

Please remember to sign the Visitor's Register – Thank you.

**Facilities Committee Meeting
Tuesday, May 14, 2019**

7:00 PM – ROOM 200 - TEAO

AGENDA

- I. Public Comment on Non-Agenda Items***
- II. Approval of Minutes- April 9, 2019**
- III. Construction Report**
- IV. Discussion and Update Items**
 - a. TESD Air Conditioning at DES and NEES Fee Letters- HSA**
 - b. CHS Expansion and Renovation Project**
 - c. Capital Sources and Uses Report**
- V. Future Facilities Committee Meetings**
- VI. Adjournment**

***Public Comment on Agenda Items will be taken during the discussion of the agenda item**

2019 Committee Goals

1. Monitor student enrollment, township reports, District programs and existing school facilities.
2. Review and update the District Infrastructure Report.
3. Use Goals #1 and #2 to ensure District facilities meet the needs of students, staff and Administration.
4. Develop, review, and prioritize the facilities projects for summer 2019.
5. Monitor, review and continue to evaluate the progress of the Conestoga High School Renovation and Expansion project.
6. Work in conjunction with the Finance Committee to maintain funding of the capital improvement plan.
7. Incorporate the District Facilities goal of supporting efforts to promote a sustainable environment while continuing to investigate opportunities to incorporate additional energy efficient practices.
8. Incorporate the District Facilities goal of creating guidelines and standards for the donation of playground equipment to ensure uniformity and appropriateness for all students.

Facilities Committee Meeting Minutes

April 9, 2019

Room 200 – Tredyffrin/Easttown Administration Office

7:00 p.m.

Attending all or part of the meeting:

Board Committee Members: Michele Burger, Chair, Todd Kantorczyk, Edward Sweeney, Dr. Roberta Hotinski

Other Board Members: Rev. Scott Dorsey, Heather Ward, Tina Whitlow

T/E School District Representatives: Dr. Richard Gusick, Art McDonnell, David Francella, Colm Kelly

Other: Matt Heckendorn and David Farabaugh from Heckendorn Shiles Architects
Peter Heverin from TeraNet
Keith McCall from Kteck

Community Members: Diane Pancoast, Kerry Sophocles, Bernie Logan, Carol Clarke, Christine Wright, Sean Gaffney

Public Comment:

- Kerry Sophocles commented on the Children’s Dental Clinic within the District.
- Diane Pancoast commented on the Children’s Dental Clinic within the District.

Approval of the Minutes:

- The Committee approved the minutes from the March 12, 2019 meeting.

HES Eagle Scout Project:

- Mr. Mike Malstrom, father of Eagle Scouts Haven and Aspen Malstrom, presented the Committee with potential gifts of a Gaga pit and restoration of the playground map of the U.S. at HES. Haven and Aspen will be responsible for the purchase and labor needed to install the Gaga pit and restoration of the map, with the supervision of the District. The Committee accepted the gifts and thanked Mr. Malstrom for the donations.

Bid Results for Renovations, Replacements & Upgrades to BES, DES, HES & NEES:

- Mr. Heckendorn reviewed the bid results for the Renovations, Replacements & Upgrades to BES, DES, HES & NEES project which came in at a bid total of \$1,454,500 which is \$252,050 under the pre-bid construction estimate.

Draft

- The Facilities Committee approved the Renovations, Replacements & Upgrades to BES, DES, HES & NEES project bids as presented inclusive of alternates and directed it be placed on the consent agenda at the next Board meeting.

Bid Results for CCTV Security:

- Mr. Heverin and Mr. McCall reviewed the bid results for the CCTV Security project which came in at a bid total of \$1,332,000 which is \$59,644 over the pre-bid budget estimate.
- The Facilities Committee approved the CCTV Security project base bid as presented and directed it be placed on the consent agenda at the next Board meeting.

CHS Expansion and Renovation Project:

- Mr. Heckendorn provided an update on the CHS Expansion and Renovation project, with Township zoning and planning meetings scheduled for May. He also stated that at this time the project is on schedule.

Public Comment:

- Sean Gaffney from Gem Mechanical introduced himself to the Committee.
- Christine Wright commented on the CCTV Security project.
- Carol Clarke commented on the CCTV Security project.

Future Meeting Dates:

- Tuesday, May 14, 2019 at 7:00 PM at the TEAO.

Adjournment:

- The meeting adjourned at approximately 9:10 p.m.

April 29, 2019

Mr. Arthur McDonnell
Tredyffrin/Easttown School District
West Valley Business Center
940 West Valley Road, Suite 1700
Wayne, PA 19087

HSA
Heckendorn Shiles Architects
347 East Conestoga Road
Wayne, Pennsylvania 19087-2547
main office 610-994-3500
website www.hsarch.com

**Re: TESD Air Conditioning – Devon Elementary
Summer 2020 Improvements**

Dear Art:

The following is a fee proposal for the Air Conditioning project outlined for bidding in 2019, with construction in 2020, in accordance with ongoing discussions between Tredyffrin/Easttown School District, Shiller & Hersh Associates and Heckendorn Shiles Architects. This anticipated scope does not include Air Conditioning for the Gymnasium. And this scope also takes into account the Electrical Infrastructure to be completed in Summer 2019.

We will design, prepare construction documents, coordinate the bidding process, and provide construction administration services for the following bid package, based on the following fees. These fees also may include development of bid Alternates, in pursuit of best value for Tredyffrin/Easttown School District. The fees below include the engineering services of Schiller & Hersh Associates for mechanical, plumbing and electrical systems, A.W. Lookup Corporation for structural design, and Heckendorn Shiles Architects for architectural and interiors.

Our Professional Services fees assume separate contractors for DES & NEES. However, as our work efforts are proposed as Time & Materials, on a Not-To-Exceed basis, if a single contractor is ultimately awarded contracts for both schools, this would reduce the number of meetings and submittals, resulting in cost savings for TESD.

Summer 2020 Bid Package	Work Description	Estimated Construction Cost	Fee
# 1	AIR CONDITIONING Devon Elementary School – Air Conditioning	\$1,100,000	\$118,400

The above fees will be not to exceed amounts, and will be invoiced hourly using the rates from our yearly services agreement with the School District. If there is time and monies saved on any of the projects above, this will be returned to the District. The conditions and services will be as per the Standard Form of Master Agreement between Heckendorn Shiles Architects and the Tredyffrin/Easttown School District, dated November 1, 2017.

Sincerely,
HECKENDORN SHILES ARCHITECTS

Matthew A. Heckendorn, AIA, LEED AP
Principal

Authorized: Arthur McDonnell
Tredyffrin Easttown School District

Date

April 29, 2019

Mr. Arthur McDonnell
Tredyffrin/Easttown School District
West Valley Business Center
940 West Valley Road, Suite 1700
Wayne, PA 19087

HSAA
Heckendorn Shiles Architects
347 East Conestoga Road
Wayne, Pennsylvania 19087-2547
main office 610-994-3500
website www.hsarch.com

**Re: TESD Air Conditioning – New Eagle Elementary
Summer 2020 Improvements**

Dear Art:

The following is a fee proposal for the Air Conditioning project outlined for bidding in 2019, with construction in 2020, in accordance with ongoing discussions between Tredyffrin/Easttown School District, Shiller & Hersh Associates and Heckendorn Shiles Architects. This anticipated scope does not include Air Conditioning for the Gymnasium.

We will design, prepare construction documents, coordinate the bidding process, and provide construction administration services for the following bid package, based on the following fees. These fees also may include development of bid Alternates, in pursuit of best value for Tredyffrin/Easttown School District. The fees below include the engineering services of Schiller & Hersh Associates for mechanical, plumbing and electrical systems, A.W. Lookup Corporation for structural design, and Heckendorn Shiles Architects for architectural and interiors.

Our Professional Services fees assume separate contractors for DES & NEES. However, as our work efforts are proposed as Time & Materials, on a Not-To-Exceed basis, if a single contractor is ultimately awarded contracts for both schools, this would reduce the number of meetings and submittals, resulting in cost savings for TESD.

Summer 2020 Bid Package	Work Description	Estimated Construction Cost	Fee
#2	AIR CONDITIONING New Eagle Elementary School – Air Conditioning	\$1,700,000	\$168,700

The above fees will be not to exceed amounts, and will be invoiced hourly using the rates from our yearly services agreement with the School District. If there is time and monies saved on any of the projects above, this will be returned to the District. The conditions and services will be as per the Standard Form of Master Agreement between Heckendorn Shiles Architects and the Tredyffrin/Easttown School District, dated November 1, 2017.

Sincerely,
HECKENDORN SHILES ARCHITECTS

Matthew A. Heckendorn, AIA, LEED AP
Principal

Authorized: Arthur McDonnell
Tredyffrin Easttown School District

Date



TESD CHS Expansion

20% DESIGN PROGRESS



May 8, 2019





INSTRUCTIONAL NEEDS RECAP

TESD CHS EXPANSION | 20% DESIGN PROGRESS

Conestoga Current Backdrop

- Access, Options and Choice
- Maximization of Current Footprint
- Enrollment Projections Increasing



7



Years 2017 – 2021

Enrollment	2017 - 2018				2018 - 2019				2019 - 2020				2020 - 2021			
	Actual 2205				Projected 2237				Projected 2295				Projected 2391			
	Avail Rooms	Avail Pds	Pds Used	% utilized	Avail Rooms	Avail Pds	Pds Used	% utilized	Avail Rooms	Avail Pds	Pds Used	% utilized	Avail Rooms	Avail Pds	Pds Used	% utilized
Regular Classrooms	70	560	511	91%	73	584	518	89%	73	584	532	91%	73	584	554	95%
Special Classrooms	33	264	229	87%	33	264	232	88%	33	264	238	90%	33	264	248	94%
<i>Science Labs</i>	18	144	133	92%	18	144	135	94%	18	144	138	96%	18	144	144	100%
<i>FCS Rooms</i>	3	24	20	83%	3	24	20	84%	3	24	21	86%	3	24	22	90%
<i>Art Rooms</i>	6	48	39	81%	6	48	39	82%	6	48	40	84%	6	48	42	88%
<i>Music</i>	3	24	16	67%	3	24	16	68%	3	24	17	69%	3	24	17	72%
<i>BT Room</i>	3	24	21	88%	3	24	21	89%	3	24	22	91%	3	24	23	95%
Small Rooms	9	72	63	88%	9	72	64	89%	9	72	66	92%	9	72	69	96%
Total	112	896	803	90%	115	920	815	89%	115	920	836	91%	115	920	871	95%
	Avail Rooms	Avail Pds	Pds Used	% utilized	Avail Rooms	Avail Pds	Pds Used	% Utilized	Avail Rooms	Avail Pds	Pds Used	% Utilized	Avail Room	Avail Pds	Pds Used	% Utilized
Study Hall	70	560	34	6%	73	584	34	6%	73	584	34	6%	73	584	34	6%
Reg Classroom w/ SH	70	560	545	97%	73	584	552	95%	73	584	566	97%	73	584	588	101%
Total RM Use	112	896	837	93%	115	920	849	92%	115	920	870	95%	115	920	905	98%



Years 2021-2024

Enrollment	2021 - 2022				2022 - 2023				2023-2024			
	Projected	2456			Projected	2458			Projected	2512		
	Avail Rooms	Avail Pds	Pds Used	% utilized	Avail Rooms	Avail Pds	Pds Used	% utilized	Avail Rooms	Avail Pds	Pds Used	% utilized
Regular Classrooms	73	584	569	97%	73	584	569	97%	73	584	582	100%
Special Classrooms	33	264	255	97%	33	264	255	97%	33	264	261	99%
<i>Science Labs</i>	18	144	148	103%	18	144	148	103%	18	144	151	105%
<i>FCS Rooms</i>	3	24	22	92%	3	24	22	92%	3	24	23	95%
<i>Art Rooms</i>	6	48	43	90%	6	48	43	90%	6	48	44	92%
<i>Music</i>	3	24	18	74%	3	24	18	74%	3	24	18	76%
<i>BT Room</i>	3	24	23	98%	3	24	23	98%	3	24	24	100%
Small Rooms	9	72	71	98%	9	72	71	98%	9	72	72	100%
Total	115	920	894	97%	115	920	895	97%	115	920	915	99%
	Avail Rooms	Avail Pds	Pds Used	% Utilized	Avail Rooms	Avail Pds	Pds Used	% Utilized	Avail Rooms	Avail Pds	Pds Used	% Utilized
Study Hall	73	584	34	6%	73	584	34	6%	73	584	34	6%
Reg Classroom w/ SH	73	584	603	103%	73	584	603	103%	73	584	616	105%
Total RM Use	115	920	928	101%	115	920	929	101%	115	920	949	103%



What are
Possible
Actions
Moving
Forward?

- Build a New School
- Grade Level Realignment and Construction
- Expand Current Facilities

DECISION MADE IN MAY 2018



CHS Needs: Additional Space

- 8 Additional Regular Classrooms
- 2 Additional Special Education Classrooms
- 4 Additional Science Labs
- 1 Additional Art Room
- 1 Additional Kitchen
- Fabrication Lab
- 1 Large Flexible Learning Space
- Additional Smaller Spaces for Meetings, Offices, Small Group Instruction



PRESENTED TO THE EDUCATION COMMITTEE, NOVEMBER 2018



CHS Needs: Expanded Space

- Expanded Nurse Suite
- Expanded Library
- Expanded Cafeteria
- Expanded Student Services Suite
- Expanded Health and Fitness Room

PRESENTED TO THE EDUCATION COMMITTEE, NOVEMBER 2018





EXISTING FACILITY ANALYSIS

TESD CHS EXPANSION | 20% DESIGN PROGRESS

AERIAL VIEW OF EXISTING SITE

DRAFT



TESD CHS EXPANSION | 20% DESIGN PROGRESS
MAY 8, 2019



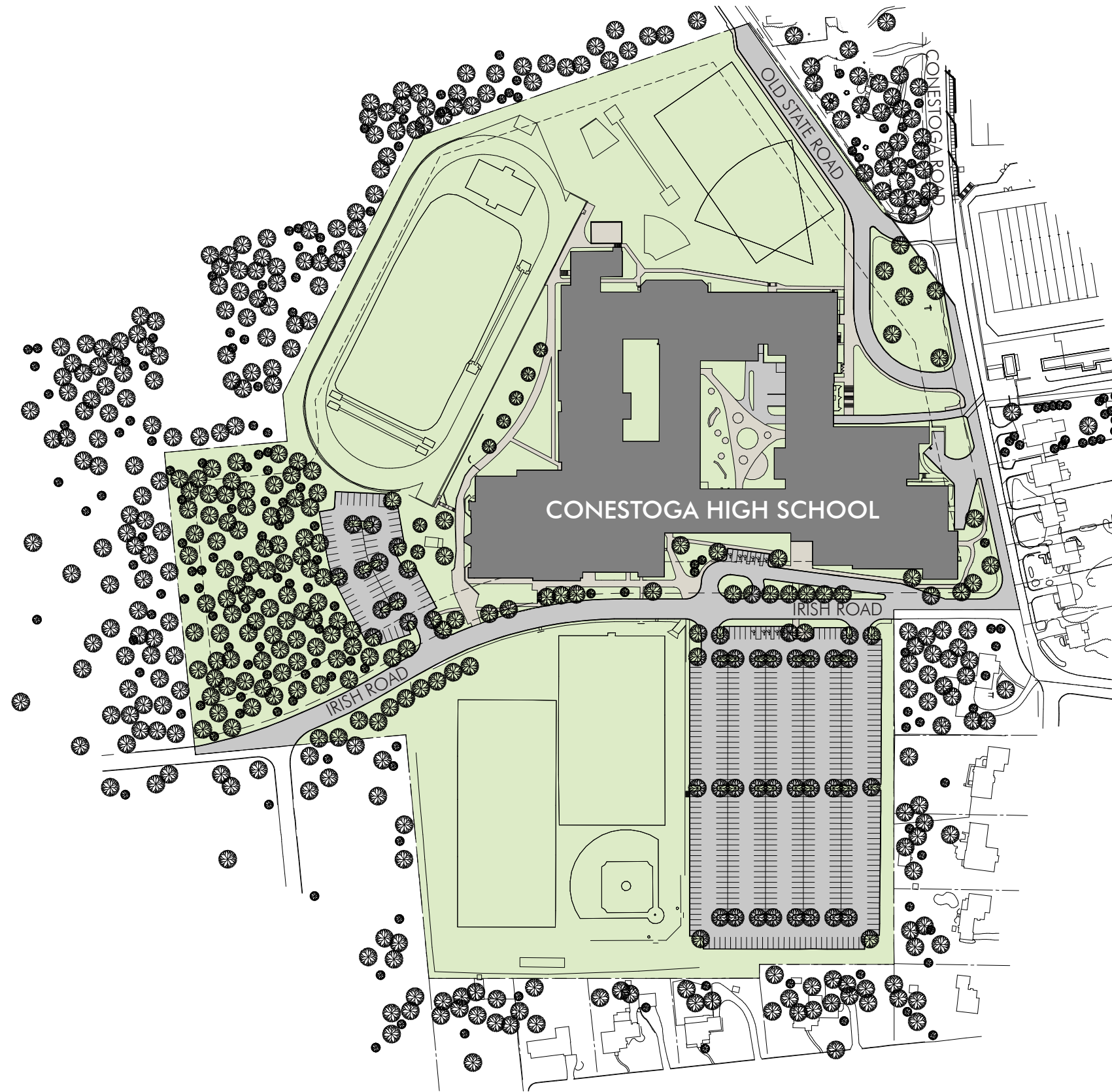
AERIAL VIEW OF EXISTING SITE

DRAFT



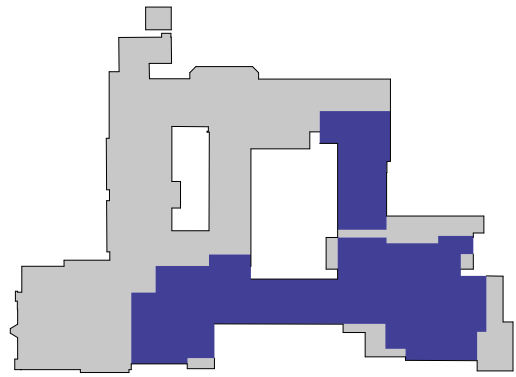
TESD CHS EXPANSION | 20% DESIGN PROGRESS
MAY 8, 2019





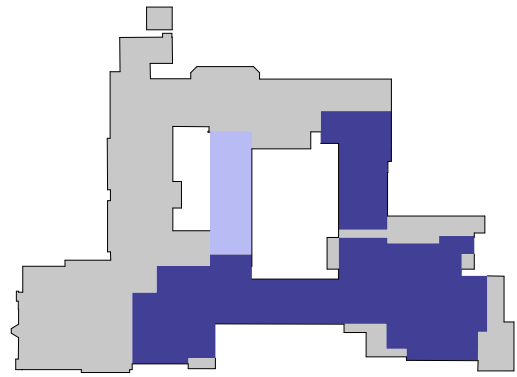
PREVIOUS EXPANSIONS TIMELINE

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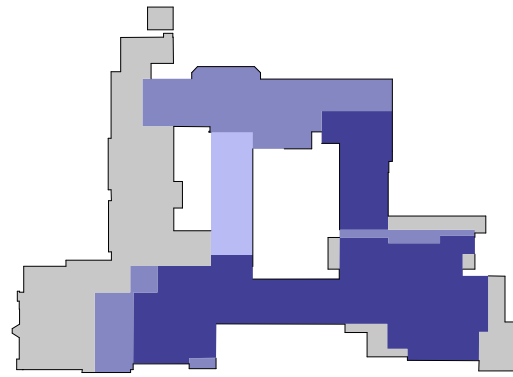
1954 BUILDING

The original building from 1954 included common areas still in generally the same location today; the auditorium, cafeteria, main office and gymnasium.



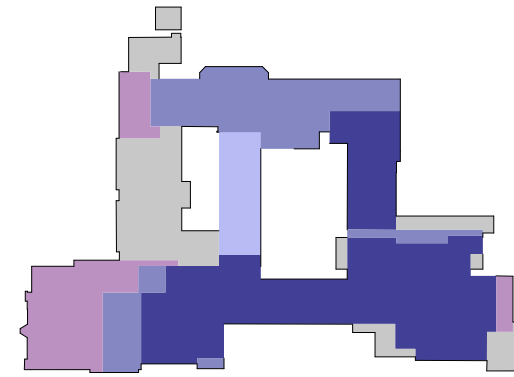
1958 ADDITIONS

In 1958 a two-story classroom wing was added. This currently houses 18 classrooms, 3 seminar rooms, an art classroom, and support spaces.



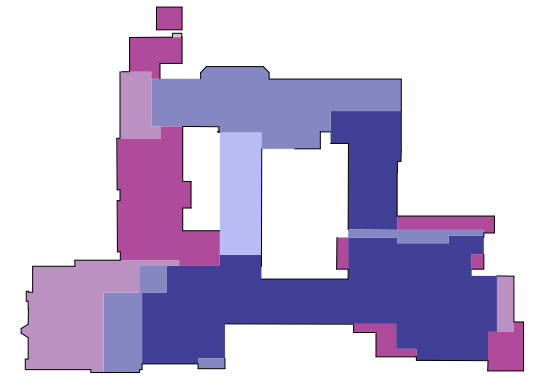
1966 ADDITIONS + RENOVATIONS

In 1966, five additions included a two-story classroom wing with new lecture space, science labs and library, as well as separate expansions of the cafeteria and gym lockers. A new auxiliary gym was added at this time as well.



1989 ADDITIONS + RENOVATIONS

A significant 2-phase additions and renovations project in 1989 provided utility upgrades throughout the building, while also adding a two-story science lab addition, a new dance studio, expanding the gymnasium lockers by 60% and adding a new competition-size basketball gym.



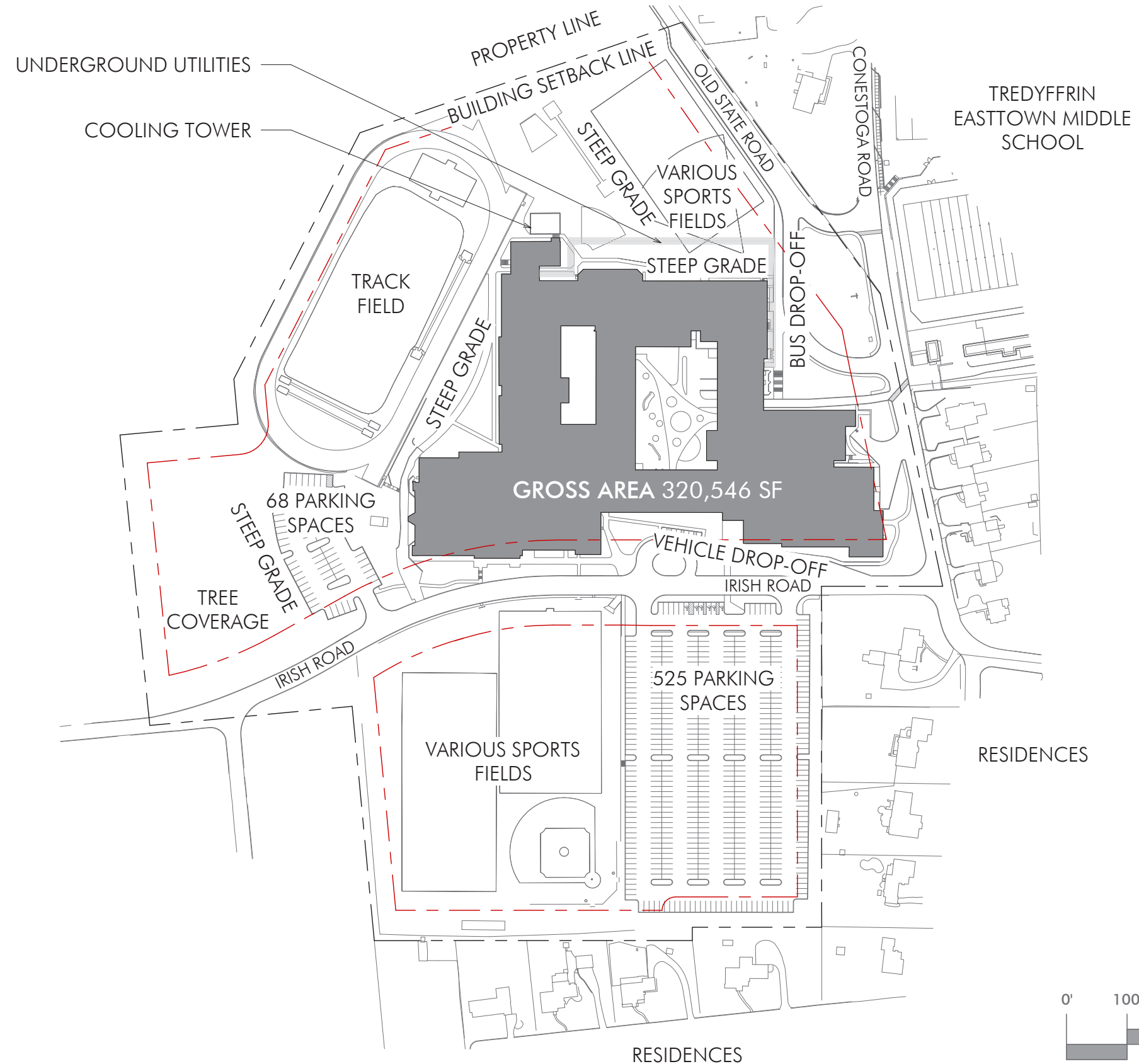
2004 ADDITIONS + RENOVATIONS

This major project provided 6 separate building additions, renovations throughout the school and pervasive site improvements. Additions provided a two-story wing with 10 chemistry labs and 14 general classrooms; expansion and full renovation of the kitchen cafeteria; expansion of the music wing; an expanded and renovated building entrance and administration suite; and a new central chiller plant. Renovations addressed code and accessibility compliance, systems improvements, and provided building-wide air conditioning.

CHRONOLOGY

-  PRESENT BUILDING FOOTPRINT
-  1954 BUILDING
-  1958 ADDITIONS
-  1966 ADDITIONS
-  1989 ADDITIONS
-  2004 ADDITIONS

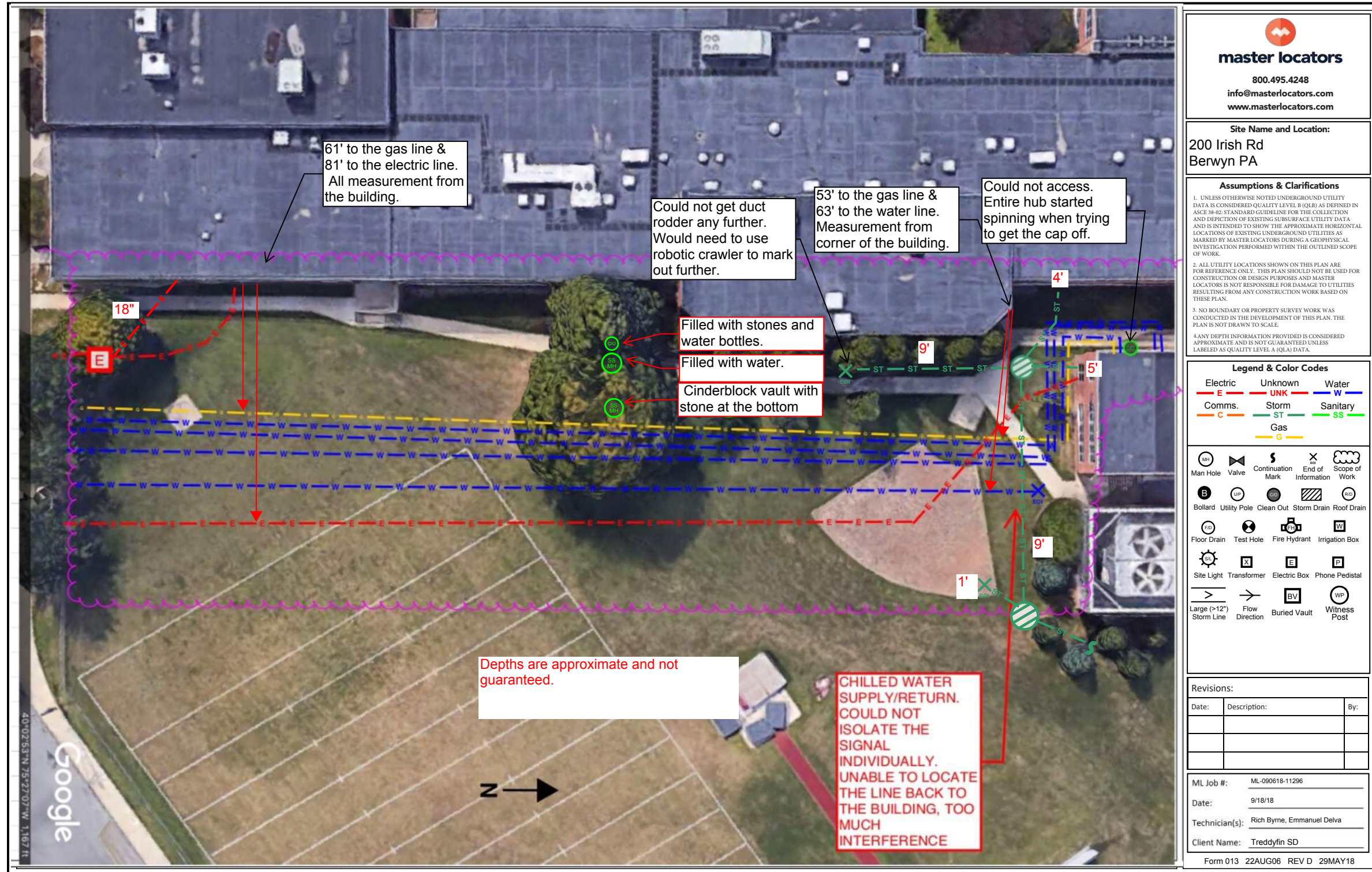




EXISTING UNDERGROUND UTILITIES

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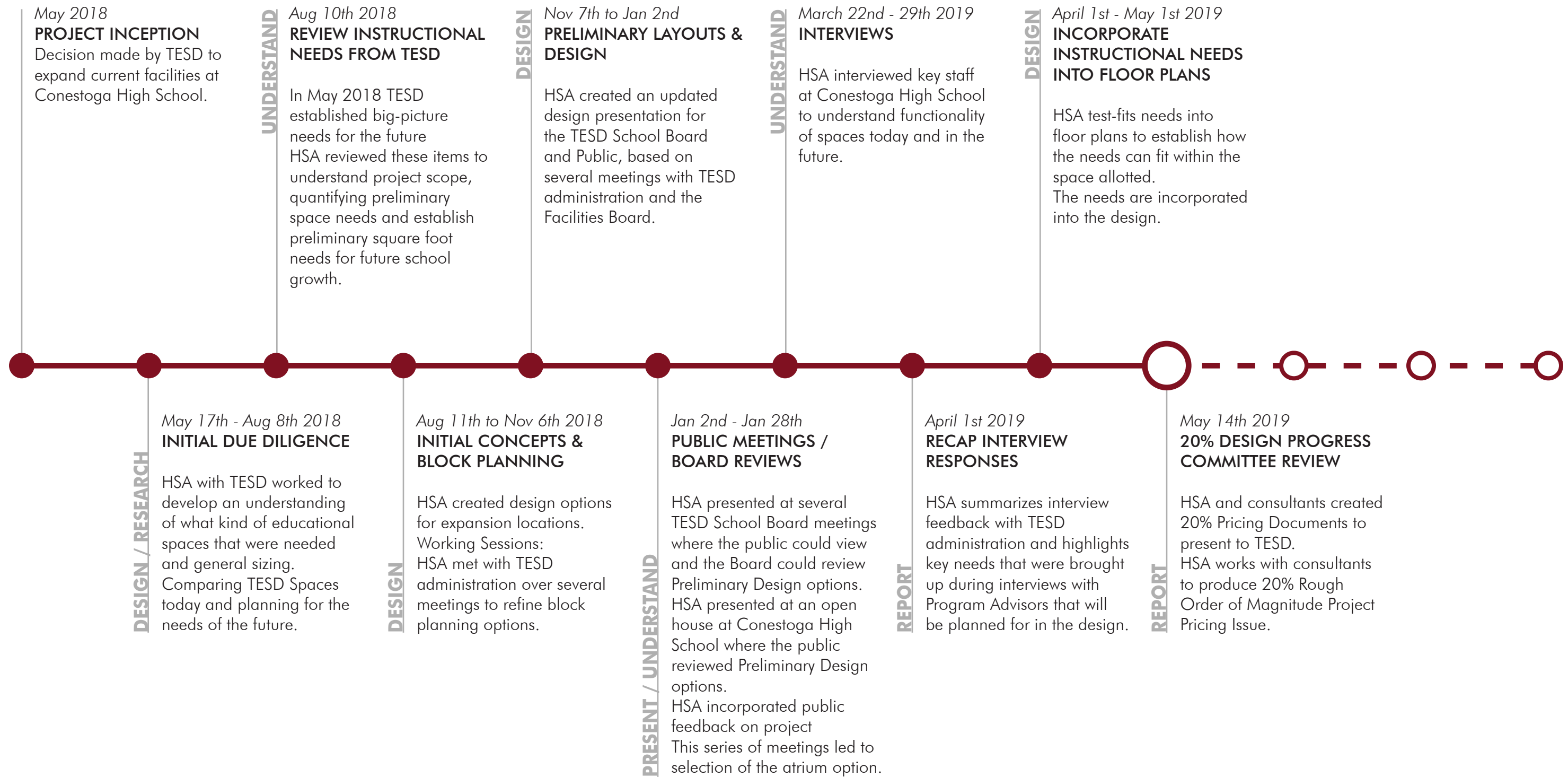
DRAWING BY MASTER LOCATORS, 2018




















DESIGN PROGRESS

TESD CHS EXPANSION | 20% DESIGN PROGRESS



ADDITIONAL SPACE PROGRAM		JANUARY 2019	MAY 2019	EXPANDED SPACE PROGRAM	
	ADDITIONAL REGULAR CLASSROOMS	9	11		FITNESS ROOM EXPANSION
	ADDITIONAL SPECIAL EDUCATION CLASSROOMS	2	3		LIBRARY EXPANSION
	ADDITIONAL SCIENCE LABS	4	4		CAFETERIA EXPANSION
	ADDITIONAL ART CLASSROOMS	1	1		STUDENT SERVICES EXPANSION
	ADDITIONAL KITCHEN CLASSROOM	1	1		NURSE'S OFFICE EXPANSION
	ADDITIONAL FABRICATION LAB	1	1		
	ADDITIONAL SMALL FLEXIBLE ROOMS	4	4		
	ADDITIONAL MEDIUM FLEXIBLE ROOMS	2	2		
	ADDITIONAL LARGE FLEXIBLE ROOMS	1	1		
	FLEXIBLE INFORMAL LEARNING SPACE	1	1		
ADDITIONAL PARKING AREA					
	ADDITIONAL PARKING SPACES	106	128		





PROPOSED PLANS

TESD CHS EXPANSION | 20% DESIGN PROGRESS



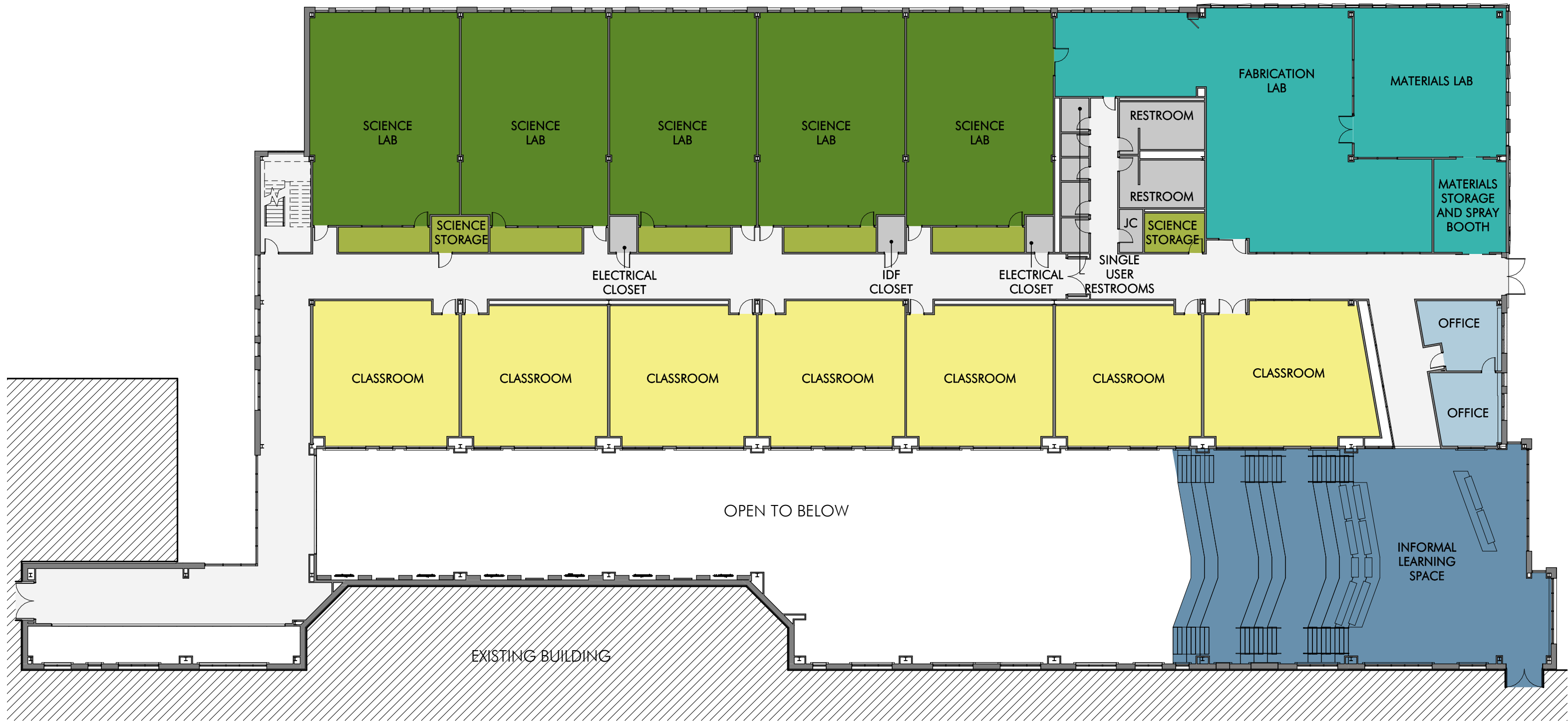
PROPOSED FIRST FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN

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EXTERIOR PERSPECTIVES

TESD CHS EXPANSION | 20% DESIGN PROGRESS

PERSPECTIVE VIEW FROM OLD STATE ROAD

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TESD CHS EXPANSION | 20% DESIGN PROGRESS
MAY 8, 2019

PERSPECTIVE VIEW FROM BUS LOOP

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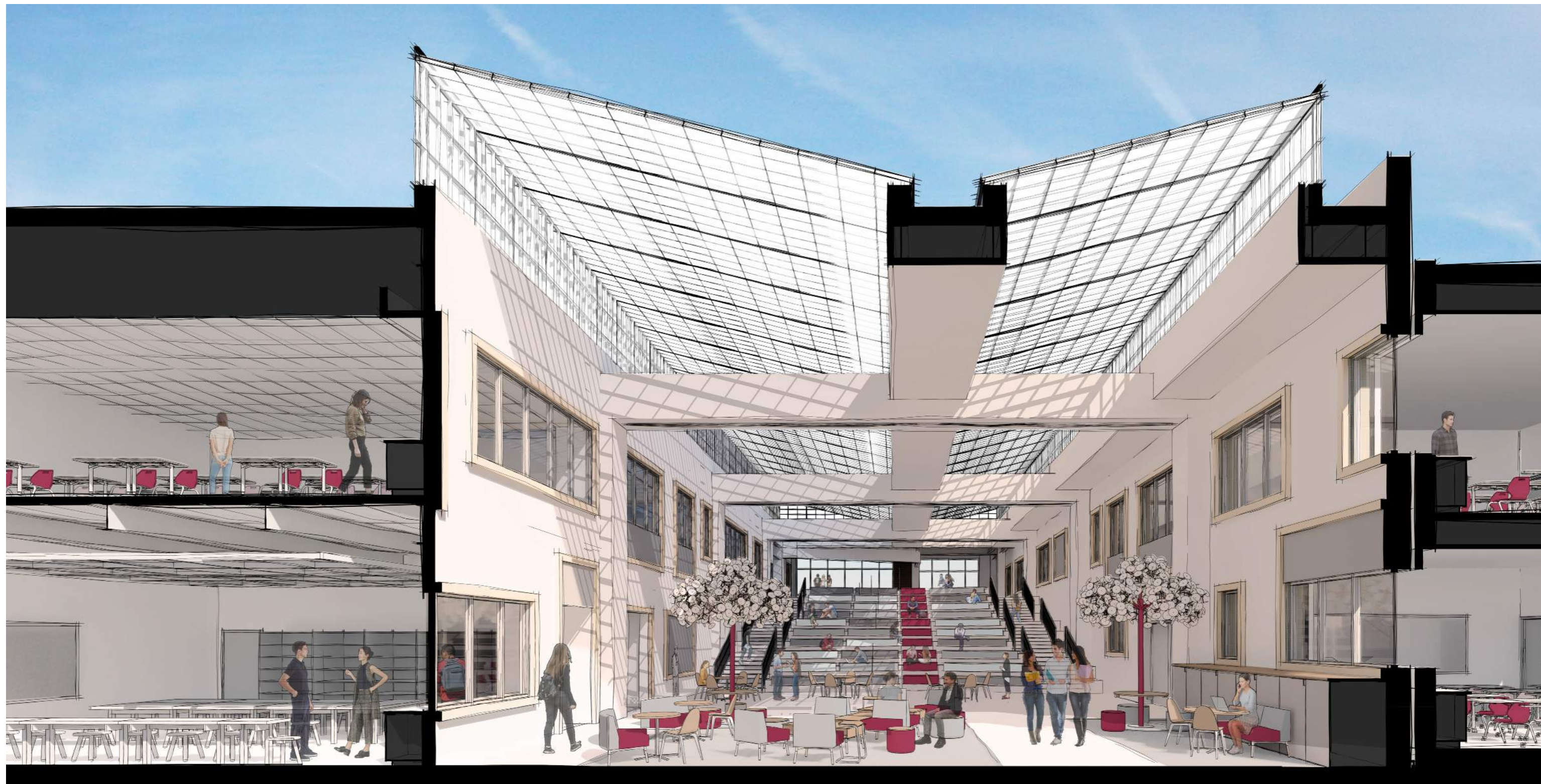
INTERIOR PERSPECTIVES

TESD CHS EXPANSION | 20% DESIGN PROGRESS



SECTION PERSPECTIVE





SECTION PERSPECTIVE



ATRIUM LOOKING WEST

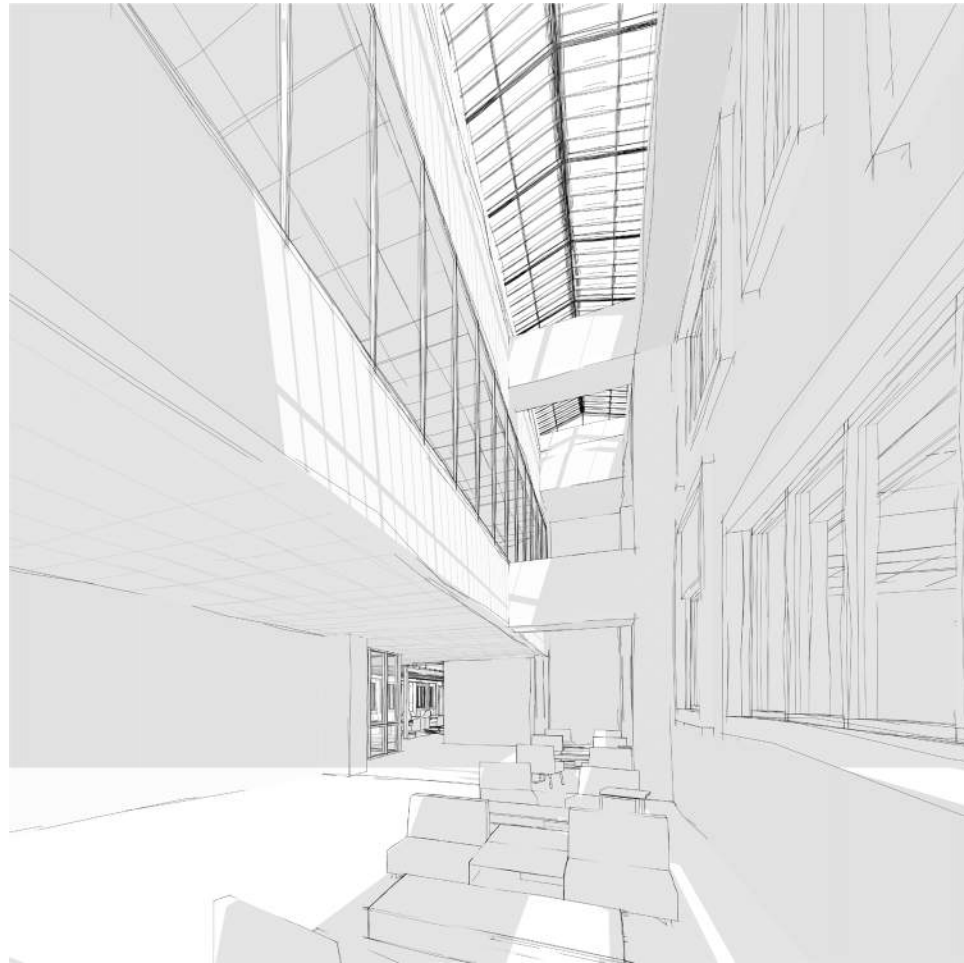
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INTERIOR PERSPECTIVE



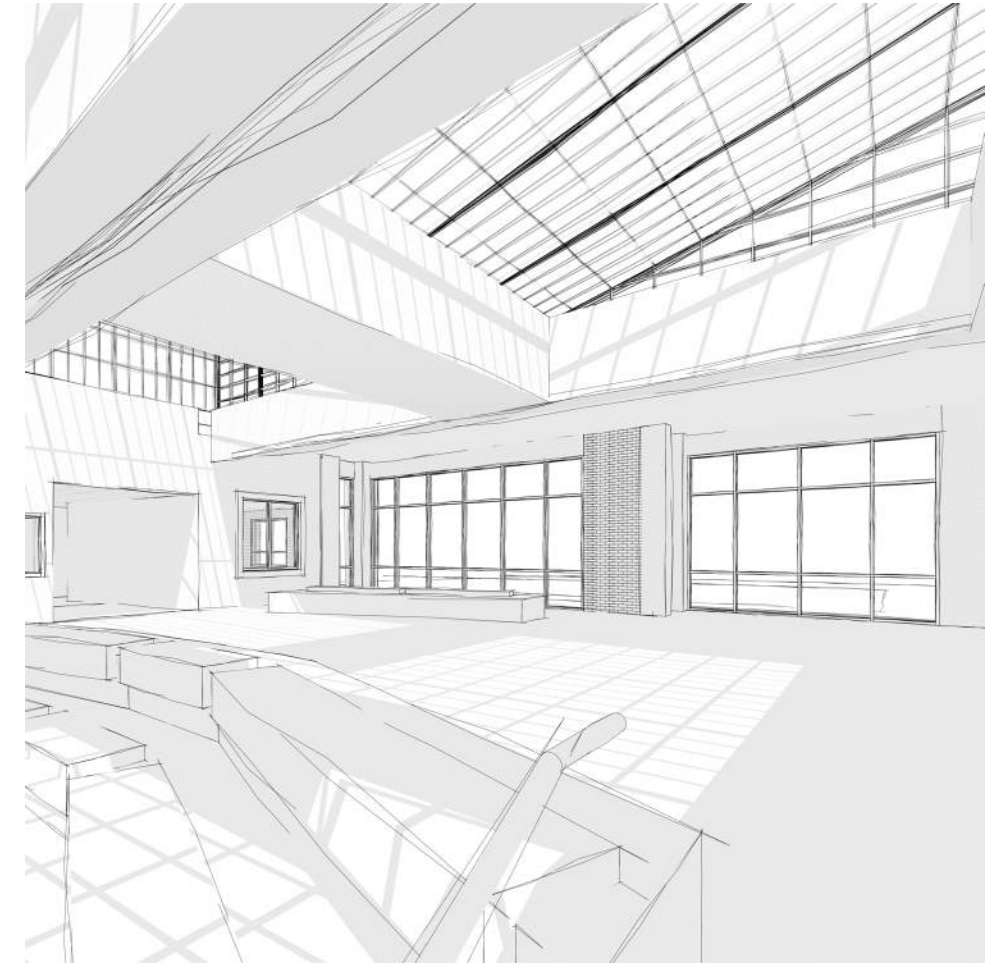
TESD CHS EXPANSION | 20% DESIGN PROGRESS
MAY 8, 2019



VIEW OF BRIDGE



VIEW OF ACCENT WALL



TOP OF ATRIUM STAIRS



SECTION PERSPECTIVE



TYPICAL 2ND FLOOR CLASSROOM

DRAFT



INTERIOR PERSPECTIVE



TESD CHS EXPANSION | 20% DESIGN PROGRESS
MAY 8, 2019



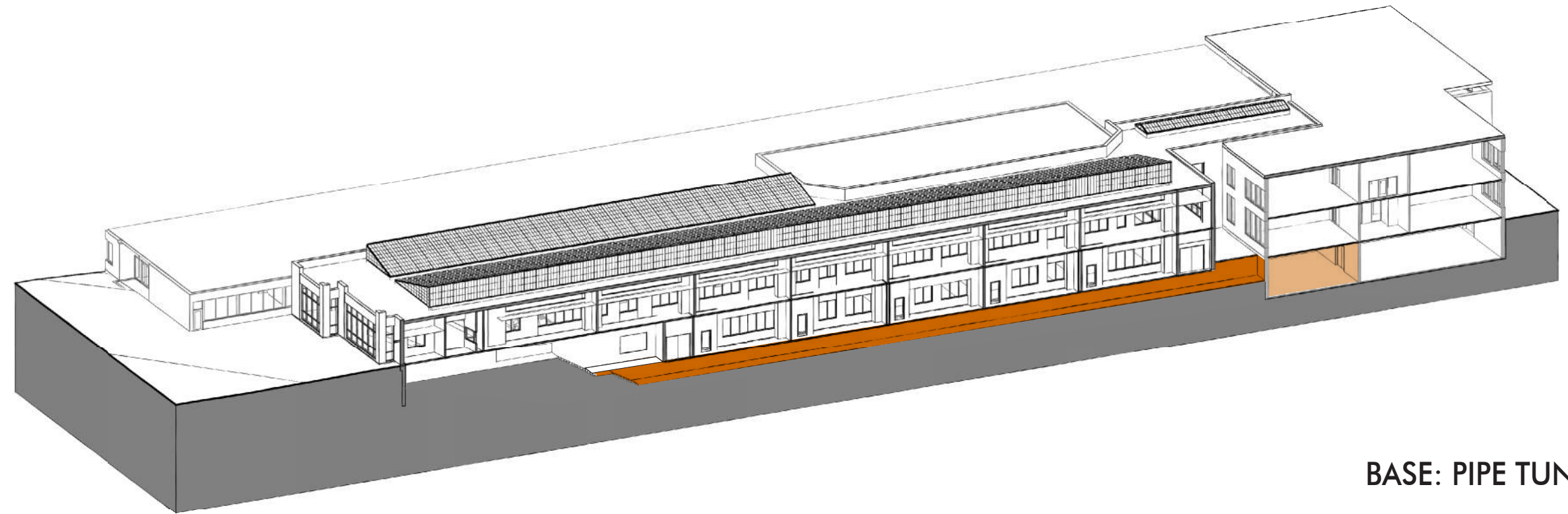
INTERIOR PERSPECTIVE



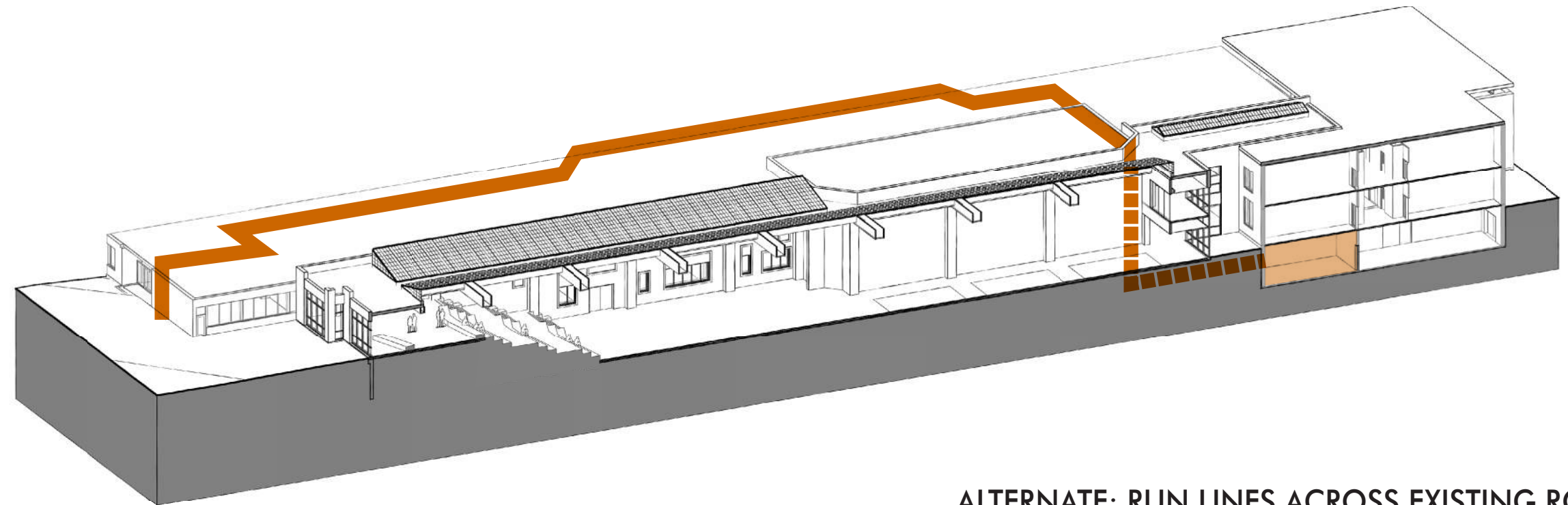


COMMITTEE INPUT

TESD CHS EXPANSION | 20% DESIGN PROGRESS



BASE: PIPE TUNNEL



ALTERNATE: RUN LINES ACROSS EXISTING ROOF





INSPIRATION IMAGE : DUNBAR HIGH SCHOOL | APPLICATION PHOTO

Performance Data: 2-3/4" (70mm) Panel

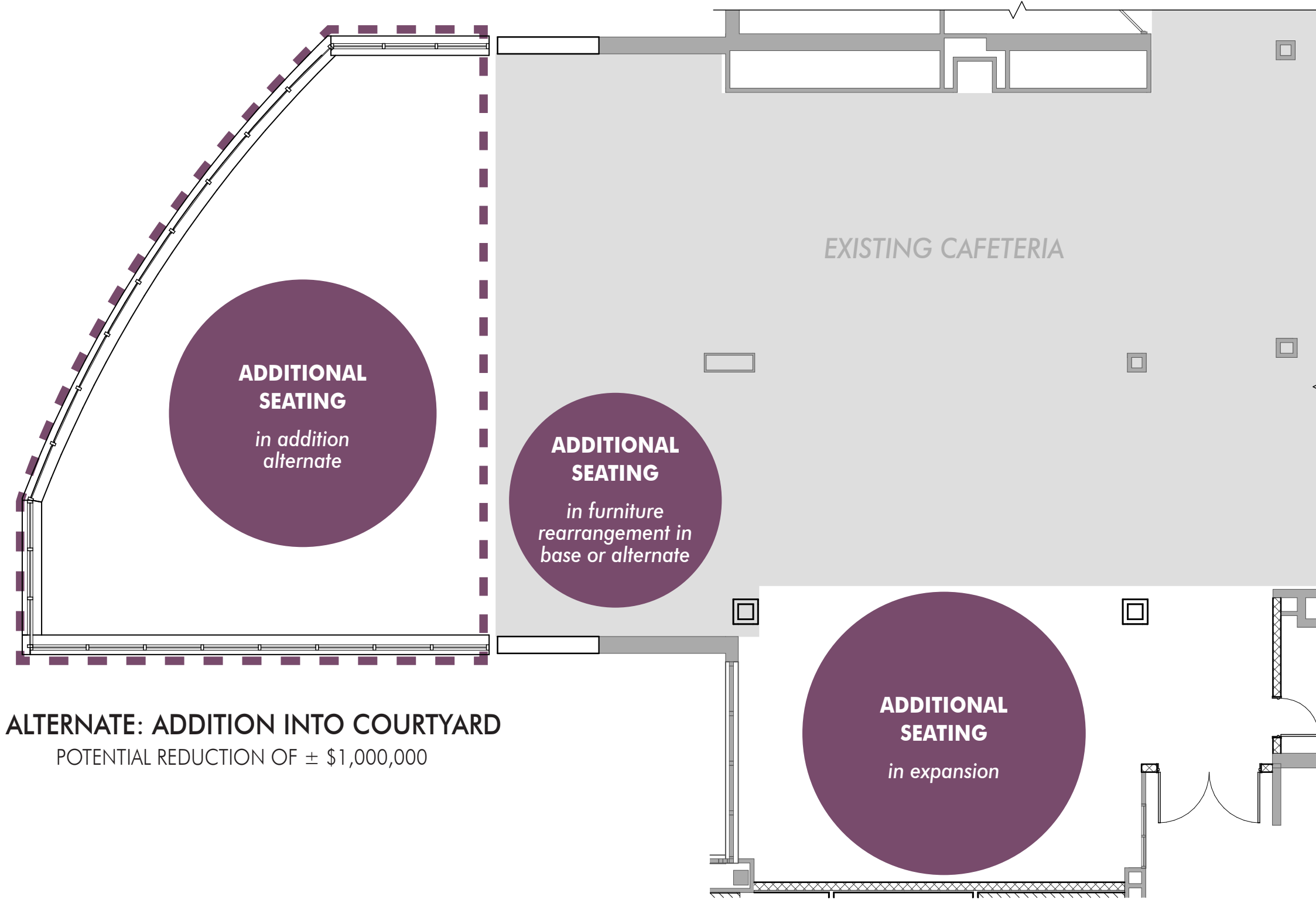
FRP Face Sheet Combinations		Visible Light Transmission (VLT) % by NFRC 202					Solar Heat Gain Coefficient @ 0° by NFRC 201				
Exterior FRP	Interior FRP	0.53 U	0.29 0.23 U	0.22 0.14 U	0.18 0.10 U	0.05 U	0.53 U	0.29 0.23 U	0.22 0.14 U	0.18 0.10 U	0.05 U
Crystal	White	37%	26%	13%	7%	20%	0.33	0.31	0.18	0.14	0.27
White	White	23%	16%	9%	4%	14%	0.26	0.25	0.16	0.11	0.20
Crystal	Crystal	58%	35%	14%	9%	N/A	0.55	0.36	0.20	0.14	N/A

BASE

ALTERNATE

ALTERNATE ± \$1,800,000
IN ADDITIONAL COST





ALTERNATE: ADDITION INTO COURTYARD
POTENTIAL REDUCTION OF ± \$1,000,000

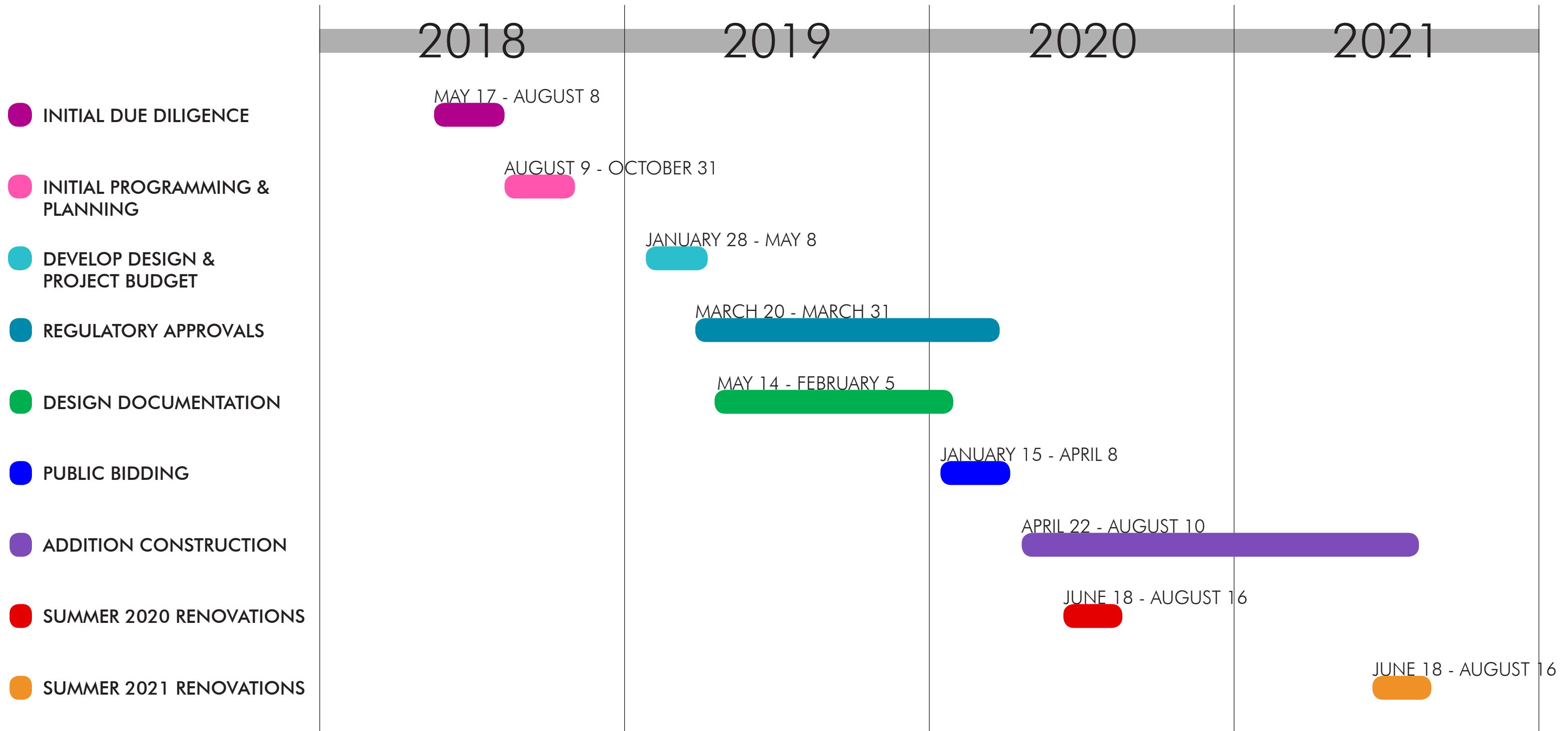
BASE: INTERIOR EXPANSION





PROJECT LOGISTICS

TESD CHS EXPANSION | 20% DESIGN PROGRESS



- CHS030 - Gym B: Weight Room expansion into storage
- CHS107 - Biology: Renovate Biology Labs in rooms 134, 138
- CHS158 - Physics: Renovate Lab rooms 281, 282 and 283
- CHS224 - Library reorganization, replace ACT assembly, new demountable partitions, clean ductwork, additional power & data drops, light fixtures
- CHS230 - Replace underground waste lines at Gym Lobby
- CHS231 - Replace Kitchen booster heaters with electric
- CHS232 - Heating system primary/secondary system and P10/P11/P12 upgrades
- CHS233 - Eliminate glycol system and add freeze protection safety upgrades
- CHS234 - Add (3) automated valves to the boilers
- CHS243 - Replace HVAC in Pottery Room (124) and adjacent UV 126
- CHS246 - Replacement of original electrical panels next to main service
- CHS247 - Feeder tracing and size verification for MDP's (Engineering).
- CHS250 - Replace electric hand dryers in gym locker rooms and toilet rooms
- CHS273 - Replace Boilers
- CHS275 - Add D/X coils to auditorium
- CHS278 - Renovate Locker room bathrooms
- CHS281 - Refurbish FCS countertops, cabinets, remove dishwashers, replace flooring
- CHS287 - Classroom Renovations (rooms 202-210)
- CHS288 - Classroom Renovations (rooms 134-136)
- CHS291 - Renovate 1set of Ganged Restrooms
- CHS294 - Emergency circuit reconfigurations

**Estimated costs for these projects total \$5,426,023.00
and would become part of the proposed renovation work.**



	Budget	% of Budget
Construction		
Addition & Sitework Construction	\$23,261,000	58%
Renovation Construction	\$5,168,000	13%
Cafeteria Expansion & Adjacent Fire Area Sprinkler Construction	\$1,054,000	3%
Index Cost Escalation 4.25% at 10 months 3.54%	\$1,043,698	3%
Construction Total	\$30,526,698	74%
Professional Services		
Professional Services	\$2,846,001	7.14%
Professional Services Total	\$2,846,001	7.14%
Furniture, Fixtures & Equipment		
Furniture, Fixtures & Equipment	\$2,312,000	5.80%
Furniture, Fixtures & Equipment Total	\$2,312,000	5.80%
Permits, Fees & Testing		
Permits & Fees	\$560,655	1.41%
Permits, Fees & Testing Total	\$560,655	1.41%
SUBTOTAL	\$36,245,354	91%
Project Contingency		
Project Contingency 10%	\$3,624,535	9%
TOTAL	\$39,869,889	100%





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TESD CHS EXPANSION | 20% DESIGN PROGRESS
MAY 8, 2019

May 8, 2019



Mr. Arthur McDonnell

Tredyffrin/Easttown School District
West Valley Business Center
940 West Valley Road, Suite 1700
Wayne, PA 19087

Fee Letter Proposal for TESD Conestoga High School Addition and Renovations – Construction Drawings and Bid Documents

Dear Art:

The following is a fee proposal associated with the anticipated Conestoga High School Addition and Renovations. The scope of work efforts included in this fee letter consist of:

1. Full Design Services consisting of Architectural, Interiors, Lighting Design, Project Management (Scheduling/Budgeting/Etc.), Furniture/Fixtures/Equipment Specification, Structural Engineering, Mechanical-Electrical-Plumbing-Fire Protection Engineering, Civil Engineering, Landscape Architecture, Acoustic Consulting, Data Communications and Structured Cabling Systems Documentation, CCTV and Security Consulting Audio Visual Equipment Design Documentation and Cost-Estimating Services.
2. Development of full Construction Documents/Bid Documents.

Professional fees not included in this fee proposal consist of Bidding and Construction Phase services. Because the duration and sequencing of the Bidding and Construction Phase services is subject to regulatory agency approvals (Tredyffrin Township, County Conservation District, etc.), we have noted estimates for these services. The scope of these services will be finalized after the schedule and sequence implications of regulatory agency approvals are better defined. It is anticipated that these implications will be better understood in October 2019.

This fee proposal includes disciplines encompassing the project design team as following:

Heckendorn Shiles Architects (HSA)

- Architecture, Interior Design, Lighting Design, Project Management, Furniture/Fixtures/Equipment Specification, & Engineering/Consultant-Team Coordination

A.W. Lookup Corporation (AWL)

- Structural Engineering

Schiller & Hersh Associates (SHA)

- Mechanical, Plumbing, Electrical and Fire Protection Engineering

Pennoni Associates Incorporated (PAI)

- Site Civil Engineering and Landscape Architecture

Becker & Frondorf (BF)

- Third Party Cost-Estimating and Budgeting Services

Metropolitan Acoustics (MA)

- Acoustical Consulting

TeraNet Consulting and Technical Services (TNC)

- Data Communications and Structured Cabling Systems

Kteck Consulting (KT)

- CCTV and Security Consulting

Applied Video Technology (AVT)

- Audio Visual Equipment Design Documentation

We anticipate that HSA will assist Tredyffrin Easttown School District in coordinating the efforts of separately contracted consultants, consisting of David Blackmore Associates (DBA) for Geotechnical Engineering and Saul Ewing Arnstein & Lehr (Saul Ewing) for Legal Services.

May 8, 2019

Scope of work outlined below is considered an amendment to our AIA B121-2014 Master Agreement dated November 1, 2017. Scope of work will be consistent with that document except as noted below.

The Construction Drawings and Bid Documents for the Conestoga High School Addition and Renovations project will be based on the 20% Design Documents dated April 22, 2019 and as detailed in the design presentation presented to TESD Facilities Committee on May 14, 2019. Furthering the 20% design effort, the following phases are included in this fee proposal:

1. Design Development.
2. 65% Design Issue and Updated Project Budget.
3. Construction Drawings/Bid Documents.

The project consists of the following scope at this time:

- 2-Story Addition with Atrium: +/-62,840 SF
 - Cafeteria Addition: +/- 1,400 SF
 - Renovations: +/- 33,500
 - Total Square Feet: +/- 97,740
- Utility tunnel and utilities, associated Generator
- Site work, including new North Parking Lot
- The following infrastructure projects are being included in this project:
 - CHS030 - Gym B: Weight Room expansion into storage
 - CHS107 - Biology: Renovate Biology Labs in rooms 134, 138
 - CHS158 - Physics: Renovate Lab rooms 281, 282 and 283
 - CHS224 - Library reorganization, replace ACT assembly, new demountable partitions, clean ductwork, additional power & data drops, light fixtures
 - CHS231 - Replace kitchen booster heaters with electric
 - CHS232 - Heating system primary/secondary system and P10/P11/P12 upgrades
 - CHS243 - Replace HVAC in Pottery Room (124) and adjacent UV 126: This scope will be changed to renovate the spaces into (2) general classrooms, as this function is moving to the addition.
 - CHS246 - Replace original electrical panels next to main service
 - CHS247 - Feeder tracing and size verification for MDPs (engineering design cost, not construction)
 - CHS250 - Replace electric hand dryers in gym locker rooms and toilet rooms. This will be included in the areas renovated only.
 - CHS273 - Replace Boilers: This will include replacement of boiler #4 and adding in a new flue for boiler #3, plus the incidental mechanical room upgrades to accommodate new utility entrance, such as a new generator and relocation of electrical equipment.
 - CHS275 - Add DX coil(s) to the auditorium AHU. This will be included as an alternate.
 - CHS278 - Renovate Locker room bathrooms
 - CHS281 - Refurbish FCS countertops, cabinets, remove dishwashers, replace flooring.
 - CHS287 - Classroom Renovations (rooms 202-210)
 - CHS288 - Classroom Renovations (rooms 134-136)
 - CHS291 - Renovate 1 set of Ganged Restrooms
 - CHS296 - Emergency circuit reconfigurations

Architectural, Interiors and Engineering services:

- Field survey of the existing conditions to review the areas of renovation and also the utility relocations.
- Review of the existing as-built drawings.
- Design meetings with TESD
- Attendance at TESD Facility Committee meetings
- Design development drawings
- Issuance of 65% Progress Drawings and development of updated project budget
- Construction drawings and specifications
- We anticipate having Final Land Development approval before the Building's Final

May 8, 2019

Construction Documents are completed. We will submit final Construction Documents to the Township as "Amended LD Plans". Additional information necessary for the submission to the Township will be incorporated into the plans.

- Bid documents, suitable for public bidding and permitting purposes
- Bid support services

Please note; at this time, we don't know what, if any, public road or highway improvements would be required by the township or other regulatory agencies. We have not included fees for design of public highway or curb cuts beyond the already proposed curb cut for the parking lot.

Prime Contracts are anticipated to consist of:

1. General Trades Contractor
2. Electrical Contractor
3. Mechanical Contractor
4. Plumbing Contractor
5. Structured Cabling (IT) Contractor
6. Security Contractor
7. Potentially AV Contractor

Certain items are anticipated to be procured in coordination with TESD via Purchasing Networks (Costars, NJPA, etc.) – such as the majority of Furniture Fixtures & Equipment.

The design team's Proposed Not-to-Exceed Fees are as noted below:

Consultant	Work Description	Estimated Construction Cost	Not-to-Exceed Fee
HSA	Architecture, Interior Design, Lighting Design, Project Management, Furniture/Fixtures/Equipment & Engineering Coordination		\$982,908
AWL	Structural Engineering		\$89,400
SHA	Mechanical, Electrical, Plumbing and Fire Protection Engineering		\$390,820
PAI	Remaining Civil Engineering & Landscape Architecture		\$22,000
BF	Construction Cost Consultant		\$37,400
MA	Acoustical Consulting		\$4,500
TNC/KT	Data Communications and CCTV Security		\$23,810
AVT	Audio Visual Design (Atrium & Fab Lab Only)		\$7,000
Totals of Proposed Fees			\$30,526,698

Professional Services Reimbursables Budget \$8,000.

As a potential Fee Deduct, and in accordance with ongoing coordination with the Administrative Team, should the Cafeteria Addition be eliminated from the Project Scope, the Not-to-Exceed Fee noted above would be reduced by \$60,800. This includes:

- Reduction of \$48,800 attributed to HSA
- Reduction of \$8,000 attributed to SHA
- Reduction of \$4,000 attributed to AWL

The above fees are not to exceed amounts, and will be invoiced hourly using the rates from our yearly services agreement with the School District. If there is time and monies saved, this will be returned to the District.

May 8, 2019

The design team’s Estimated Fees are as noted below. These will be finalized after the implications of regulatory agency approvals are better defined:

Consultant	Work Description	Estimated Construction Cost	Estimated Fee
HSA	Architecture, Interior Design, Lighting Design, Project Management, Furniture/Fixtures/Equipment, Bidding & Construction Phase Services		\$684,848
AWL	Structural Engineering Bidding & Construction Phase Services		\$27,100
SHA	Mechanical, Electrical, Plumbing and Fire Protection Engineering Bidding & Construction Phase Services		\$119,880
PAI	Site Survey, Civil Engineering, Landscape Architecture Bidding & Construction Phase Services		\$14,500
BF	Construction Cost Consultant		\$0
MA	Acoustical Consulting		\$0
TNC/KT	Data Communications and CCTV Security		\$12,420
AVT	Audio Visual Design (Atrium & Fab Lab Only)		\$3,500
	Totals of Estimated Fees, to be finalized following regulatory approvals		\$30,526,698

As a potential Fee Deduct, and in accordance with ongoing coordination with the Administrative Team, should the Cafeteria Addition be eliminated from the Project Scope, the Estimated Fee noted above would be reduced by \$13,000.

As you know, we greatly value our ability to provide design services to Tredyffrin Easttown School District. We are honored by the opportunity to contribute to Conestoga High School’s sustained development. We are excited by the continuation of this project and pleased to present this proposal for professional services. Please do not hesitate to contact me with any questions or concerns relative to this proposal’s content.

Sincerely,
HECKENDORN SHILES ARCHITECTS



Matthew A. Heckendorn, AIA, LEED AP
 Principal

Authorized: Arthur McDonnell
 Tredyffrin Easttown School District

Date

Capital Sources & Uses

	B	C	D	E	F	G	I
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total Projected
	Actual	Projected	Projected	Projected	Projected	Projected	Projects
Sources							
1	General Fund Transfer to Capital Project	11,173,476	12,939,420	7,755,145	50,018	0	0
2	Proceeds from Bond Issue	6,062,595	765,797	30,000,000	30,000,000	17,394,565	3,900,830
3	Assigned Athletic Fund Balance	678,500	0	0	0	0	0
4	Total Sources	17,914,571	13,705,217	37,755,145	30,050,018	17,394,565	3,900,830
Uses							
5	Capital Improvement	497,757	79,991	1,673,050	2,119,962	2,003,343	1,986,756
6	Deferred Maintenance	3,923,629	4,874,087	2,096,900	5,067,836	5,466,777	4,214,752
7	Roofing	0	833,630	0	0	0	833,630
8	Regulatory/Safety	30,000	68,100	21,500	541,991	240,462	93,680
9	CCTV Security System	0	0	866,259	722,491	976,130	0
10	Elementary Schools Air Conditioning	0	0	2,389,700	3,043,705	3,216,435	0
11	Vehicle Replacement	50,000	0	89,000	0	434,000	807,000
12	Teamer Field Turf	499,450	0	0	0	0	499,450
13	Retrofit Lighting Projects	100,000	0	0	0	0	100,000
14	Prof Fees, District Costs, Contingencies	874,462	94,264	568,718	1,159,468	1,156,587	944,278
15	Total Uses	5,975,298	5,950,072	7,705,127	12,655,453	13,493,734	8,046,466
16	Balance of Sources over Uses	11,939,273	7,755,145	30,050,018	17,394,565	3,900,830	(4,145,636)

Source: October 10 2018 Infrastructure Report