



# Upper Adams School District

January 10, 2018



**Reynolds**

# Reynolds has Grown to Meet the Demands of Pennsylvania Public Schools



## Reynolds Construction Management

- Owner's Representation
- Manage Multiple Prime Contracts
- Provide project planning and organization

## Reynolds Consulting Engineers

- K12 Facility MEP Design expertise
- Ensure that building systems meet engineering/design requirements
- Improve air quality and address occupant comfort

## Reynolds Energy Services

- Turn-key performance contracting
- Energy efficient technologies/upgrades to reduce operating costs

## Reynolds Enterprises, Inc.

- K12 Building Solutions Provider
- Innovative Project Delivery
- Goal to provide lower-cost facilities projects, long-term operational savings, and better project value

1994



1999

2008

2014



100+

Pennsylvania public school districts served



Biglerville High School  
'99-'01

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# Concepts Presented to UASD on 11/7



- Enhanced District Options Study
- Hybrid Construction Methodology



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# Reynolds' Approach

## Enhanced District Options Study

Comprehensive Survey of all Current Facilities

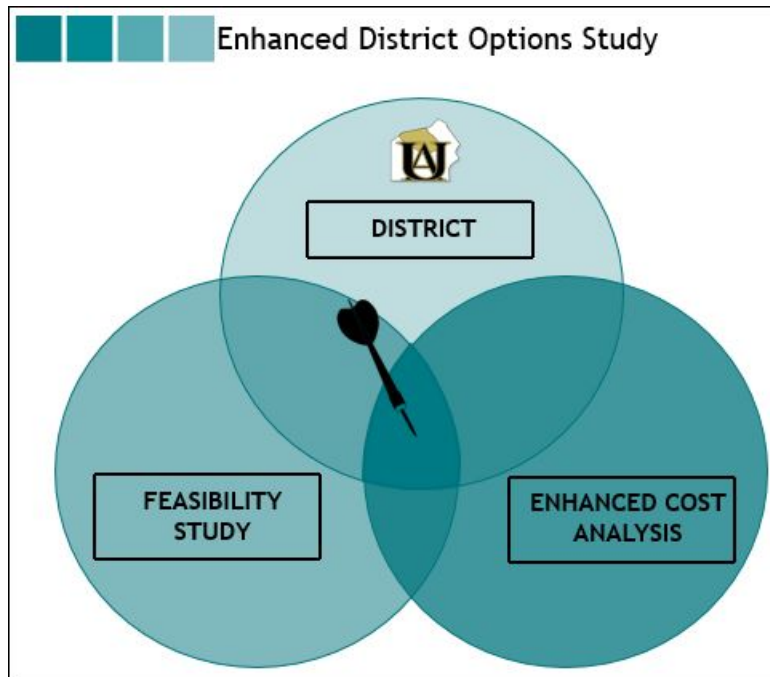
Independent Evaluation of Options

Review of grant opportunities

Cost savings options

Detailed Cost Estimates and Life-Cycle Cost Analysis

Calculation of Financial Impacts





Juniata County School District: Fermanagh '17

# Benefits

Focus on improving educational opportunities & minimizing cost

Provide necessary information to make educated decisions

Generate community support and buy-in on selected option

Transparent and collaborative process

Provides alternative construction delivery options



# Reynolds' Hybrid Approach

- ✓ Reduces construction costs
- ✓ Independent Review of Feasibility Options
- ✓ Significant Soft-Cost Savings
- ✓ Additional construction savings due to improved schedule
- ✓ Transparency to select subcontractors based on best value or lowest bid
- ✓ Maximize the benefits of Risk-Mitigation

# Architect-led Hybrid Approach

## Limited Benefits

- ✓ No Change Orders
- ✓ Single-source accountability
- ✓ Guaranteed Energy Savings

## Additional Project Risks:

- ✓ Limited expertise from traditional ESCOs
- ✓ No independent review of feasibility options
- ✓ Construction and Design costs savings potential is minimized

Can Your ESCO Review and Provide Meaningful Feedback on Your Feasibility Study?

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# *Case Study: Palmyra Area School District*

## Client Background

- Architect-led Feasibility study
- Included three schools: MS & two ES
- Owner's budget requirements of \$26M
- Estimates included \$27.3M for MS renovation + addition of 12 classrooms

## Challenges

- Budget: Desired scope cut
- Board: Concern for cost estimates/direction
- Stalemate/Indecision: Overcrowding & Impacts to Educational environment

## Solution & Benefits

Total Project Savings = \$9,174,400



# Case Study: PASD Middle School Results

Palmyra Area School District	
<i>Analysis of Design Fees - Feasibility Study vs Actual</i>	
Feasibility Study Proposed Project	\$ 27,026,400
Reynolds Final Project	\$ 18,100,000
<b>Feasibility Study proposed Design Fee 6% of Hard Construction Cost</b>	<b>\$ 1,351,320</b>
<b>Actual Design Fees</b>	
Architectural - Existing	\$ 77,333
Architectural - New	\$ 396,600
Additional services & Reimb.	\$ 40,000
Civil	\$ 29,950
Civil Reimb.	\$ 2,600
Geotech	\$ 5,635
LCCD	\$ 1,300
Structural - existing	\$ 11,000
MEP - Existing	\$ 38,400
MEP - New	\$ 86,240
<b>TOTAL Design Fee</b>	<b>\$ 689,058</b>
<b>Design Cost Savings to District</b>	<b>\$ 662,262</b>



PALMYRA MIDDLE SCHOOL FEASIBILITY STUDY COST ESTIMATE			
	SF	\$/SF	Hard Cost
Renovation	150,000	\$ 125	\$ 18,750,000
New Construction	20,000	\$ 185	\$ 3,700,000
Site Work			\$ 450,000
		<b>HARD COST</b>	<b>\$ 22,900,000</b>
		<b>SOFT COST 18%</b>	<b>\$ 4,126,400</b>
		<b>PROJECT COST</b>	<b>\$ 27,026,400</b>

PALMYRA AREA SCHOOL DISTRICT	
<b>Analysis of Middle School Project Savings - Feasibility Study (Estimate) vs. Hybrid Project (Actual)</b>	
Feasibility Study Proposed Project	<b>\$27,026,400</b>
Reynolds Final Project	<b>\$18,100,000</b>
<b>Soft Cost Savings</b>	
<i>Design Cost Savings</i>	\$663,000
<i>Avoided costs of Phased Renovations</i>	\$450,000
<b>Total Soft Cost Savings</b>	<b>\$1,113,000</b>
<b>Hard Construction Cost Savings</b>	
<i>Architectural Savings</i>	\$2,742,000
<i>Fire Separation vs. Sprinkler Systems</i>	\$500,000
<i>HVAC</i>	\$1,500,000
<i>Plumbing</i>	\$525,000
<i>Electrical</i>	\$1,800,000
<i>Lighting</i>	\$600,000
<i>Roof Procurement Savings (ESCO v COStars)</i>	\$120,000
<b>Total Hard Construction Savings</b>	<b>\$7,787,000</b>
<b>Total Project Savings to District</b>	<b>\$8,900,000</b>







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