

## Option 1A – Summary

### DESCRIPTION:

The scope of work includes upgrades and repairs to the mechanical, electrical and plumbing (MEP) systems within the building. Architectural work would include window replacement and new flooring in addition to work that is logically associated with the MEP demolition and construction process. It should be noted that this scope does not include the complete list of Capital Improvements Plan (Appendix B.) nor is it a complete renovation that would comprehensively address ADA non-compliance, security concerns, storage and support space deficiencies, or modernize the educational program.

<b>TOTAL PROJECT COST:</b>	\$ 11,755,000
<b>DURATION:</b>	38 months min.
<b>CONSTRUCTION COST / SQ. FT.:</b>	\$ 154 *

\* includes cost of temporary classrooms

### ADVANTAGES:

- Lowest cost project that retains school operations
- Traffic Study may not be required
- All athletic fields and play areas remain in place
- Township may not require additional parking be provided, avoiding Stormwater management improvements

### DISADVANTAGES:

- Most complex phasing and greatest disruption of school operations
- Requires (8) additional temporary classrooms during construction and (2) temporary classrooms are still required after project completion
- Many space deficiencies and education program challenges inherent in the existing building will remain or be worsened by square footage loss due to interior alterations
- Scope does not address poor performing uninsulated exterior walls
- The Existing Building Code will require any significant project to spend 20% of the construction cost on ADA compliance remediation
- Township may require additional parking be provided, triggering Stormwater management improvements
- It can be expected that the remaining items on the Capital Improvements Plan will require multiple small or one large project within the next ten years, starting a cycle of maintenance and repair projects as the building continues to age

**Option 1A – Potential Schedule**

- Board Approves Option June 2017
- Preliminary Design June - August 2017
- Complete Design Development August 2017
- Complete Construction Documents  
Receive Final Land Development Approval March 2018
- Board Approval and Bidding  
Submit PlanCon F April 2018
- Receive and Review Bids May 2018
- Board Approval and Award Contract  
Submit PlanCon G June 2018
- Notice to Proceed July 2018
- 5 Phases of Construction July 2018 - July 2020
- **Occupy Final Phase August 2020**

**TOTAL PROJECT DURATION 38 months**