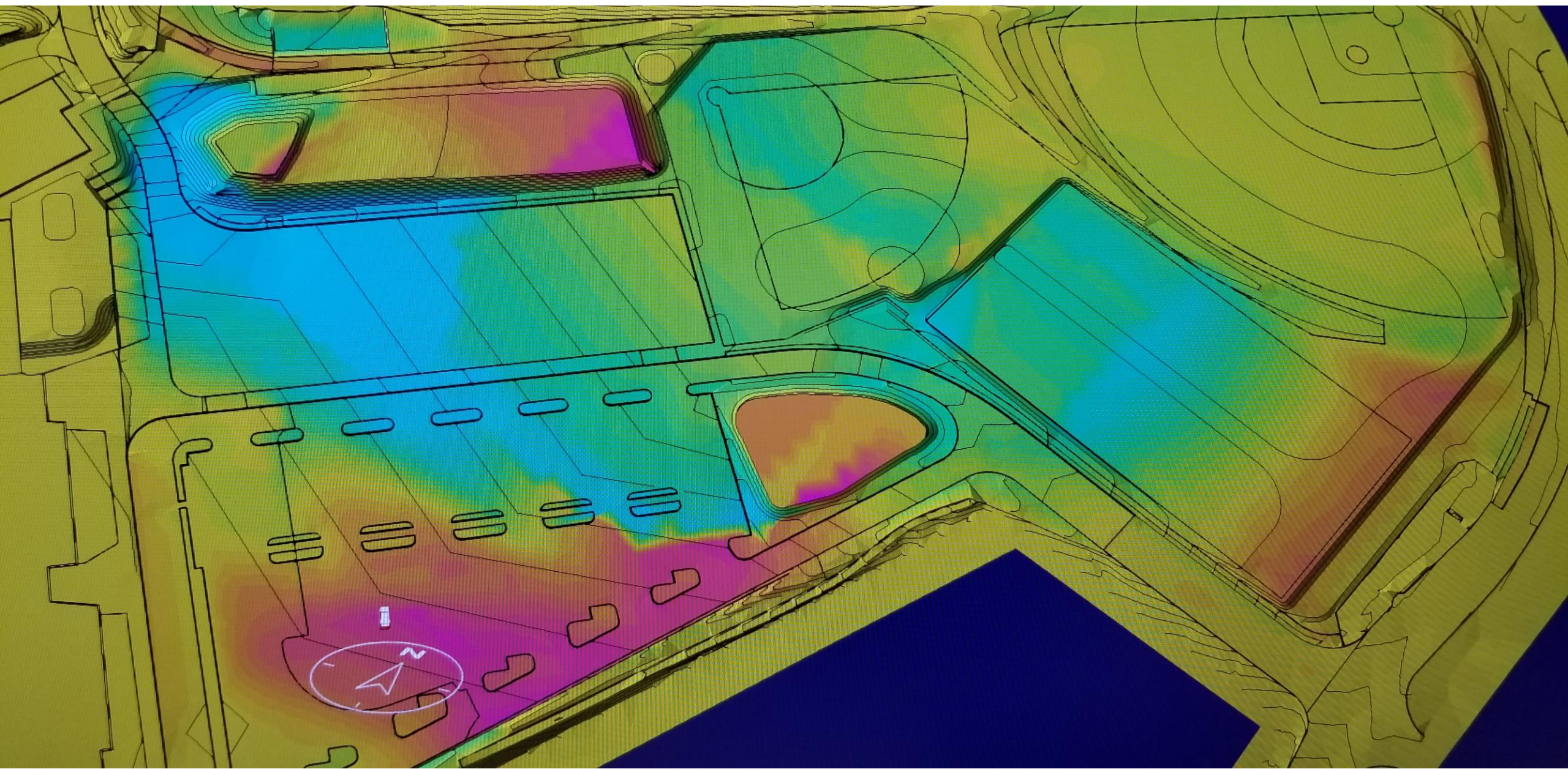
Northampton Middle School
260,000 SF New school followed by demo of old

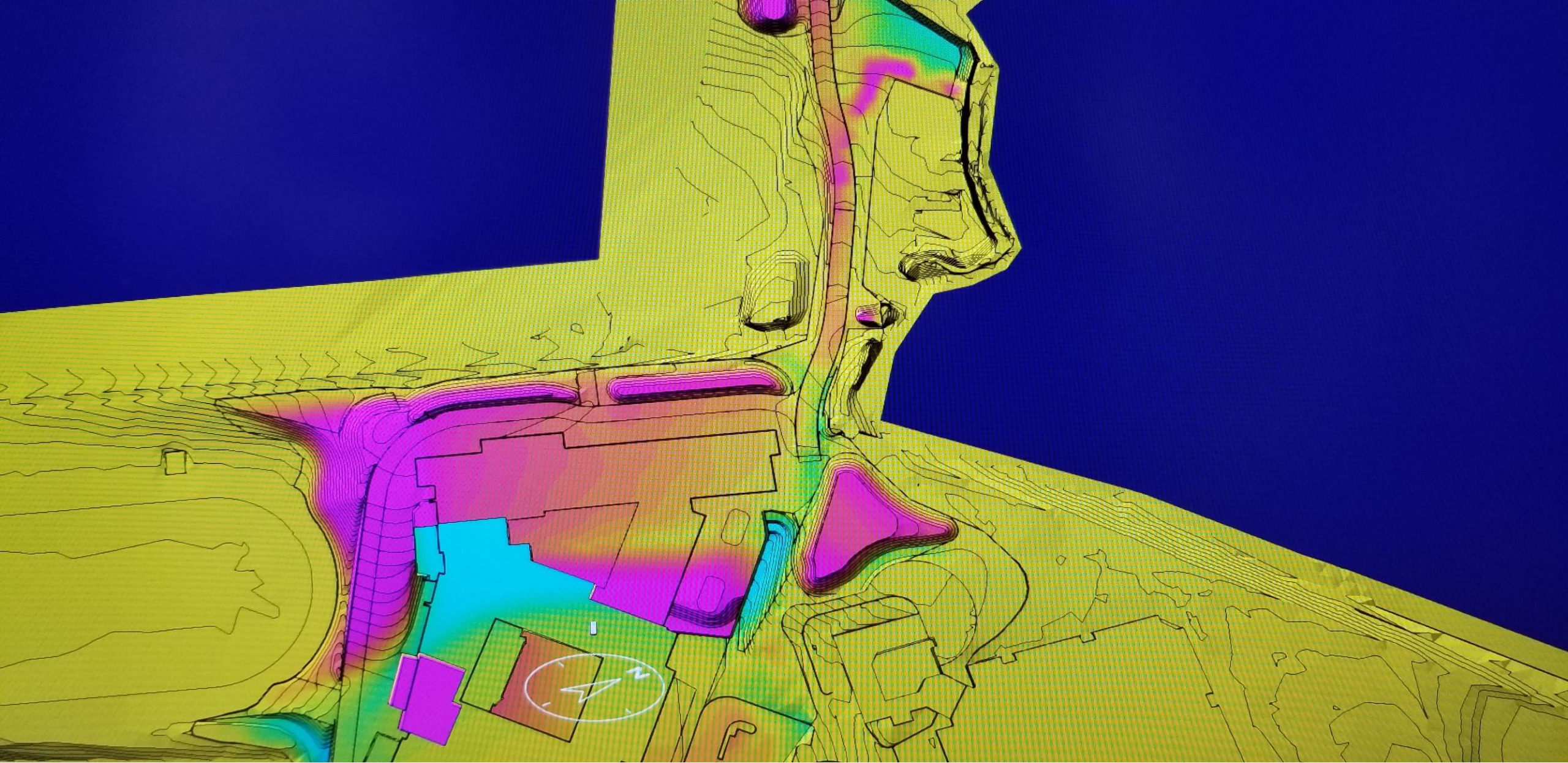


Newtown Middle School
260,000 SF
New school followed by demo of old



Nitschmann Middle School
230,000 SF
New school followed by demo of old





Project Budget Pressures



- Allowance for stormwater manhole reconstruction + \$100K
- Abatement scope and cost increase + \$200K
- Consider folding solar panel work into new energy contract -\$325K?
- Soft Cost adjustment for OCIP + \$600K
- Market Conditions & Trade shortages (masons, for example) – \$??
- Impact of another project bidding at the same time- \$??