

## THREE SCHEMES PRICING

### OVERVIEW

#### THE MASTERPLAN PROCESS

The Facilities Committee of the Springfield School District in Delaware County has directed WRT to develop a Master Plan for the creation of a new High School to replace the existing facility on Leamy Avenue in Springfield Delaware County. After reviewing multiple scenarios for siting and planning the school within the existing Campus, the Committee has determined they would like to evaluate Three different distinct Schemes based on cost : two involve New Buildings and the third is the Renovation of the Existing Facility, with some discrete additions, as outlined herein. Each Scheme represents a different set of advantages and/or challenges, so cost will not be the only factor in the continuing evaluation of which path the School District may eventually take the creation of an updated facility.

#### PROJECT TIMING

The Committee generally prefers to plan far into the future, primarily out of a concern for fiduciary responsibility. As they plan around the ongoing facilities maintenance needs for the entire district, they are also working with assumptions regarding availability of funds for significant projects, based on District financing cycles. For these reasons, it is anticipated that the actual High School replacement project may not start construction for 6-10 years.

The Committee has requested that, in order to keep comparisons simpler, construction and development costs should be based on today's dollars. The Committee will assess anticipated escalation costs after the data has been compiled.

#### CONCEPTUAL COST ESTIMATING FORMAT

The attached spreadsheet format is intended to aid the Committee in evaluating the total project costs, including soft and hard costs and possible site acquisition options. Estimates should include as much information as the Cost Estimating Consultant can provide for planning of the total endeavor. It should be assumed that, as part of this estimating scope, the Cost Estimating Consultant will need to meet with the Committee to discuss and clarify scope for the project.

It is possible that more than one set of Estimators will be contracted for this scope, so that the Committee can take advantage of a diversity of perspectives.

### COMMON ELEMENTS

Early in the Masterplanning process, the District's Facilities Committee engaged Burt, Hill to derive an efficient Building Program based on the anticipated demographics of the District and an analysis /comparison with several recent comparable High School designs. The result is the attached program spreadsheet document. It is organized into three columns of information : a tabulation of the Existing Building Program, a program for the Proposed High School, for 1,375 students, and a program for the Proposed Demographic Expansion of an additional 225 students. Each of the Proposed Program components are also represented with a 1.65 grossing factor. These values were used in the generation of the plans included in this package. The plans include dashed lines for where the future demographic

**Springfield Senior High School  
Three Schemes Pricing  
COMMON ELEMENTS AND DOCUMENTATION**

expansion additions might go, for planning purposes. Estimates should include an anticipated construction cost for these additions. The Existing Building already has additional capacity so no demographic expansion would be necessary for this Scheme.

**PREDEVELOPMENT CONDITIONS COMMON TO EACH SCHEME**

The existing T-shaped wing (Southeast end of Existing Building) will be demolished in each scheme. The wing currently houses the District Administration Offices, the District Facility Maintenance spaces, Bus Garage/Service as well a Bus driver lounge, and a small Township Museum. The displacement of each of these, and related program elements shall be addressed as part of this Estimate as follows :

- **District Administration Offices** : A new addition will be constructed for the building which is now owned by the district, and leased by True Jesus Church at 300 West Woodland Avenue. See the scope description below, and the Demolition Scope for each project – scope is similar for each scheme;
- **District Maintenance and Campus Grounds Building** : The scope of this pre-engineered replacement structure is included in the plans and the Preliminary Project Descriptions for each scheme. It is proposed for the North - center of the site. The size of this structure varies : it is 3,500 sf for the Renovation Scheme, and 7,000 sf for each of the new Schemes, Leamy and Saxer;
- **Museum** : The District will determine the future conditions for this program component. No requirement for estimating at this time;
- **Bus Parking/Garage/Lounge** : This will take place elsewhere in the Township, and the Garage and Lounge components will need to be adjacent to these; No requirement for estimating at this time;

**HAZARDOUS MATERIALS REMOVAL**

A significant portion of the Existing School roof is supported by ACM cementitious roof deck containing asbestos. The deck is supported on bar joists. Due to the public sensitivity to this issue, the removal and/or demolition of these portions of the roof will need to occur during the summer months, June through August. This puts some time limitations on certain aspects of the project scope and sequence. The District will not consider the encapsulation of this material, and therefore it is assumed that it will be difficult to protect much of the finishes and existing components in the spaces below, so these documents call for selective replacement.

As part of the work of each scheme, the existing Fuel Oil tanks in the maintenance yard near the Central Plant will be need to be removed. Assume 12,000 gallon tank removal, and assume for this Estimate, no contamination of surrounding soils.

**Springfield Senior High School  
Three Schemes Pricing  
COMMON ELEMENTS AND DOCUMENTATION**

## **DOCUMENTATION**

The following Documents Outline the project scope for each Scheme :

- Project Narrative;
  - General Scope Summary and Phasing Notes
  - Preliminary Project Description (Renovation scheme supplemented by a SLEP analysis)
  - MPE Systems Description
- Phasing Plans :marked with SF areas for each phase of the work;
- Conceptual Floor Plans for each scheme, indicating the extent of the floor plates, circulation patterns and the distribution of program elements within the overall floor plates. Plan and program areas match the Building Program document;
- Conceptual Schedule Planning charts : outlining activities and Program Impacts for HS and District;
- Gantt Chart Schedules, showing in a preliminary way how each Scheme will unfold across the years; start dates are to be considered arbitrary;

## **DISTRICT ADMINISTRATION OFFICES**

Common to each Scheme will be the renovation and addition project to create a new District Administration Office. The Proposed total floorplate for the new structure will be 15,000 GSF. The existing two story structure has a footprint of 4,200 SF, 8,400 GSF, so the new addition will have a footprint of 3,300 SF, or 6,600 SF on two floors. Assume new concrete foundations, and slab on grade, new steel frame and supported C.I.P floor on metal deck and rolled steel frame roof with low-slope roof on metal deck; assume replacement of existing stair and creation of a new stair shaft and 2,500lb hole-less hydraulic elevator with rated shaft; new exterior envelope to be metal and brick (20% on metal stud backup with continuous insulation beyond air and moisture barrier; Mechanical Units to be rooftop FCUs with duct distribution; Plumbing feeds to be extended from existing services; Assume new electrical feeds to street; new program to include server room for campus wide network systems, distribution to the existing school via fiber optic;