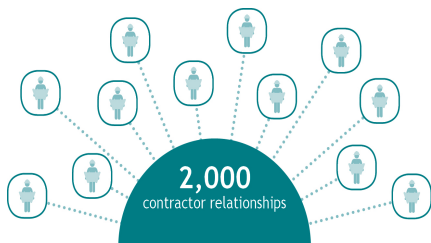


Presentation to:  
Upper Adams School District

**Reynolds**

# WHO WE ARE

- Formed in 1994
- Solutions-based professional construction services provider
- Excelling in **K-12 Construction Management**; Building Commissioning; **Energy**; and Emergency Restoration Services
- 75% of work is dedicated to public education
- Staff includes architectural, civil, structural, mechanical, plumbing, electrical, scheduling, construction, energy, and commissioning experts



**5 Billion**  
Dollars  
in total construction value



Upper Adams SD  
Biglerville High School '99 – '01

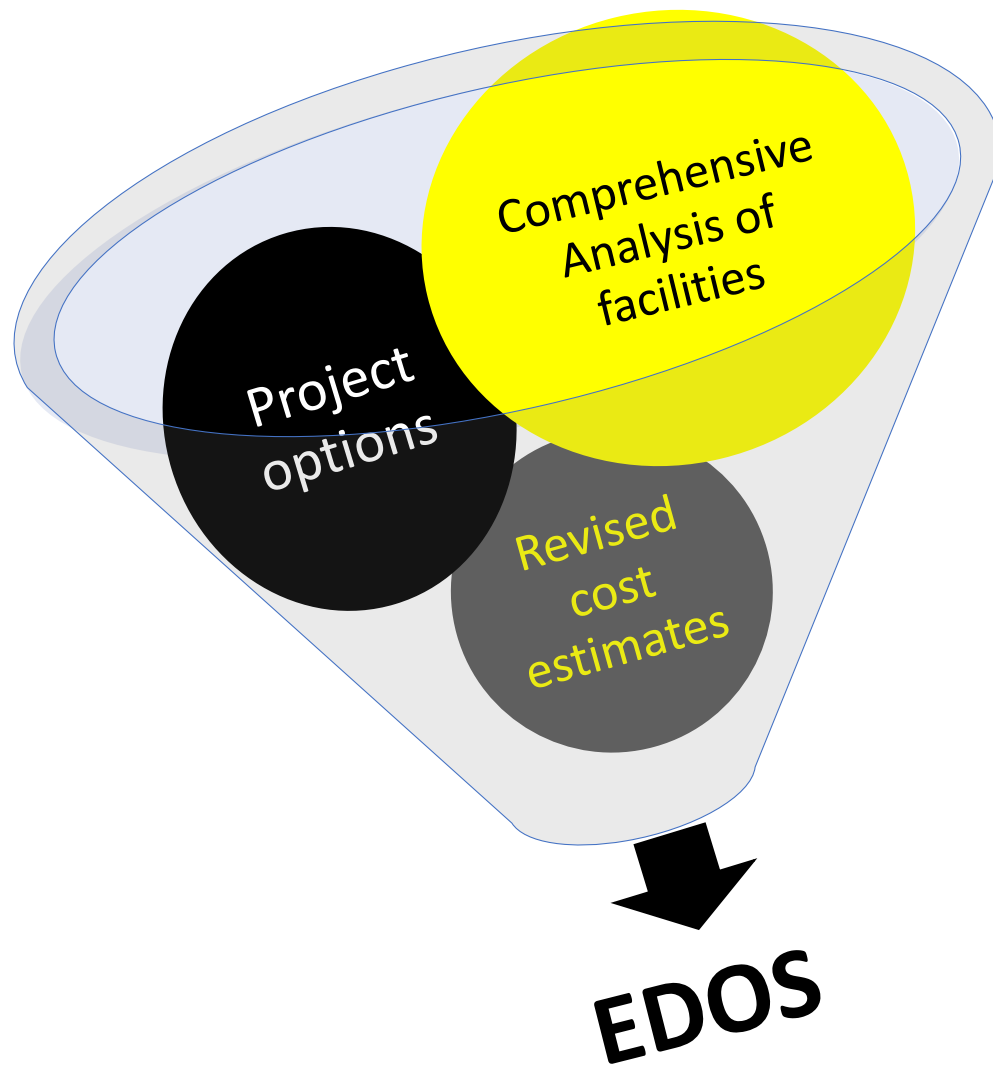


## How Can Reynolds Help The Upper Adams SD?

**Identify Your Challenges:** Budget Considerations and Community Impact

**Establish a Goal:** To develop, design, and construct a *sustainable* building program.

**Achieve an Outcome:** By reviewing UASD building stock, meeting with the stakeholders, and



## UASD's Path to a Sustainable Building Program

**Reynolds**

# Comprehensive Analysis Revealed

Current Needs	5-10 Years
<b>Biglerville ES</b>	
\$2,851,325	\$1,683,450
↓	
<b>Arendtsville ES</b>	
\$2,213,426	\$0
↓	
<b>Bendersville ES</b>	
\$2,070,191	\$0
↓	
<b>Biglerville HS/AC</b>	
\$3,507,563	\$7,897,500
↓	
<b>UA Middle School</b>	
\$769,696	\$3,430,350

\*\*\*Final Project Scopes MUST be competitively bid to achieve best cost



# What's in the numbers?

## Base scope

### Biglerville Elementary School

- Windows
- Gutters
- Mechanical, Electrical, Plumbing (MEP)

### Arendtsville/Bendersville

- Windows & Doors
- Air Conditioning/DOAS

### Biglerville HS/Athletic Center

- Major Renovation of AC/Team rooms
- MEP
- Roofing
- DAO Expansion

### Upper Adams Middle School

- Toilet Room Upgrades
- Casework
- Window Treatments (Café)
- (2) New Chair Lifts
- Life Skills Classroom

# What's in the numbers?

## 5-10 Years Capital Improvements

### Biglerville Elementary School

- Major MEP Replacement

### Arendtsville/Bendersville

- Standard Facility Maintenance

### Biglerville HS/Athletic Center

- Major MEP Replacement

### Upper Adams Middle School

- Major MEP Replacement w/  
Air Conditioning/DOAS

1

Feasibility Option 4A – New 3 to 6 Building (Consolidated Campus)							
Building	# Of Students			SF/Student	Total SF	\$/SF	Estimate
	Capacity	Actual	% Capacity				
New 3-6	700	501	72%	120	84,000	165	\$20,614,800
Biglerville ES	550	373	68%	116	64,000		\$2,851,325
HS/MS/AC/DAO – Base Projects	-	-	-	-	-	-	\$4,277,249
						<b>Total</b>	<b>\$27,743,384</b>

- ✓ Closes Arendtsville and Bendersville ES
- ✓ Resolves Transportation Challenge
- ✓ Includes 7 Classrooms per grade for New 3-6 Facility and 6 Classrooms per grade at Biglerville Elementary School
- ✓ SF/Student discrepancy between Feasibility Options 3&4 (EDOS add of 4,000SF)



# 2

Feasibility Option 3A – New 4 to 6 Building (Consolidated Campus)							
Building	# Of Students						
New 4-6	Capacity	Actual	% Capacity	SF/Student	Total SF	\$/SF	Reynolds Estimate
	525	376	72%	133	70,000	165	\$17,527,500
<b>Biglerville ES</b>	600	498	83%	118	64,000		\$2,851,325
+2 Classrooms/Gym					+6,500	250-275	\$4,563,825
<b>HS/MS/AC/DAO – Base Projects</b>	-	-	-	-	-	-	\$4,277,249
						<b>Total</b>	<b>\$26,368,584</b>

- ✓ Closes Arendtsville and Bendersville ES
- ✓ Resolves Transportation Challenge
- ✓ Includes 7 Classrooms per grade for New 4-6 Facility and 6 Classrooms per grade at Biglerville Elementary School

# 3

NEW Reynolds Alternate Option – New 4 to 6 ES w/(6) Classrooms per Grade							
Building	# Of Students			SF/Student	Total SF	\$/SF	Estimate
	Capacity	Actual	% Capacity				
New 4-6	450	376	84%	140	63,000	165	\$16,045,350
<b>Biglerville ES</b>	600	498	83%	118	64,000		\$2,851,325
+2 Classrooms/Gym					+6,500	250-275	\$4,563,825
<b>HS/MS/AC/DAO – Base Projects</b>	-	-	-	-	-	-	\$4,277,249
						<b>Total</b>	<b>\$24,886,434</b>

- ✓ Closes Arendtsville and Bendersville ES
- ✓ Resolves Transportation Challenge
- ✓ Includes 6 Classrooms per grade for New 4-6 Facility and 6 Classrooms per grade at Biglerville Elementary School

# 4

Feasibility Option 2 – Addition/Renovation at Arendtsville							
Building	# Of Students			SF/Student	Total SF	\$/SF	Estimate
	Capacity	Actual	% Capacity				
Arendtsville 4-6	525	376	72%	139	38,000	165	\$6,270,000
(6 Classroom Option)					35,000	100	<b>\$14,477,100</b>
<b>Biglerville ES</b>	600	498	83%	118	64,000		\$2,851,325
+2 Classrooms/Gym					+6,500	250-275	<b>\$4,563,825</b>
<b>HS/MS/AC/DAO – Base Projects</b>	-	-	-	-	-	-	<b>\$4,277,249</b>
						<b>Total</b>	<b><u>\$23,318,184</u></b>

- ✓ Closes Bendersville ES, but maintains Community School
- ✓ Addresses Transportation Challenge
- ✓ Includes 6 Classrooms per grade

5

**NEW Reynolds Alternate Option – Arendtsville/Bendersville ES to K-2**

Building	# Of Students			SF/Student	Total SF	\$/SF	Estimate
	Capacity	Actual	% Capacity				
<b>Biglerville ES 3-6</b>	600	501	84%	126	64,000		\$2,851,325
2 Classroom Add + <b>NEW</b> Gym					11,500	250	<b>\$5,726,325</b>
<b>Arendtsville ES K-2</b>	225	215	96%	173			<b>\$2,214,000</b>
<b>Bendersville ES K-2</b>	175	170	97%	220			<b>\$2,070,000</b>
<b>HS/MS/AC/DAO – Base Projects</b>	-	-	-	-	-	-	<b>\$4,277,249</b>
						<b>Total</b>	<b>\$14,287,584</b>

- ✓ Preserves Arendtsville and Bendersville ES
- ✓ Meets Budgetary Goals
- ✓ Does not address Transportation Challenges
- ✓ Facilities better suited for the programmatic requirements of the proposed realignment
- ✓ 6 Classrooms per grade



# 6

## NEW Reynolds Alternate Option – Biglerville ES K to 6/Arendtsville and Bendersville Realignment

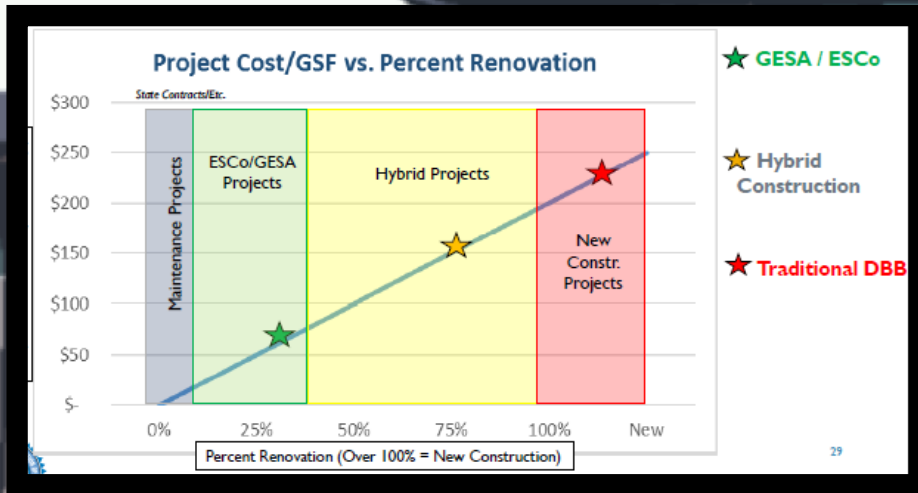
Building	# Of Students			SF/Student	Total SF	\$/SF	Estimate
	Capacity	Actual	% Capacity				
<b>Biglerville ES K-6</b>	650	564	87%	124	64,000		\$2,851,325
4 Classroom Add + <b>NEW</b> Gym					80,500	250	<b>\$7,476,325</b>
<b>Arendtsville ES K-2</b>	225	188	84%	173			<b>\$2,214,000</b>
<b>Bendersville ES K-2</b>	175	144	82%	220			<b>\$2,070,000</b>
<b>HS/MS/AC/DAO – Base Projects</b>	-	-	-	-	-	-	<b>\$4,277,249</b>
						<b>Total</b>	<b>\$16,037,584</b>

- ✓ Preserves Arendtsville and Bendersville ES
- ✓ Meets Budgetary Goals
- ✓ Addresses Transportation Challenge
- ✓ Includes 6 Classrooms per grade
- ✓ Biglerville ES K-6 Facility



<b>NEW Reynolds Alternate Option – K to 6 Biglerville w/(6) Classrooms Per Grade</b>							
Building	# Of Students			SF/Student	Total SF	\$/SF	Estimate
	Capacity	Actual	% Capacity				
<b>Biglerville ES K-6</b>	1050	863	82%	140	64,000		\$2,851,325
Major Expansion					123,500	250	<b>\$20,776,325</b>
<b>HS/MS/AC/DAO – Base Projects</b>	-	-	-	-	-	-	<b>\$4,277,249</b>
						<b>Total</b>	<b>\$25,053,584</b>

- ✓ Closes Arendtsville and Bendersville ES
- ✓ Resolves Transportation Challenge
- ✓ Requested by UASD Administration

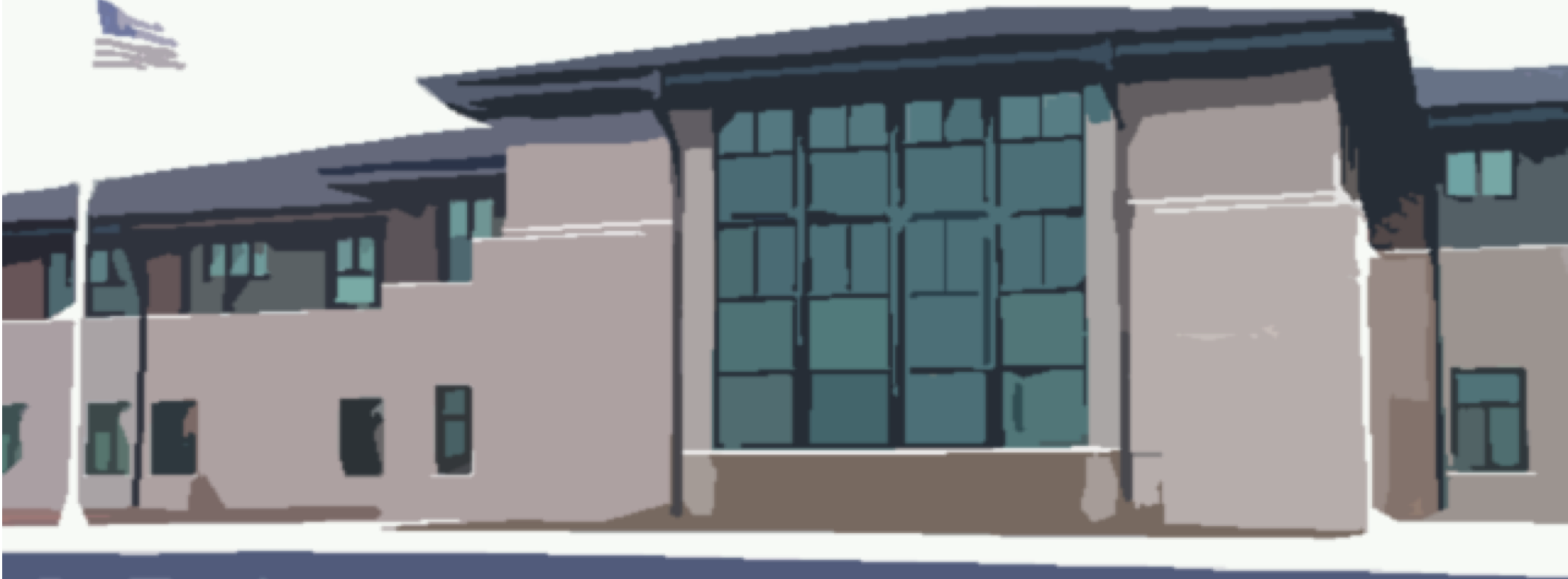


## Process Methodology

**Hybrid Construction:** Performance Contracts (GESAs) can be combined with other procurement methods to give Owners the best value and least risk.

**Benefits:** GESAs establish single-source accountability (design through warranty), control over equipment/sub-contractor

Upper Adams SD  
Biglerville High School '99 – '01



## Next Steps

**Issue:** Notice of Intent to Award [Insert ESCO] as a GESA Contractor

**Finalize:** Enhanced District Options Study – there are still opportunities for modifications to options presented. The final EDOS will include fully designed and shovel ready projects.