



**The School District *of* Haverford Township**

In February of this year, KCBA was released to start the design of a new school at the Lynnewood site.

- Met with the District to establish the required program;
- Performed Zoning and Building Code analysis;
- Performed Geotech evaluation of the site;
- Sited the Building;
- Met with the Township Engineer;
- Presented the building layout and site plans to the Township Planning Commission;
- Evaluated building materials and system selections;
- Contacted local utility providers for input on the design;
- Provided cost estimates.



Lynnewood Elementary School  
Proposed Bird's Eye View (1 of 2)  
School District of Haverford Township



Lynnewood Elementary School  
Proposed Bird's Eye View (2 of 2)  
School District of Haverford Township



Lynnewood Elementary School  
Perspective from Lawrence Road heading North  
School District of Haverford Township



Lynnewood Elementary School  
Perspective of Main Entry  
School District of Haverford Township



Lynnewood Elementary School  
Perspective of Classroom Bar & Cafeteria  
School District of Haverford Township

LYNNEWOOD /KCBA ESTIMATES							
DESCRIPTION	85,340	June 13	May 30	May 24	MANOA ESCALATED		
<b>GC Prime</b>							
Foundation & Structure	\$45	\$3,843,580	\$47	\$4,216,830	\$47	\$4,216,830	
Exterior Envelope	\$40	\$3,455,140	\$45	\$4,013,890	\$56	\$4,983,320	
Interior	\$46	\$3,919,500	\$45	\$3,996,690	\$51	\$4,576,520	
Sitework		\$3,491,610		\$3,491,610		\$3,491,610	
<b>Subtotal</b>		<b>\$14,709,830</b>		<b>\$15,719,020</b>		<b>\$17,718,280</b>	<b>15,807,981</b>
General Conditions / Overhead & Profit		\$2,059,170		\$2,200,980		\$2,480,720	in abv
Bond		\$168,000		\$179,000		\$202,000	in abv
Contingency		\$1,694,000		\$1,810,000		\$2,040,000	1,580,798
Escalation/to Nov 2018		\$543,000		\$581,000		\$655,000	461,066
<b>Total - GC Prime</b>	<b>\$225</b>	<b>\$19,174,000</b>	<b>\$230</b>	<b>\$20,490,000</b>	<b>\$260</b>	<b>\$23,096,000</b>	<b>\$17,849,845</b>
<b>MEP Primes</b>							
Fire Protection	\$5	\$393,860	\$5	\$408,500		\$408,500	370,500
Plumbing	\$10	\$881,640	\$10	\$890,280		\$890,280	1,029,105
HVAC	\$41	\$3,474,460	\$40	\$3,569,980		\$3,569,980	3,541,200
Electrical	\$40	\$3,371,580	\$39	\$3,489,600		\$3,525,600	4,064,875
<b>Subtotal</b>		<b>\$8,121,540</b>		<b>\$8,358,360</b>		<b>\$8,394,360</b>	<b>\$9,005,680</b>
General Conditions & GC's O. H. & P.		w/ Trades		w/ Trades		w/ Trades	in abv
Bond		\$81,000		\$84,000		\$84,000	in abv
Contingency		\$820,000		\$844,000		\$848,000	900,568
Escalation/to Nov 2018		\$263,000		\$271,000		\$272,000	262,666
<b>Total - MEP Primes</b>	<b>\$109</b>	<b>\$9,286,000</b>	<b>\$107</b>	<b>\$9,557,000</b>		<b>\$9,598,360</b>	<b>\$10,168,913</b>
<b>Total - Project</b>	<b>\$333</b>	<b>\$28,460,000</b>	<b>\$338</b>	<b>\$30,047,000</b>	<b>\$367</b>	<b>\$32,694,360</b>	<b>\$28,018,758</b>
		(\$4,234,360)		(\$2,647,360)			

KCBA will continue the design process. This includes among other items -

- Further develop the technical drawings;
- Continue the Land Development process and submissions to the Township and other governing authorities;
- Secure all regulatory approvals;
- Work with the District to select finish materials and colors;
- Complete the Act 34 formwork and identify the construction cost limits;
- Value engineer as required;
- Update cost and schedule.

# Lynnewood – Next Updates

Design Development Phase

August/September 2018

Construction Documentation Phase

December 2018

## **Facility Study**

In conjunction with the Lynnewood design, KCBA conducted a Facility Study of the High School, Chatham Park and Coopertown. The work included an assessment of the buildings' condition and function.

The objective of this effort was to identify work which may be required at these schools in the next 5 to 10 years for the Board's use in planning and budgeting.

KCBA presented the findings in detail to the Board in the June Board meeting. Tonight we are here to make recommendations with regard to the next steps.

## Building Condition

KCBA reported that it found the schools were generally in good condition. They did identify certain building elements that the District should consider in its capital planning. These included -

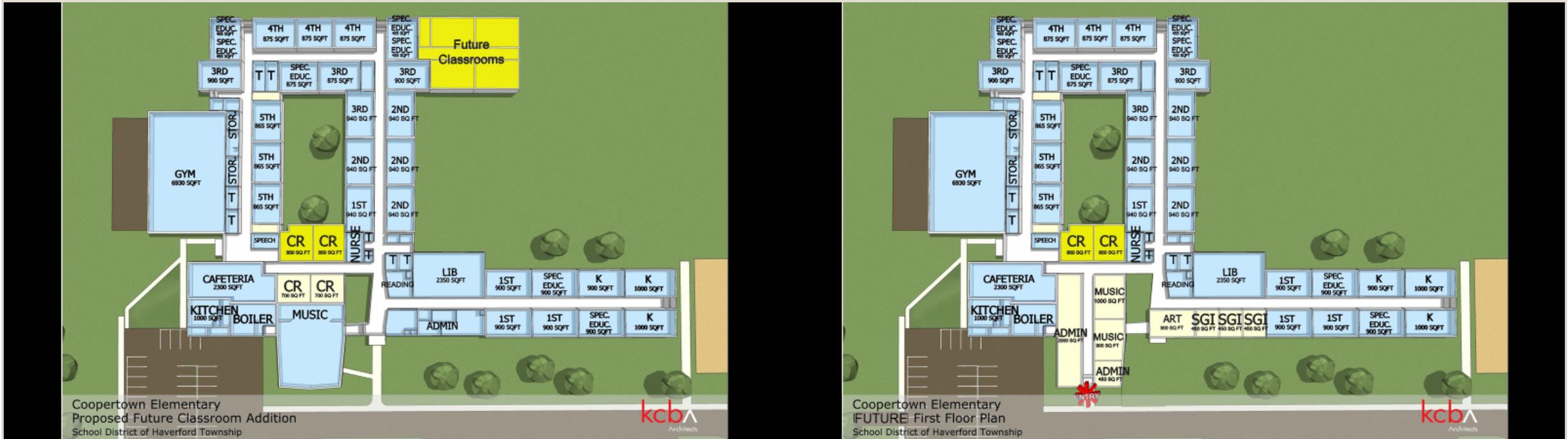
- Upgrade the mechanical system at both Coopertown and Chatham Park Elementary schools.
- Replace the roof at Coopertown.
- Upgrade the HVAC controls at the High School.

## **Building Function**

At each building, KCBA identified options for the District to consider for either added educational space and/or to right size certain existing functions.

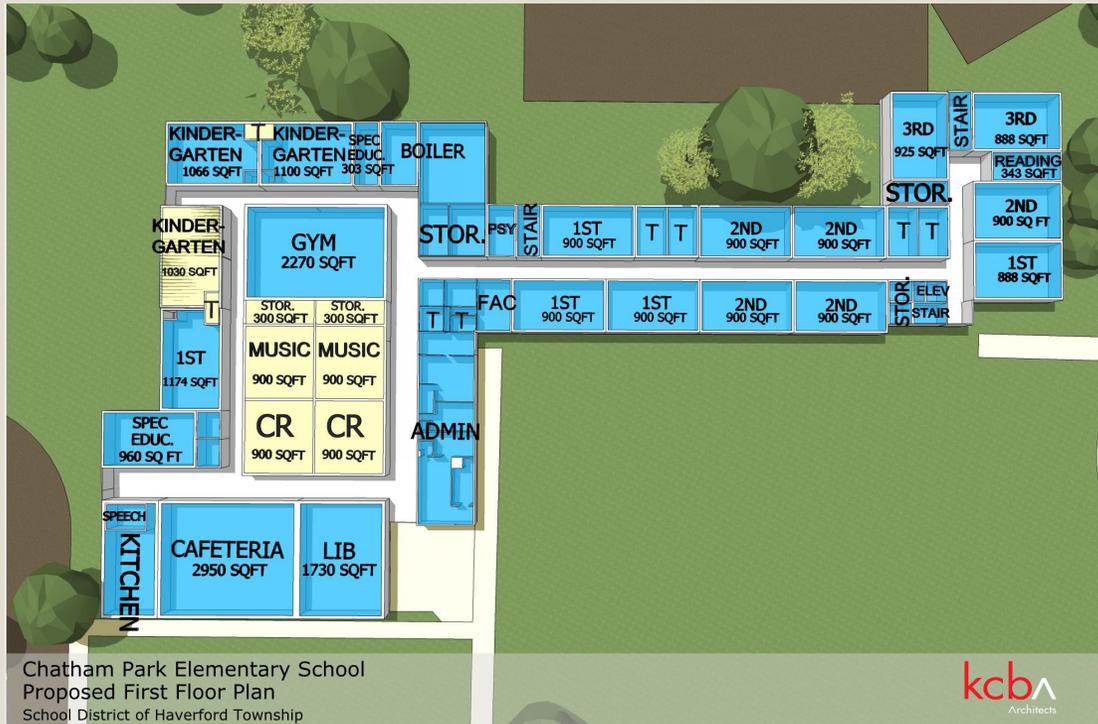
We have taken slides from the June presentation and will summarize again now.

# Coopertown Elementary



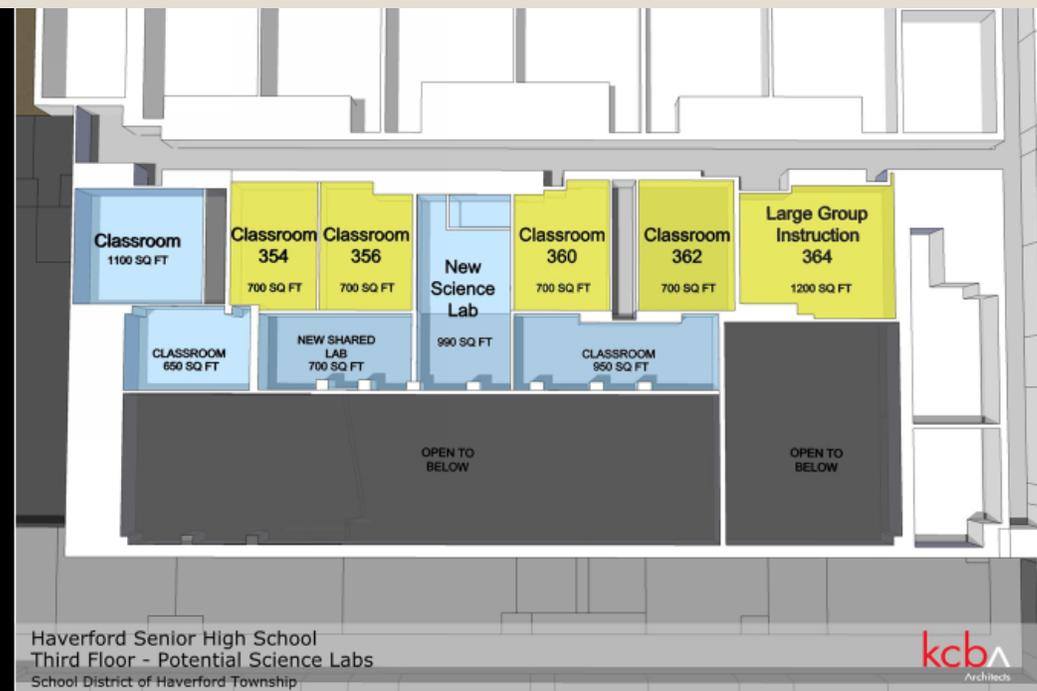
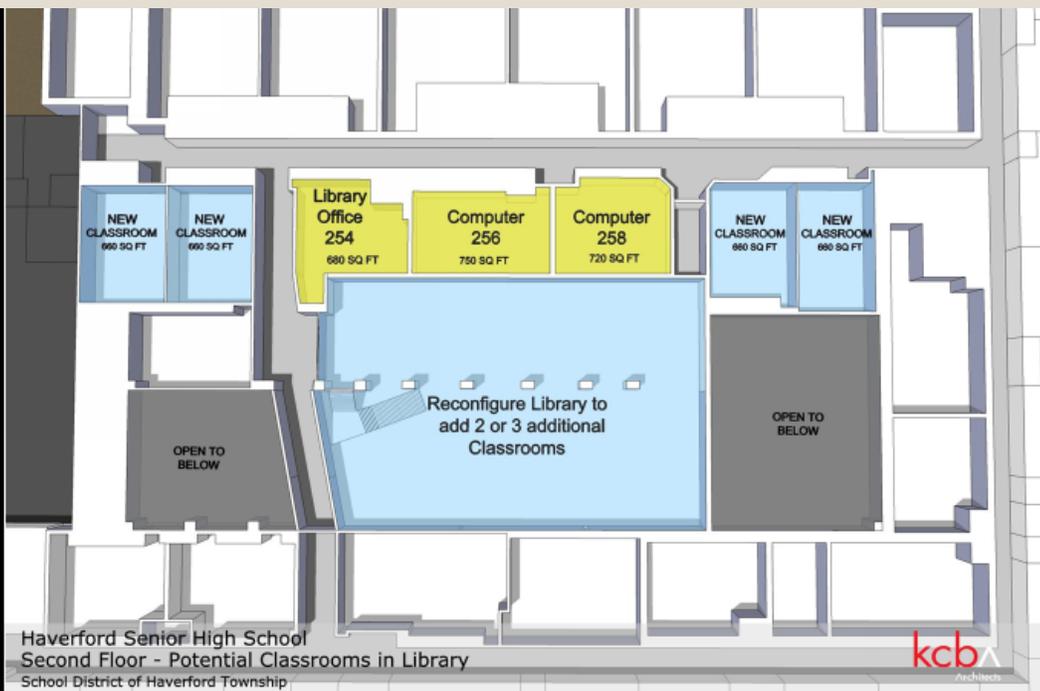
After reviewing enrollment projections and in consultation with District administration, the creation of additional classroom space at Coopertown should be explored at a later point in time.

# Chatham Park Elementary



After reviewing enrollment projections and in consultation with District administration, the creation of additional classroom space at Chatham is not identified as a priority

# High School





6 Classroom  
3-Floor Addition

Expanded  
Parking

1-Floor Addition

## **Enrollment / District Needs**

The District also engaged Sundance Associates to perform a Demographic Study to project future enrollment. The results of this study were presented to the Board in the June Board meeting.

Of significance was the enrollment projections for the High School.

## HIGH SCHOOL ENROLLMENT

Year	Projected Enrollment	Annual Delta	Cumulative from 2017
2012	1707		
2013	1737	30	
2014	1728	-9	
2015	1712	-16	
2016	1724	12	
2017	1772	48	
2018	1795	23	23
2019	1855	60	83
2020	1922	67	150
2021	1951	29	179
2022	2033	82	261
2023	2063	30	291
2024	2109	46	337

KCBA's work to date was to identify at a conceptual level options to address right sizing and/or additional classroom space at the High School. To move forward additional design services are required.

- Conduct meetings with the administrators and faculty to determine the current number and type of classrooms, daily usage patterns, and any planned modifications to educational programming or scheduling.
- Apply that data to the District's enrollment projections to calculate the number and type of classrooms required.
- Develop design to the Schematic level to address the required classrooms.
- Provide a Third Party cost estimate.

## Summary – Recommended Next Steps

- KCBA will continue with the design of the Lynnewood School.
- Engage KCBA to perform additional design services to address the forecasted enrollment increases at the High School through Schematic Design for \$260,000 (total Fee of 7% of construction cost).
- Authorize the District Facility Team to address the upgrades to the mechanical systems at Chatham Park and Coopertown; the roof replacement at Coopertown; and, the upgrade to the High School HVAC control system.
- Given enrollment projections, additional classroom space at Coopertown and Chatham are not at the priority level of the other needs across the District.