



NEW HOPE-SOLEBURY SCHOOL DISTRICT  
*Engaging, Enriching, and Empowering All Students  
through a World-Class Education*

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## **Facilities Committee**

May 17, 2018  
7:15 – UES Library

*Per BOG 006.2, all public meetings of the Board of Directors,  
including committees, are audio recorded.*

### **Call to Order**

### **Approve Minutes from the April 12, 2018 Meeting**

### **Old Business**

- None

### **New Business**

- Athletics Update- Mr. Pederson
- Proposed Construction Change Orders and Updated Construction Budget- Bill Hambly ( D'Huy)
- District Wing Construction Update on Works in this Area- Bill Hambly ( D'Huy) / David Teasdale
- Proposed Construction Schedule (May-August 2018)- Bill Hambly ( D'Huy)
- Facilities Condition Assessment Update- David Teasdale

### **Public Comment**

### **Adjournment**



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## **Facilities Committee Minutes**

April 12, 2018

**Board Chair**— Deirdre Alderfer

**Administrative Liaison**—David Teasdale

**Attendance**—Please see the accompanying committee attendance sheet.

Deirdre Alderfer called the meeting to order at 7:19 pm.

The minutes of the March 15, 2018, meeting were approved.

Please note that the minutes only provide a high-level summary.

### **Old Business**

- None

### **New Business**

#### **Athletics Update (Eric Pederson)**

- Spring sports have kicked off after a tough start to the spring with weather and some Sunday fixtures have been scheduled.
- Fields have started to drain well and we are all fully outdoors now.
- Prom is on Friday 13<sup>th</sup>.
- There was a discussion about the status of the tennis court repair works.
- There was discussion in relation to the uniforms and branding.

#### **Proposed Construction Change Orders**

**Scope of Work:** The following proposed Change Order Requests have been previously discussed with the District and approved. They are being combined into Change Order #12, comprised of additional Costs for changed or added work and Credits for modified or deleted work:

- **(PR-145) GC-RFC 144:** Waterproofing, Gutters and Fascia (Added work due to unforeseen conditions) – **Cost \$3,946.25 (Previously Approved)**
- **(PR-152) GC-RFC 153:** Ceiling Modifications per Architectural Review – **Cost \$2,170.44 (Previously Approved)**
- **(PR-153) GC-RFC 154:** Ceiling grid Repairs – **Cost \$366.44 (Previously Approved)**.
- **(PR-154) GC-RFC 155:** Existing Ceiling Grid to remain – **(Credit \$2,500.00)** Install ceiling grid and tiles during 2<sup>nd</sup> shift – **Cost \$2,500.00 (Previously Approved)**.

- **(PR-155) GC-RFC 156:** Work Associated with ASI#79 – District Admin Scope Reduction – **(Credit \$7,050.00)**
- **(PR-156) GC-RFC 157:** Installation of plywood flooring underlayment in District Admin. **Cost \$6,500.00 (Previously Approved)**
- **(PR-157) GC-RFC 158:** Work Associated with ASI#80 – Scope changes in Theater Lobby **Cost \$902.00**
- **(PR-158) GC-RFC 159:** Work Associated with ASI#81 – Scope change in Nurse Suite **(Credit \$2,700)**
- **(PR-160) GC-RFC 161:** Work associated with ASI#82 – Scope Changes in Tech Ed Corridor **(Credit \$4,135.13)**

**Total Costs:** Net Change Order **\$0.00**

#### **Revised Construction Schedule**

- Bill Hambly from D'Huy gave a summary of the progress of the revised schedule of works which is detailed in the attached document. All is on target for completion August 17<sup>th</sup>. He also updated on the large scope of works which were completed during the Spring break.
- Air Conditioning update for senior wing that temporary units will be installed for the remainder of the school year so mechanical works can proceed immediately in the 2<sup>nd</sup> floor senior wing. There is no cost to the district for the portable air conditioning units.
- District Administration is on target for May completion.
- Library works will commence Late May.
- Theater lobby is still on target for April 25<sup>th</sup> completion.
- A full updated final schedule of works will be presented at next meeting.

#### **Safety/Security Update**

- Scott Radaszkiewicz updated the safety needs of updating the keypad entries to the 7 remaining entry doors at the HS/MS/UES. It is proposed that these will be replaced with swipe entries like other areas throughout the school to provide better security and control of or access to staffing.
- There was discussion about safety and best practices and how we are planning for future security needs.

#### **Facilities Condition Assessment Update**

- David Teasdale updated on the EMG Facilities Condition Assessment report which is currently being completed by EMG.
- All going to plan we will have this report by June 20<sup>th</sup> 2018.
- There was conversation in relation to some detailing of the report and how we can utilize the report and work in how we plan for cost saving's report.

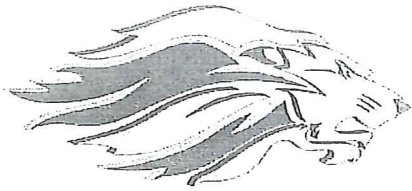
#### **Public Comment**

- There was no specific comment.

Deirdre Alderfer adjourned the meeting at 8.30pm.

Respectfully Submitted

David Teasdale  
*Director of Operations*



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Committee Meeting Sign-In and Attendance  
 April, 2018

Name (Please Print)	Committee (C) or Public (P)
David Teasdale	<input checked="" type="radio"/> C <input type="radio"/> P
Ed Duffy	<input type="radio"/> C <input checked="" type="radio"/> P
Stacey Mardirossian	<input type="radio"/> C <input checked="" type="radio"/> P
Dave Hansel	<input type="radio"/> C <input checked="" type="radio"/> P
Andy Lechman	<input checked="" type="radio"/> C <input type="radio"/> P
Jamie Lynch D'Huy	<input type="radio"/> C <input checked="" type="radio"/> P
Bill Hambly D'Huy	<input type="radio"/> C <input checked="" type="radio"/> P
Chris Haller D'Huy	<input type="radio"/> C <input checked="" type="radio"/> P
David Sumida GKO	<input type="radio"/> C <input checked="" type="radio"/> P
Erik Pederson	<input checked="" type="radio"/> C <input type="radio"/> P
Scott Radaszkiewicz	<input type="radio"/> C <input checked="" type="radio"/> P
Stan Marcus	<input checked="" type="radio"/> C <input type="radio"/> P
Deirdre Alderfer	<input checked="" type="radio"/> C <input type="radio"/> P
Wayne Kinton	<input type="radio"/> C <input checked="" type="radio"/> P
Allison Campbell	<input type="radio"/> C <input checked="" type="radio"/> P
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**Please note:** This sign-in sheet will be included in the meeting minutes and posted to the District's website.



**New Hope-Solebury School District**  
**HS & MS Additions and renovations**  
**1930 Building Review Summary**  
**May 17, 2018**

**Scope:** The following information outlines the current conditions related to the District Administration Offices and the Area A – 2<sup>nd</sup> Floor Classrooms that are located in the 1930 Building:

- **The following Contract Work remains to be completed in the District Admin. Offices:**
  - GC - Patching and painting of walls in District Board Meeting Room, Business Office and corridor. All other spaces completed.
  - GC – Toilet Room Finishes
  - PC - Toilet Room Fixtures
  - EC - Installation of lighting and all devices in District Board Meeting Room, Business Offices and corridor.
  - GC – Finished flooring in all spaces.
  - GC – Ceiling installation in corridor and District Board Meeting Room.
- **The following Contract Work remains to be completed in Classroom Spaces:**
  - MC – Installation of mechanical piping and ductwork. Install and complete tie-ins and start-up of mechanical VAH units in classrooms.
  - Ceiling installation in all spaces.
  - All electrical work associated with lighting, power and other (low voltage) devices in all spaces.
  - Underlayment flooring and finish flooring install in all spaces.
  - Wall patching and painting in all spaces.
  - Installation of white boards and tack boards in classrooms.
  - Installation of casework in classrooms.
- ACM material debris was confirmed on top of plaster ceilings in all spaces. Work stopped due to necessary containment and/or abatement required.
- Proposed plan prepared by Eagle Environmental to remediate and abate ACM verified and presented to the District. Work includes removal of plaster ceilings in many spaces and providing an encapsulant in affected spaces. Also includes patching of holes in plaster in corridors and above District Admin Office spaces where ceiling work is completed or ongoing.
- District to review and verify completing abatement related work by Sargent. Schedule to be verified, estimated 2 weeks to perform abatement and 5 weeks to complete remaining work by contractors.
  - Complete work ASAP and have this area overlap with Phase 3B (2-Story Area A HS Classroom Wing). Possible additional costs associated with adding increased manpower or overtime work.
  - Complete work after the summer and Phase 3B (2-Story Area A HS Classroom Wing) has been completed. This could also present additional costs for extending the work past original contract completion date.
  - Postpone work indefinitely, this will require Plancon I documentation and verification.

**New Hope-Solebury School District**  
**HS & MS Additions and renovations**  
**Change Order Request Summary**  
**May 17, 2018**

**Scope of Work:** The following proposed Change Order Requests have been submitted by respective Prime Contractors for Review and Approval:

**Skepton Construction Inc. –**

- **(PR-161) GC RFC - 161:** Work Associated with addition of ¼" luan-plywood underlayment in west half of Area A – 2<sup>nd</sup> Floor (1930 Building). **\$7,779.75 (PREVIOUSLY APPROVED)**
- **(PR-168) GC-RFC- 170:** Locker Soffit Modifications in 2-Story Area A High School. **\$17,194.38**
- **(PR-169) GC-RFC-171:** 1930 Building – Structural Support System for Corridors. **\$15,429.84**

**Sargent –**

- **CO # 011118:** Work Associated with 1930 Building Classroom & Corridor Plaster Ceiling Work and Abatement. **\$57,200**

**The Farfield Company –**

- **(PR-58) TFC COR-H063:** Work Associated with ASI #69B – Work in 1930 Building 2<sup>nd</sup> Floor Classrooms and Corridors. **\$76,964.00**

**Unknown Additional Costs (1930 Building 2<sup>nd</sup> Floor):**

- **SCI –** Infill of spaces between roof joists on classroom side of corridor per New Hope Borough Code Enforcement. Scope/extent cannot be verified until plaster ceiling is removed in associated rooms. Spaces would be infilled with smoke screening material (mineral wool and fire caulk).

**New Hope-Solebury School District**  
**HS & MS Additions and Renovations**  
**TFC Change Order Requests**

**Date:** May 16, 2018

**Scope of Work:** (PR-58) TFC-COR-H063 Costs associated work ASI #69B Added Work in 1930 Building – 2<sup>nd</sup> Floor Classrooms and Corridors

1. Installation of additional ductwork and mechanical piping to accommodate existing conditions. Added insulation associated with pipe and duct changes/additions.
2. Installation/attachment of ductwork and mechanical piping to existing plaster ceiling utilizing specified hanger types/methods.
3. Modifications necessary for installation of Vertical Air Handling mechanical units in classrooms.

**Reason for Performing Additional Work:**

1. Installation of revised ductwork and piping was necessary due to room layout conditions and necessary hanger installation spacing due to plaster ceiling structural support limitations. Additional piping & ductwork insulation needed for added lengths of both.
2. Architect and Structural Engineer verified plaster ceiling structure could suspend MEP system components with specified mechanical fastener system with toggle bolts.
3. Wall conditions differed from design specifications requiring modifications be made to installation unit through-wall sleeves, louvers and accessories.

**Cost:**

The Farfield Company (TFC):

1. \$14,498.48
2. \$57,643.37
3. \$4,822.15

**Total: \$76,964.00**

**Impact of not doing the work:**

1. Modifications/design changes were required to install ductwork and piping with specified structural support method. If changes were not made, installation of systems could not be completed
2. In an effort to alleviate the removal of plaster ceilings, mechanical fasteners were designed to allow system components to be suspended from plaster ceilings. If these were not installed as specified, systems could not be installed.
3. Revision to through-wall sleeves, offsetting sleeve components and exterior louver changes were necessary to accommodate thicker wall conditions than original design conditions indicated once wall sections were demolished and holes cut. Units would not function as designed and installation would not be completed properly.

**Approval needed by date:** Board Meeting – May 24, 2018

**Timeframe to complete work:** To be determined



**New Hope-Solebury School District**  
**HS & MS Additions and Renovations**  
**SCI Change Order Requests**

**Date:** May 16, 2018

**Scope of Work:** (PR-169) GC RFC #171 – Work Associated with addition of supplemental support framing system in 1930 Building 2<sup>nd</sup> Floor Corridors

SCI to install additional structural support framing system in the corridors of the 2<sup>nd</sup> floor in 1930 Building. Said system will consist of specified reinforced stud framing at 4'-0 on center, spanning from wall-to-wall in corridor, independent of the existing plaster ceiling.

**Reason for Performing Additional Work:**

Addition of structural support system framing is necessary to attach the new ceiling grid, lighting and remaining MEP system components. ACM (asbestos containing material) debris was verified on top of existing plaster ceilings in 2<sup>nd</sup> floor of 1930 Building. Due to existing systems in the corridor not allowing easy plaster ceiling removal, addition of independent support for noted system attachment is necessary to complete installation.

**Cost:**

- Skepton Construction, Inc. (SCI): \$15,429.84

**Total: \$15,429.84**

**Impact of not doing the work:**

Installation of specified structural support system framing is required to complete installation of new ceiling grid, lighting and MEP system components without penetrating plaster ceiling in corridors.

**Approval needed by date:** Board Meeting - 5/24/18

**Time frame to complete work:** To be determined.

**New Hope-Solebury School District**  
**HS & MS Additions and Renovations**  
**Sargent Change Order Requests**

**Date:** May 9, 2018

**Scope of Work: (#011118)**– Work Associated with demolition of existing plaster ceilings in classroom areas in Area A, 2<sup>nd</sup> Floor 1930 Building and patching holes in Corridor plaster ceiling areas.

**Option 1:**

- Sargent to remove approx. 4400 SQ FT of existing plaster ceilings in 2<sup>nd</sup> Floor Area A (1930 Building), in classrooms 219, 220, 223, SGI Rooms 222 & 224, Work Rooms 221 & 225 and District Meeting Room 226.
- Existing black-iron ceiling support grid shall remain in-tact. Necessary repairs to deficient vertical black-iron grid system hangers will be performed per recommended details from structural engineer who will also verify satisfactory conditions after repairs have been completed.
- Patching of holes in existing plaster ceilings in Corridors C33, C34 C35 and above District Admin Office spaces.
- After plaster removal and repairs to support grid is completed, a lock-down encapsulant will be applied to the underside of the existing wood roof structure.
- Upon completion of above noted work, all areas and tools left in spaces by contractors will be properly cleaned.
- Areas of plaster ceiling that are specified to remain, where new mechanical piping and hangers have been installed, will be cleaned on the top side by Hepa-Vac and will then have a lock-down encapsulant applied to the topside of the existing plaster.

**Option 2:**

Includes all of Option 1 noted above with the following changes:

- Patching of holes in plaster ceiling in District Admin Office spaces will not be performed. Instead, the ceiling grid, lights, devices, etc. will be removed in their entirety (By Others, not included in this pricing).
- Removal of plaster ceiling would then be performed in noted spaces.
- Replacement of all electric and new ceiling system would be required (By Others, not included in this pricing)

**Reason for Performing Additional Work:**

Previous removal of small sections of the existing plaster ceiling revealed small pieces of roofing felt material laying on the top surface of the existing plaster ceiling areas from roof removal performed prior to this project. Eagle Hygiene tested this material, which tested positive as asbestos containing material (ACM). As determined by Eagle Hygiene, the various methods to abate this material are not practical with the type of ceiling construction. It was determined that the most practical option is removal of the plaster and attachment mesh in affected areas where extensive construction is on-going. Plaster removal and patching of holes in other sections is necessary to allow renovation work in spaces to be completed.

**Cost:**

- Sargent – Option 1: Total \$57,200.00  
Option 2: \$34,500.00 + \$57,200.00 = Total \$91,700.00

Note: Option 2 would also have additional costs associated with ceiling and all electrical work removal and replacement. As noted above, this additional work would be performed by Others.

**Impact of not doing the work:**

Work is necessary to remove ACM material above plaster ceilings in noted spaces and to allow construction to proceed.

**Approval needed by date:** 5/09/18

**Time frame to complete work:** Work will be coordinated ASAP, pending paperwork documentation and filing by Sargent and Eagle Hygiene. Sargent could start as early as Thursday (May 10, 2018). Abatement and all other noted work should take approximately two weeks to complete.

**New Hope-Solebury School District**  
**HS & MS Additions and Renovations**  
**SCI Change Order Requests**

**Date:** May 16, 2018

**Scope of Work:** (PR-168) GC RFC #170 – Work Associated with additional demolition work required to install lockers in Area A 2-Story HS Wing

SCI to perform additional demolition work, consisting of cutting plaster & GWB soffits and steel & stud framing in corridors on both 1<sup>st</sup> & 2<sup>nd</sup> floors.

**Reason for Performing Additional Work:**

Additional demolition is required of noted wall soffit construction to allow installation/replacement of approved 6'-0" tall double lockers where previous 5'-0" lockers exist.

**Cost:**

- Skepton Construction, Inc. (SCI): \$17,194.38

**Total: \$17,194.38**

**Impact of not doing the work:**

Installation of specified and approved lockers (currently on site) will not be able to be installed in the existing wall opening if additional demolition is not completed.

**Approval needed by date:** Board Meeting - 5/24/18

**Time frame to complete work:** SCI to perform work during summer 2018.



**New Hope-Solebury School District**  
**HS & MS Additions and Renovations**  
**Sargent Change Order Requests**

**Date:** May 17, 2018

**Scope of Work:** Work Associated with cleaning and decontaminating contractor tools currently stored in 2<sup>nd</sup> Floor Areas A/D of 1930 Building

Sargent to wipe down and decontaminate all contractor tools and job boxes that are being stored in the 2<sup>nd</sup> floor Area A/D (1930 Building).

**Reason for Performing Additional Work:**

Cleaning of tools and storage job-boxes is necessary for safe working conditions for Prime contractors, to remove any possibility of ACM material existing on said tools and job-boxes.

**Cost:**

- Sargent: \$700.00

**Total: \$700.00**

**Impact of not doing the work:**

Work is necessary so Contractors can remove equipment from the 1930's building without risk of contaminating areas outside the 1930's building. This includes tools being cleaned, decontaminated, and removed from the 1930's building. If this is not completed, contractors will not continue work in other areas without access to their necessary tools. After cleaning, items will be moved into the Library, the next area of construction scheduled to begin Monday (18-05-21).

**Approval needed by date:** 5/17/18

**Time frame to complete work:** Work to be completed Saturday (05-19-18).





NEW HOPE-SOLEBURY SCHOOL DISTRICT  
HIGH SCHOOL & MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

DEI PROJECT NO. 90094  
May 15, 2018

Total Project Budget		\$ 28,500,000.00	
<b>Contracts</b>			
GC Skepton Construction, Inc.		\$ 12,975,000.00	
MC The Farfield Company		\$ 5,691,000.00	Remaining Allowances - \$90,680.00 Pending changes - \$91,360.00. \$680 required to be CO.
EC Boro Construction		\$ 3,810,000.00	
PC Stan-Roch		\$ 800,000.00	
AA Sargent Enterprises, Inc.		\$ 88,000.00	Remaining Allowances - \$80.00
Contract Subtotal		\$ 23,364,000.00	
<b>Change Orders</b>			
GC Skepton Construction, Inc.		\$ 108,049.70	
MC The Farfield Company		\$ 43,187.00	
EC Boro Construction		\$ 152,332.86	
PC Stan-Roch		\$ 1,180.00	
AA Sargent Enterprises, Inc.		\$ 19,900.00	
Change Order Subtotal		\$ 324,649.56	PlanCon Part I to be prepared by GKO
<b>Pending Change Orders</b>			
GC Skepton Construction, Inc.		\$ 69,912.83	
MC The Farfield Company		\$ (10,980.00)	Includes credits for Dist Admin, Library & Guidance and \$680.00 balance not in Allowances and COR-H049.
EC Boro Construction		\$ 91,549.81	Includes \$89,500 Estimate for non-code compliant existing conditions yet to be addressed and \$2,049.81 for RFP-45.
PC Stan-Roch		\$ 4,071.00	
AA Sargent Enterprises, Inc.		\$ 57,200.00	Pending PCO for tack board removal in A Wing. And exposed roofing materia in Dist. Admin.
Pending Change Orders Total		\$ 211,753.64	
<b>Total Contract &amp; Change Orders</b>		\$ 23,900,403.20	
<b>PROJECT SOFT COSTS</b>			
Description			
Architect Fee		\$ 1,515,448.00	Increased reimbursables
Credit \$11,500.00 for MS PCO-048 (Fire Dampers)		\$ (11,500.00)	Deduct from Architect Fee
RPE Fee		\$ 846,490.00	
Builder's Risk Insurance		\$ 70,000.00	
Legal Fees (Borough Escrow Solicitor & Engineer)		\$ 140,000.00	
Legal Fees (District Solicitor)		\$ 45,000.00	
Project Financing		\$ 357,330.00	
Printing		\$ 23,082.58	
Approvals/permits/Utilities		\$ 289,020.00	
Construction testing		\$ 50,000.00	
Additional testing		\$ 6,200.00	Advantage Engineers, Soil testing
HVAC TAB & Commissioning verification		\$ 152,770.00	
Environmental testing & consulting		\$ 27,288.00	
Indoor air quality monitoring		\$ 10,000.00	
Furniture and Equipment		\$ 298,384.00	
Traffic Impact Study		\$ 35,687.00	Increased fee for Civil Engineering & Traffic Planning/Design
Telephone system		\$ 116,000.00	
CCTV		\$ 50,000.00	
Completed work - Auditorium		\$ 411,100.00	
Items provided by NHSSD		\$ 78,956.00	
Interest earned on project funds		\$ (170,000.00)	
		\$ 4,341,255.58	
<b>Construction costs &amp; Soft Costs Subtotal</b>		\$ 28,241,658.78	
<b>CONTINGENCY</b>		\$ 258,341.22	Based on Option C from the May 2, 2018 COR negotiation sheet
Remaining EAC Allowances		\$ 80.00	
		\$ 258,421.22	