

SPRINGFIELD
 HS – Three Schemes Pricing
Pricing and Scope Clarifications
 7/15/12

This is the first compilation of the questions and inquiries made by the three estimating teams to date. We are assuming the responses will be helpful each of you.

RENOVATION SCHEME : (most questions pertain to this Scheme)

- The new District Maintenance Building.
 Clarification Response : Note, some of these responses apply to all three schemes.
 - What is this building used for? Repair shop and/or offices?
 Clarification Response : Repair shop and equipment storage; small area for staff lockers and one office.
 - How tall is building?
 Clarification Response : Assume a simple shed 'butler-type' building, base of slope 12'-0" clear and top of slope 20'-0".
 - How many windows? (Should I use a siding/window percentage of 60/40?)
 Clarification Response : Assume 30% window openings for this structure and also include allowance for two large overhead coiling doors.
 - Where do the utilities (water, sewer, electric, etc.) come from?
 Clarification Response : Assume nearby Wyndmoor Rd.
 - What is the HVAC system?
 Clarification Response : Assume only 50% air conditioned utilizing heat pumps connected to the wellfield and, and the remaining portion will be simply ventilated with unit heaters as supplemental heat.
 - Am I removing 3 tennis courts?
 Clarification Response : Yes, three courts are removed and cost should include replacement of the surfaces for the two that remain.
- Grounds Building Renovation :
 - What is the scope of the renovation? Same as the school building or new district maintenance building?
 Clarification Response : For the Grounds Building Renovation, assume new windows, doors and roof, as well as connection to new electrical service, and new lighting.
- New Field and Bleacher renovation
 - What is the bleacher scope?
 Clarification Response : Assume concrete patch and repair (existing structure will be about 15-yr old at time of work) repainting of metal railings, 10% replacement of bleachers from wear and tear, and new electrical systems (lighting and power) to interface with existing.

- Is football field being completely replaced with new turf? Is track being renovated?
 Clarification Response : Yes, football field will be completely replaced with an artificial turf system.
 Track will be completely replaced with new layout and surface. Existing number of track lanes and layout do not meet competition requirements so shape of track will change.

- Kitchen

- Is the equipment to be included or just installation of equipment and connections?
 Clarification Response : Assume inclusion of full kitchen equipment package appropriate to school of this size.
- Is the 9,900 GSF the kitchen and utility areas?
 Clarification Response : Yes, it includes the Central Plant, Central Kitchen and some adjacent electrical (emergency generator) rooms and the nearby corridors.

- Administration Office area to Temporary Classroom Swing Space

- Does the exterior get renovated since building gets torn down?
 Clarification Response : Assume no renovation to the Admin/Swing Space Wing exterior, except a minimal deferred maintenance renovation.

- Leamy Wing Complete Renovation

- What is exterior wall area?
 - What percentage is window?
 Clarification Response : We have only partial exterior elevations (see attached – to scale when plotted at 30”X42” – showing elevations around the northwest end of the building) and have not done any wall area or window opening take-offs. Based on the CAD information we have, here is a breakdown of linear feet of perimeter for Phase 2 – Leamy Wing Reno :

1 st floor full perimeter :	2,140 lin ft
1 st floor exterior wall perimeter :	1,630 lin ft
2 nd floor full perimeter :	1,123 lin ft
2 nd floor exterior wall perimeter	885 lin ft
- What is the temporary student access circulation connection?
 Clarification Response : Assume a wood- framed covered walkway with wood platform walking surface and painted plywood walls, with temporary electrical service for access control and lighting.

- LMC/LGI/Science Wing

- What is exterior wall area?
 - What percentage is window?
 Clarification Response : See response above. This is a breakdown of linear feet of perimeter for Phase3 – LMC/LGI Science Wing Reno :

1 st floor full perimeter :	910 lin ft
1 st floor exterior wall perimeter :	510 lin ft
2 nd floor full perimeter :	910 lin ft
2 nd floor exterior wall perimeter	510 lin ft
- What is temporary bus drop-off?
 Clarification Response : That is really meant as a program note – no special construction cost should be associated with this.

- Senior Wing, Industrial Arts and Concessions

- What is exterior wall area?

- What percentage is window?

Clarification Response : See response above. This is a breakdown of linear feet of perimeter for Phase3 – LMC/LGI Science Wing Reno :

1 st floor full perimeter :	1,585 lin ft
1 st floor exterior wall perimeter :	700 lin ft
2 nd floor full perimeter :	590 lin ft
2 nd floor exterior wall perimeter	440 lin ft

- New Gym

- How tall?

Clarification Response : Assume 26' to underside of 3'-deep long-span bar joists, plus ~2' of parapet. Top of Parapet : 31'.

- Swing Space Demolition

- What is being done to the site after the demolition? Is there new paving and landscaping? Any plans?

Clarification Response : Regrading is required (there is a one-story berm up to the Wing which needs to be removed (at the location of the stairs up to the District Office entrance). Refer to the Master Plan drawing for the planned parking lot area where the existing wing and Maintenance Court were located. The Loading Dock would stay where it is now.

- Roof Scope

- The ACM roof deck is about 117,800 SF, but that there is a total of 174,500 SF existing roof (not including the existing gym to be demolished, nor the new gym)...does that sound right?

Clarification Response : The CAD file yields 194,400 SF as the area of the full roof, excluding the District Admin Wing. The ACM takeoff is 116,600 SF.

- If so, obviously we replace the deck and roofing where the ACM roof deck was removed, but how about the roofing at the balance (of non-ACM roof deck)?

Clarification Response : Assume all roofing is replaced.

- Field Renovation Scope

- In the Renovation Scheme and Leamy Ave the baseball fields seem to be existing to remain, with the exception of the well field. There is no scope/phase noted I have found. My question is, do these fields get replaced?

Clarification Response : Assume all fields are refurbished – the existing fields are hard-packed soil and need a minimum level of re-work to make like new.

- Also is it correct to assume the stadium field is astroturf, but these baseball/ soccer fields are regular turf?

Clarification Response : Assume regular soil turf except for the main Football/Soccer field at the track.

COMMON SCOPE QUESTIONS : (common to all Schemes)

Construction Areas

- On each scheme & Phase there is a Construction area noted. Should we assume this is a total area including building footprints of each phase limits

Clarification Response : Yes it does include the building footprints.

- In some instances these Construction Areas overlap phases and are included twice but would probably be improved only once.

Clarification Response : Correct -- For all Schemes and Phases, the Construction Areas identified are based on a best guess of what area might be needed to access and perform the construction activities. Please review and let us know if you perceive these to be either too generous, given the scope, or inadequate, based on your experience.

- New District Admin Offices

- Under A10101.01, foundations, you mention New Entry and New Gym, which I get, but also New District Office...I was under the impression that that was the ETR, and that it was to be renovation...

Clarification Response : The ETR is a new lower-school building the District constructed. The new District Offices would be located adjacent to the ETR in a renovated existing building (formerly the True Jesus Church) with an addition which almost doubles the original in size. Refer to page 3 of the Common Elements and Documentation narrative for more information.

- Will I be able to do a complete building walk through?

Clarification Response : Yes. Please coordinate with Bob Ochs and Pete Olsen.