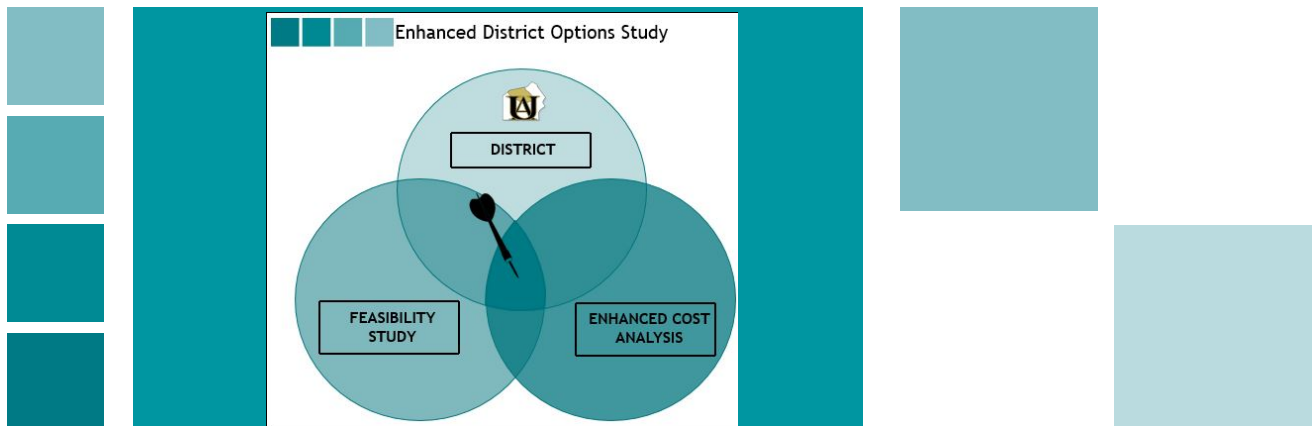


PRELIMINARY

ENHANCED DISTRICT OPTIONS STUDY

for the Upper Adams School District



Reynolds Energy Services
3300 North 3rd St.
Harrisburg, PA 17110
717.238.5737



HOSPITALITY



GOVERNMENT



TRANSPORTATION



COMMERCIAL



HEALTHCARE



EDUCATION

Biglerville Elementary School

Comprehensive Scope Analysis

The following workbooks are building specific studies that outline your current and near-term projected needs. We have also included some alternative scopes of work for your consideration.

Biglerville Elementary					Base Project	5-10 Years	Alternates
	Quantity	Unit	Total				
Windows							
Demo Windows	4837	SF	\$ 58,770				
Install new Alum Windows	4837	SF	\$ 424,447				
Outside corners (Metal) 12SF each	192	SF	\$ 5,184				
Painted wood inside corners.	32	EA	\$ 2,160				
Snap trim for Jambs	inc above						
Remove, cut, reset marble sills	140	EA	\$ 37,800				
Remove/Patch Gyp Bulkhead @ doubles	51	EA	\$ 17,213				
Paint touch up	140	EA	\$ 7,560				
Window Treatment	4837	SF	\$ 55,505				
Lawn Repair 1500 x 20'	30000	SF	\$ 40,500				
				\$ 649,137			
Windows							
Demo Gutters	2500	LF	\$ 20,250				
Demo Downspouts	1100	LF	\$ 3,713				
New Gutter	2500	LF	\$ 101,250				
New Downspout	1100	LF	\$ 22,275				
				\$ 147,488			
Miscellaneous Work							
Change Misc knobs to levers	25	EA	\$ 13,500				
16x4' Chalk to Markerboards	10	EA	\$ 12,150				
MEP related work	1	LS	\$ 202,500				
				\$ 228,150			
VCT & Base							
Move Furniture							
Demo Carpet & Base & light grind	51000	SF	\$ 96,390				
New VCT & Skim coat	50200	SF	\$ 213,476				
Walk off Mat	85	SY	\$ 6,885				
Rubber Base	5100	LF	\$ 15,491				
Final Clean/Wax	51000	SF	\$ 34,425				
						\$ 366,667	
MEP Upgrades w/ A/C/DOAS							
MEP - Current needs	1	LS	\$ 1,826,550	\$ 1,826,550			
MEP - Near term needs	1	LS	\$ 3,510,000		\$ 3,510,000		
Total				\$ 2,851,325	\$ 1,683,450	\$ 366,667	

Arendtsville Elementary School

Comprehensive Scope Analysis

Arendtsville Elementary				Base Project	5-10 Years	Alternates
	Quantity	Unit	Total			
Windows & Doors						
Remove ceilings at windows	1000	SF	\$ 2,700			
Remove window system	2800	SF	\$ 22,680			
Protect UV casework & Floor	320	LF	\$ 15,120			
Temp wall Enclosure	1800	SF	\$ 14,580			
New Windows	900	SF	\$ 78,975			
Frame new exterior walls	2800	SF	\$ 49,140			
Fix Soffit	270	LF	\$ 7,290			
Hardi-Board	2400	SF	\$ 64,800			
Remove, cut, install slate sills	180	LF	\$ 6,075			
Solid Surface at wall infills	200	LF	\$ 12,150			
Paint	1500	SF	\$ 2,531			
ACT Patch	1000	SF	\$ 5,400			
Lawn Repair	15000	SF	\$ 20,250			
Remove doors	9	EA	\$ 3,645			
New Doors	18	EA	\$ 36,450			
New Alum Storefront	560	SF	\$ 49,140			
				\$ 390,926		
Misc Finishes in 1959 Wing						
Corridor VCT, Wax	3400	SF	\$ 29,835			
Corridor ACT tile only	3400	SF	\$ 16,065			
Gang Toilet Room	1	EA	\$ 59,400			
Door Knobs	12	EA	\$ 4,050			
New classroom Doors & gain 18" on the Latch Side	8	EA	\$ 89,640			
6' of Casework in each classroom & Some in office	108	LF	\$ 64,152			
Chalkboards	14	EA	\$ 17,010			
Infill Glass block to classrooms	8	EA	\$ 9,720			
Gym & Stage Allowance	1	EA	\$ 27,000			
Chair Lift for Stage	1	EA	\$ 51,300			
Ceiling Tile in classrooms, café, Gym	16800	SF	\$ 79,380			
Class, cafe VCT, Wax, furniture	13000	SF	\$ 131,625			
Carpet in Library	1500	SF	\$ 18,225			
Paint Classrooms	16800	SF	\$ 51,030			
						\$ 648,432
1989 Wing						
Corridor VCT	1664	SF	\$ 14,602			
Corridor ACT tile only	1664	SF	\$ 7,862			
Door Knobs	27	EA	\$ 9,113			
Chalkboards	5	EA	\$ 6,075			
Ceiling Tile in classrooms	7700	SF	\$ 36,383			
Class, VCT, Wax, furniture	7700	SF	\$ 77,963			
Paint Classrooms	9364	SF	\$ 28,443			
Misc current ADA requirements	1	EA	\$ 13,500			
						\$ 193,940
Masonry Repointing Allowance						
Replace expansion Joint Caulk	150	SF	\$ 1,823			
Repointing & Cleaning.	1	LS	\$ 67,500			
Site work	1	LS	\$ 337,500			
						\$ 406,823
Total						
MEP	1	LS	\$ 1,822,500			
				\$ 1,822,500		
Total				\$ 2,213,426		\$ 842,372

Bendersville Elementary School

Comprehensive Scope Analysis

Bendersville Elementary				Base Project	5-10 Years	Alternates
	Quantity	Unit	Total			
Windows & Doors						
Remove ceilings at windows	1000	SF	\$ 2,700			
Remove window system	2900	SF	\$ 23,490			
Protect UV casework & Floor	320	LF	\$ 15,120			
Temp wall Enclosure	1600	SF	\$ 12,960			
New Windows	900	SF	\$ 78,975			
Frame new exterior walls	2900	SF	\$ 50,895			
Fix Soffit	270	LF	\$ 7,290			
Hardi-Board	2000	SF	\$ 54,000			
Remove, cut, install slate sills	180	LF	\$ 6,075			
Solid Surface at wall infills	200	LF	\$ 12,150			
Paint	1600	SF	\$ 2,700			
ACT Patch	1000	SF	\$ 5,400			
Lawn Repair	15000	SF	\$ 20,250			
Remove doors	3	EA	\$ 1,215			
New Doors	5	EA	\$ 10,125			
New Alum Storefront	135	SF	\$ 11,846			
				\$ 315,191		
Misc Finishes in 1959 Wing						
Corridor VCT, Wax	2412	SF	\$ 21,165			
Corridor ACT tile only	2412	SF	\$ 11,397			
Gang Toilet Room	1	EA	\$ 59,400			
Door Knobs	13	EA	\$ 4,388			
New classroom Doors & gain 18" on the Latch Side	8	EA	\$ 89,640			
6' of Casework in each classroom & Some in office	102	LF	\$ 60,588			
Chalkboards	5	EA	\$ 6,075			
Gym & Stage Allowance	1	EA	\$ 27,000			
Additional Wall Pads	800	SF	\$ 37,800			
Chair Lift for Stage	1	EA	\$ 51,300			
Ceiling Tile in classrooms, café, Gym	9531	SF	\$ 45,034			
Class, cafe VCT, Wax, furniture	7231	SF	\$ 73,214			
Carpet in Library	1500	SF	\$ 18,225			
Paint Classrooms	10400	SF	\$ 31,590			
						\$ 536,815
1989 Wing						
Corridor VCT	2367	SF	\$ 20,770			
Corridor ACT tile only	2367	SF	\$ 11,184			
Door Knobs	27	EA	\$ 9,113			
Chalkboards	10	EA	\$ 17,550			
Ceiling Tile in classrooms	12400	SF	\$ 58,590			
Class, VCT, Wax, furniture	12400	SF	\$ 125,550			
Paint Classrooms	14800	SF	\$ 44,955			
Misc current ADA requirements	1	EA	\$ 13,500			
						\$ 301,212
Masonry Repointing Allowance						
Replace expansion Joint Caulk	150	SF	\$ 1,823			
Repointing & Cleaning	1	LS	\$ 67,500			
Site Work	1	LS	\$ 270,000			
						\$ 339,323
MEP Upgrades w/ A/C/DOAS						
MEP	1	LS	\$ 1,755,000			
				\$ 1,755,000		
Total				\$ 2,070,191		\$ 1,177,350

Biglerville High School/Athletic Center

Comprehensive Scope Analysis

High School / Athletic Center				Base Project	5-10 Years	Alternates
Base Bid:	Quantity	Unit	Total			
Locker Rooms						
Demo/gut the rooms (no floor)	7,600	SF	\$ 33,858			
Locker demo	550	EA	\$ 7,425			
Patch Concrete & CMU for fixture changes	1	EA	\$ 13,500			
Misc Solid surface panels, doors and frames, ect..	1	EA	\$ 20,250			
ACT/Plaster	7,600	SF	\$ 41,040			
Paint CMU	6,500	SF	\$ 12,285			
Paint Frames & few doors	30	EA	\$ 4,050			
CT patch	250	SF	\$ 4,725			
Epoxy Floors	7,600	SF	\$ 133,380			
Epoxy Base	722	LF	\$ 12,671			
Toilet partition & Accessory	1	EA	\$ 24,300			
Lockers	550	EA	\$ 118,800			
Benches	184	LF	\$ 13,662			
Misc Work	7,600	SF	\$ 20,520			
Final Clean	7,600	SF	\$ 8,208			
				\$ 468,674		
Team Rooms						
Demo/gut the rooms (no floor)	2,240	SF	\$ 9,979			
Locker demo	170	EA	\$ 2,295			
Patch Concrete & CMU for fixture changes	1	EA	\$ 13,500			
Misc Solid surface panels, doors and frames, ect..	1	EA	\$ 7,425			
Casework	12	LF	\$ 6,804			
ACT/Plaster	2,240	SF	\$ 12,096			
Paint CMU	3,700	SF	\$ 6,993			
Paint Frames & few doors	4	EA	\$ 540			
CT patch	250	SF	\$ 4,725			
Epoxy Floors	1,740	SF	\$ 30,537			
Epoxy Base	320	LF	\$ 5,616			
Toilet partition & Accessory	1	EA	\$ 10,800			
Lockers	170	EA	\$ 36,720			
Benches	80	LF	\$ 5,940			
Misc Work	2,240	SF	\$ 6,048			
Final Clean	2,240	SF	\$ 2,419			
				\$ 162,437		
Gang Toilet Rooms						
Toilet room Renovation	1	EA	\$ 59,400			
				\$ 59,400		
HS Roofing						
Partial Roof work	1	LS	\$ 270,000			
				\$ 270,000		
VCT & Base						
Move Furniture						
Demo Carpet & Base & light grind	51000	SF	\$ 96,390			
New VCT & Skim coat	50200	SF	\$ 213,476			
Walk off Mat	85	SY	\$ 6,885			
Rubber Base	5100	LF	\$ 15,491			
Final Clean/Wax	51000	SF	\$ 34,425			
				\$ 366,667		
Rear Corridor & Stair Towers						
Ceiling Demo and new	1,320	SF	\$ 8,910			
VCT demo & New	1,320	SF	\$ 8,910			
Base demo & New	400	LF	\$ 1,350			
Paint walls	4,500	SF	\$ 8,505			
Paint 1/2 frames	16	EA	\$ 2,160			
Front corridor Misc upgrade	3,000	SF	\$ 20,250			
				\$ 50,085		
Wrestling Room						
Paint	2,000	SF	\$ 3,780			
New Wall padding	840	SF	\$ 22,680			
				\$ 26,460		
Gym						
Wall Padding behind Bball Back stops.	240	SF	\$ 11,340			
Additional Sound Panels	1,000	SF	\$ 27,000			
				\$ 38,340		
MEP Upgrades						
Athletic Center	1	LS	\$ 1,620,000	\$ 2,065,500		
Main Gym - New Heating & AC	1	LS			\$ 499,500	
HS Building	1	LS			\$ 7,897,500	
District Administrative Offices						
Expand DAO	2,000	SF	\$ 445,500			
				\$ 445,500		
Totals				\$ 3,507,563	\$ 7,897,500	\$ 499,500

Upper Adams Middle School

Comprehensive Scope Analysis

Middle School				Base Project	5-10 Years	Alternates
Base Bid:	Quantity	Unit	Total			
Middle School						
Toilet room Renovation (Arch only)	1	EA	\$ 56,700			
Art Room Casework	160	LF	\$ 82,080			
Home Ec counters	75	LF	\$ 7,594			
New closet Levers	18	EA	\$ 6,075			
New 6' Class casework inc demo	108	LF	\$ 64,152			
Cafeteria Window Treatment	300	SF	\$ 3,645			
Misc Chalkboards to Marker	10	EA	\$ 12,150			
(2) New Chair Lifts	2	EA	\$ 59,400			
Weatherstripping at Various Exterior doors	10	EA	\$ 5,400			
Life skills classroom	1	EA	\$ 472,500			
				\$ 769,696		
Classrooms - VCT & Base						
Move Furniture			\$ 20,250			
Demo Carpet & Base & light grind	18,000	SF	\$ 34,020			
New VCT & Skim coat	18,000	SF	\$ 76,545			
Rubber Base	2,000	LF	\$ 6,075			
Final Clean/Wax	18,000	SF	\$ 12,150			
Demo Carpet & Install VCT in 12 classrooms	10,200	SF	\$ 84,686			
						\$ 233,726
Classrooms - New Ceiling Tile and Paint						
Remove/Replace Ceiling Tile	18,000	SF	\$ 78,975			
Paint walls	23,000	SF	\$ 31,050			
Paint Door Frames	83	EA	\$ 11,205			
						\$ 121,230
Corridor						
Remove/Replace ACT	4,000	SF	\$ 25,380			
Paint walls	4,500	SF	\$ 6,075			
New VCT & Base	4,000	SF	\$ 27,000			
Rubber treads & risers 16x9'	150	SF	\$ 6,075			
						\$ 64,530
MEP Upgrades w/ A/C/DOAS						
MEP	1	LS	\$ 3,430,350		\$ 3,430,350	
Corridor Lockers						
Remove 7" Lockers	540	EA	\$ 7,290			
Install 12" lockers	320	EA	\$ 75,600			
						\$ 82,890
Window Treatment	2,400	SF	\$ 29,160			\$ 29,160
Corridor/Classroom Door: 18" on Latch side.						
Remove CMU, glazed block, floor, plaster Ceiling	20	EA	\$ 54,000			
Remove 5 Lockers	20	EA	\$ 5,400			
Frame & Drywall	20	EA	\$ 40,500			
Reinstall glazed block	240	SF	\$ 19,440			
Paint	20	EA	\$ 2,700			
Floor	20	EA	\$ 5,400			
Reinstall 3 lockers	20	EA	\$ 5,400			
Move light switch/etc...	20	EA	\$ 16,200			
						\$ 149,040
Total				\$ 769,696	\$ 3,430,350	\$ 680,576

Revised Feasibility Study Estimates & Actual Costs Associated with the following options:

*****Reynolds presents the following options for program and budget considerations and constraints only – our intent is to deliver and develop a business case for each Option to allow all project stakeholders to make well-informed and sustainable building program decisions.**

The table below depicts CRA Option 4A. Reynolds professional estimators have reviewed this option and believe that this building is likely to cost slightly more than \$20,000,000. We have also reviewed this option for constructability – and denoted a discrepancy between the SF/Student between Option 3 and Option 4 in the CRA study. The CRA study significantly reduces the SF/Student in Option 4 and we believe this is something project stakeholders should investigate. Our estimate has increased Option 4A to 84,000 SF to address this discrepancy – which will be the most likely and is our anticipated outcome once this option was to enter the design phase.

*****Note that we have included with each option the costs associated to address the deferred maintenance needs at your existing facilities. For this table we are showing the costs associated with Biglerville Elementary and the HS/MS/DAO/Athletic Center. These costs should be considered before you approve borrowing – our projects address the needs at existing facilities that have been identified by your Aramark Team, our professional Engineers, the UASD Administration, and the CRA study.**

Project #1 - New 3-6 Building - CRA Option 4A							
	Students		SF/student	SF	\$/SF		
	Capacity	Actual					
New 3-6	700	501	72%	120	84,000	165	\$ 13,860,000
				site			\$ 2,900,000
							\$ 16,760,000
				soft	23%		\$ 3,854,800
							\$ 20,614,800
						CRA	\$ 18,650,000
Students							
	Capacity	Actual	SF/student				
Biglerville Elem	550	373	68%	116			
Existing Base Project					64,000		\$ 2,851,325
HS/MS/DAO/Athletic Center - Base Project							\$ 4,277,259
						TOTAL	\$ 27,743,384

Project #2 and the Table below reflect the true cost implications if the UASD were to select CRA Option 3A. Our professional estimators have reviewed the anticipated building program and have revised the estimate for the new construction to reflect \$17,527,500. Again, we have also included the budget implications associated with this project by including the costs associated with building deferred maintenance needs across the remaining facilities. While Option 4A addresses over-crowding at Biglerville Elementary, Option 3A does not. Work has been included in this project option to address that need.

Project #2 - New 4-6 Building - CRA Option 3A							
	Students			SF/student			
	Capacity	Actual					
New 4-6	525	376	72%	133	70,000	165	\$ 11,550,000
				site cost			\$ 2,700,000
							\$ 14,250,000
				soft cost	23%		\$ 3,277,500
							\$ 17,527,500
						CRA	\$ 17,000,000
Biglerville Elem				SF/student			
	600	498	83%	118			
Existing Base Project					64,000		\$ 2,851,325
2 classroom add					3,000	250	\$ 750,000
Expand gym					3,500	275	\$ 962,500
					140,500		\$ 4,563,825
HS/MS/DAO/Athletic Center - Base Project							\$ 4,277,259
						TOTAL	\$ 26,368,584

Project #3 is a New Reynolds Alternate Option! This project includes a new 4-6 Elementary School that includes only (6) classrooms per grade. This was done to more accurately reflect your current staffing profile – the CRA Study Options 4A and 3A include 7 classrooms per grade. The additional classroom space would have to be accounted for with additional staff, further increasing the budgetary burdens of the job. This project option also includes the upgrades at Biglerville Elementary.

Project #3 - New 4-6 Building - (6) classrooms per grade							
	Students			SF/student			
	Capacity	Actual					
New 4-6	450	376	84%	140	63,000	165	\$ 10,395,000
(6 classrooms / grade)				site cost			\$ 2,650,000
							\$ 13,045,000
				soft cost	23%		\$ 3,000,350
							\$ 16,045,350
Biglerville Elem				SF/student			
	600	498	83%	118			
Existing Base Project					64,000		\$ 2,851,325
2 classroom add					3,000	250	\$ 750,000
Expand gym					3,500	275	\$ 962,500
							\$ 4,563,825
HS/MS/DAO/Athletic Center - Base Project							\$ 4,277,259
						TOTAL	\$ 24,886,434

Project #4 and the following table reflect CRA Option 2, an addition/renovation project at Arendtsville Elementary School. This project option also includes the upgrades at Biglerville Elementary.

Project #4 - 4-6 at Arendtsville (add/reno) - CRA Option 2							
	Students			SF/student			
	Capacity	Actual					
Arendtsville 4-6	525	376	72%	139	38,000	165	\$ 6,270,000
(6 classrooms per grade)					35,000	100	\$ 3,500,000
					site cost		\$ 2,000,000
							\$ 11,770,000
					soft cost	23%	\$ 2,707,100
							\$ 14,477,100
						CRA	\$ 14,200,000
Biglerville Elem							
Existing Base Project				SF/student	64,000		\$ 2,851,325
2 classroom add	600	498	83%	118	3,000	250	\$ 750,000
Expand gym					3,500	275	\$ 962,500
					108,500		\$ 4,563,825
HS/MS/DAO/Athletic Center - Base Project							\$ 4,277,259
						TOTAL	\$ 23,318,184

Project #5 is a Reynolds Alternate Option! We have examined the feasibility grade realignment. This Option looks at returning Arendtsville and Bendersville ES to K-2 facilities, while consolidating grades 3-6 at Biglerville Elementary School. This option is presented and considered to meet your budget constraints. Both, Arendtsville and Bendersville ES adequately serve the programmatic needs of K-2 – just as Biglerville ES would adequately serve the programmatic needs of grades 3-6. This option also preserves the advantages associated with neighborhood schools. However, it does not address your transportation concerns.

Project #5 - Biglerville 3-6 Building							
Biglerville Elem - 3-6							
Existing Base Project	Capacity	Actual		SF/student	64,000		\$ 2,851,325
2 classroom add	600	501	84%	126	3,000	250	\$ 750,000
New Gym					8,500	250	\$ 2,125,000
					75,500		\$ 5,726,325
Arendtsville Elem - K-2	225	215	96%	173			\$ 2,214,000
Bendersville Elem - K-2	175	170	97%	220			\$ 2,070,000
HS/MS/DAO/Athletic Center - Base Project							\$ 4,277,259
						TOTAL	\$ 14,287,584

Project #6 is a Reynolds Alternate Option! The following table looks at the feasibility of a K-6 Building at Biglerville Elementary School and K-2 at Arendtsville and Bendersville ES. This option is presented as an alternative to address budget constraints and alleviate your current transit conundrum.

Project #6 - Biglerville K-6 Building - Arendtsville & Bendersville K-2						
	Capacity	Actual		SF/student		
Biglerville Elem K-6	650	564	87%	124		
Existing Base Project					64,000	\$ 2,851,325
4 classroom add					8,000	250 \$ 2,000,000
Site						\$ 500,000
New Gym					8,500	250 \$ 2,125,000
					80,500	\$ 7,476,325
Arendtsville Elem - K-3	225	188	84%	173		\$ 2,214,000
Bendersville Elem - K-3	175	144	82%	220		\$ 2,070,000
HS/MS/DAO/Athletic Center - Base Project						\$ 4,277,259
					TOTAL	\$ 16,037,584

Project #7 is a Reynolds Alternate Option! This option was reviewed at the request of the UASD Administration and is presented for your budget and program considerations.

Project #7 - K-6 at Biglerville (6 classrooms per grade)						
	Capacity	Actual		SF/student		
Biglerville Elem	1050	863	82%	140		
Existing Base Project					64,000	\$ 2,851,325
2 classroom add					3,000	250 \$ 750,000
4-6 addition					48,000	250 \$ 12,000,000
Site						\$ 2,600,000
Expand Kitchen						\$ 450,000
new gym					8,500	250 \$ 2,125,000
					123,500	\$ 20,776,325
HS/MS/DAO/Athletic Center - Base Project						\$ 4,277,259
					TOTAL	\$ 25,053,584