



GILBERT ARCHITECTS

West Bradford Elementary School

Beaver Creek Elementary School

Renovations + Additions



TOPICS OF DISCUSSION

01.

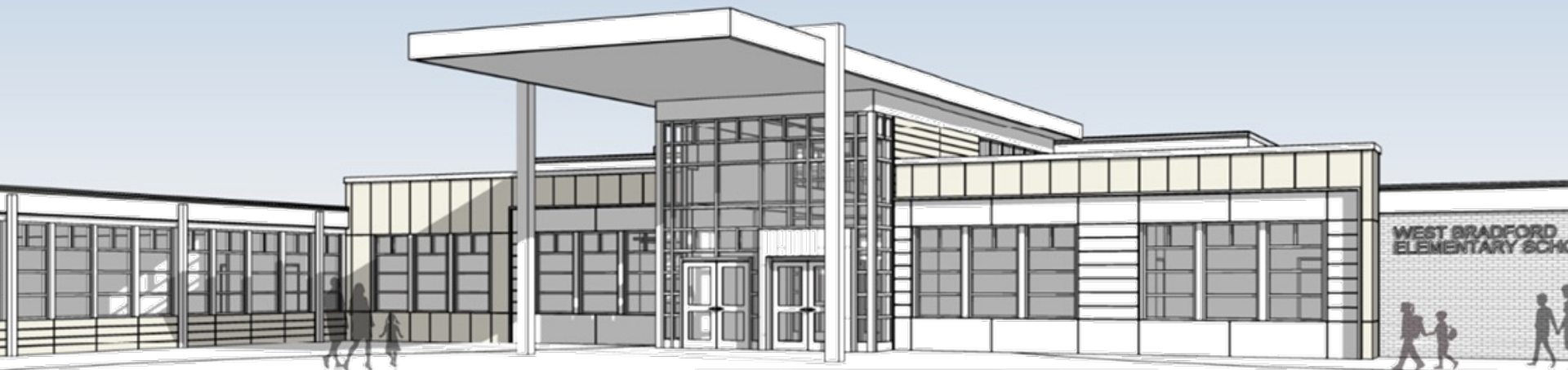
West Bradford ES

- Scope of Work
- Site Development
- Floor Plan Development
- Design Development
- Estimated Costs

02.

Beaver Creek ES

- Scope of Work
- Site Development
- Floor Plan Development
- Design Development
- Estimated Costs



WEST BRADFORD ES

Single Story K-5 School

Original Construction in 1966

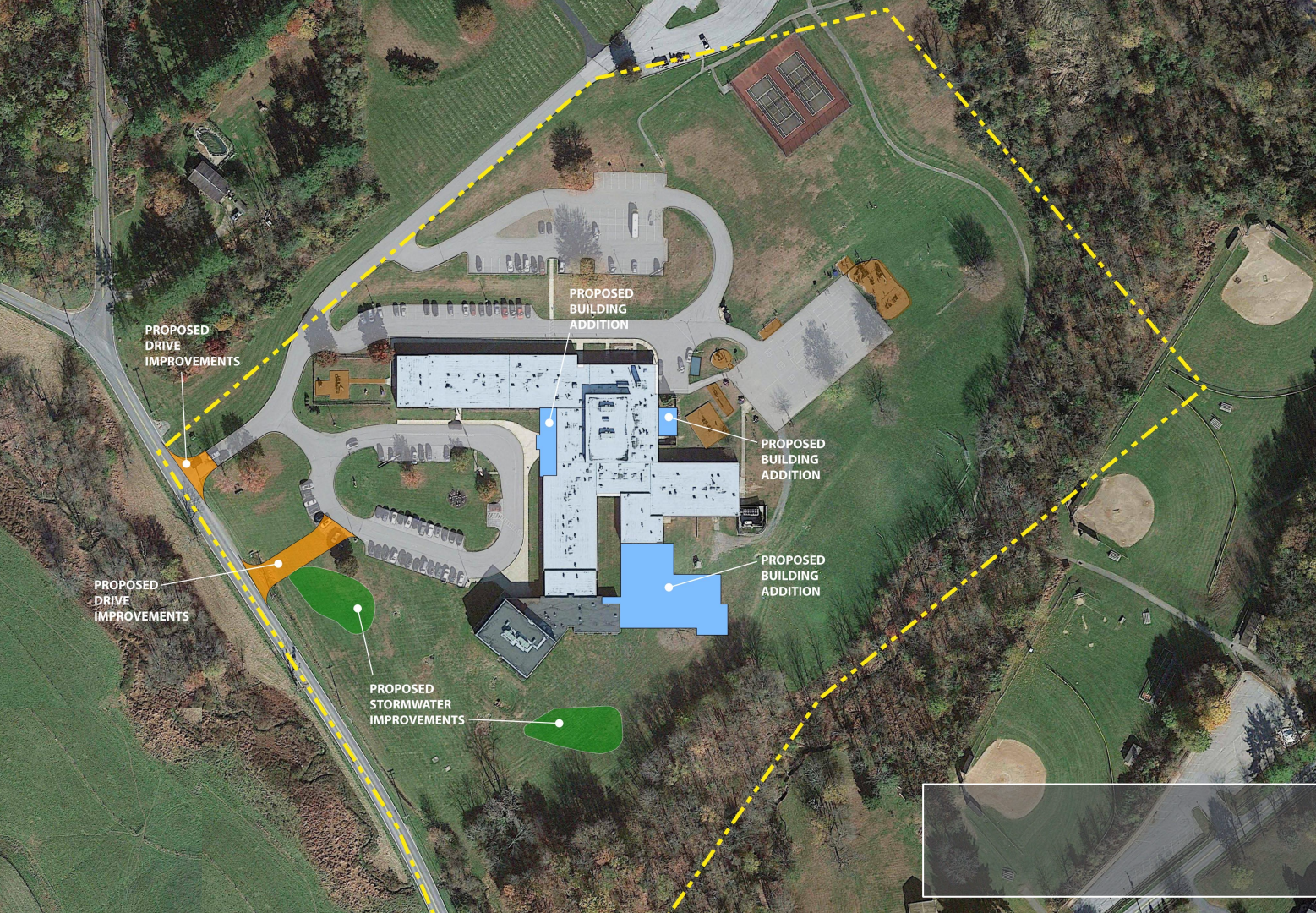
Additions Constructed in 1980 and 2006

Total Building Area = 68,610 SF

Scope of Work

- Separate Bus And Parent Drop-Off Traffic
- Provide New Access Drive From Broad Run Road
- Provide A New Kitchen Addition And Loading Area
- Provide Two Additional Kindergarten Classrooms
- Upgrade Main Entrance And Exterior Finishes
- Install Sprinkler System Throughout The Building
- Replace All Lighting Fixtures With LED Fixtures
- Upgrade HVAC System
- Provide Accommodation Rooms
- Reconfigure Administration Suite
- Provide Designated OT, PT, & Speech Spaces
- Update Corridor Finishes





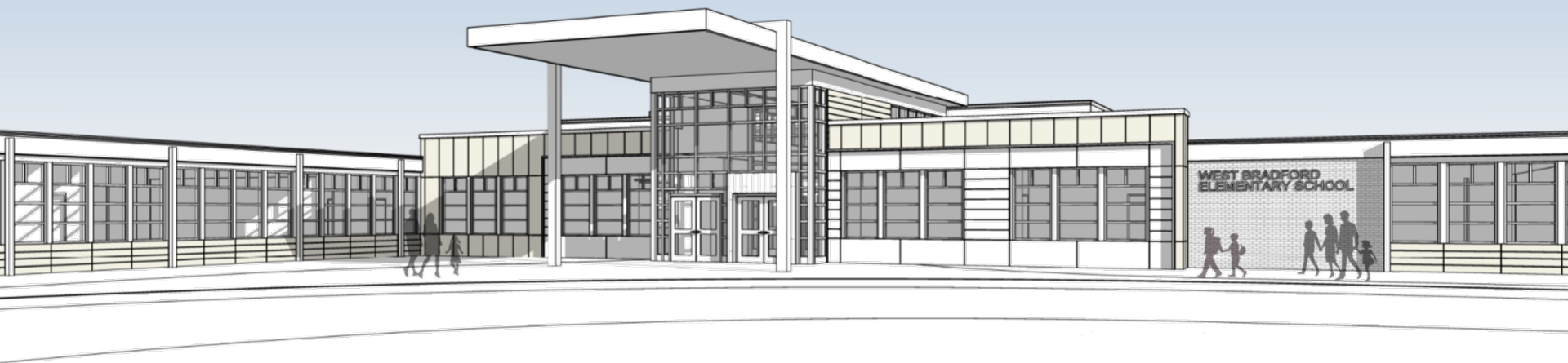
Site Plan

General Conditions	\$1,061,914
Site	\$1,409,050
General Construction	\$7,631,946
Mechanical	\$3,538,050
Fire Suppression	\$255,078
<u>Electrical</u>	<u>\$1,347,533</u>
Total Construction Cost	\$15,243,571
<u>Soft Costs</u>	<u>\$3,412,693</u>
Total Project Cost	\$18,656,270

*Soft Costs consist of but are not limited to Insurances,
Bonds, Design Contingencies, Professional Fees, and FFE
costs*

Design Development Estimated Cost





Main Entrance



Classroom Addition



BEAVER CREEK ES

Single Story K-5 School

Original Construction in 1960

Additions Constructed in 1988 and 2004

Total Building Area = 56,000 SF

Scope of Work

- Separate Bus and Parent Drop-Off Traffic
- Provide 6-8 Classroom Addition
- Provide A New Multi-Purpose (Gym) Room And Kitchen
- Upgrade Main Entrance
- Provide Sprinklers Throughout The Building
- Provide New Electrical Service
- Replace Lighting Fixtures With LED Fixtures
- Upgrade HVAC System
- Renovate Existing Gymnasium Into Cafeteria
- Provide Accommodation Rooms
- Reconfigure Administration Suite
- Update Corridor Finishes





Site Plan

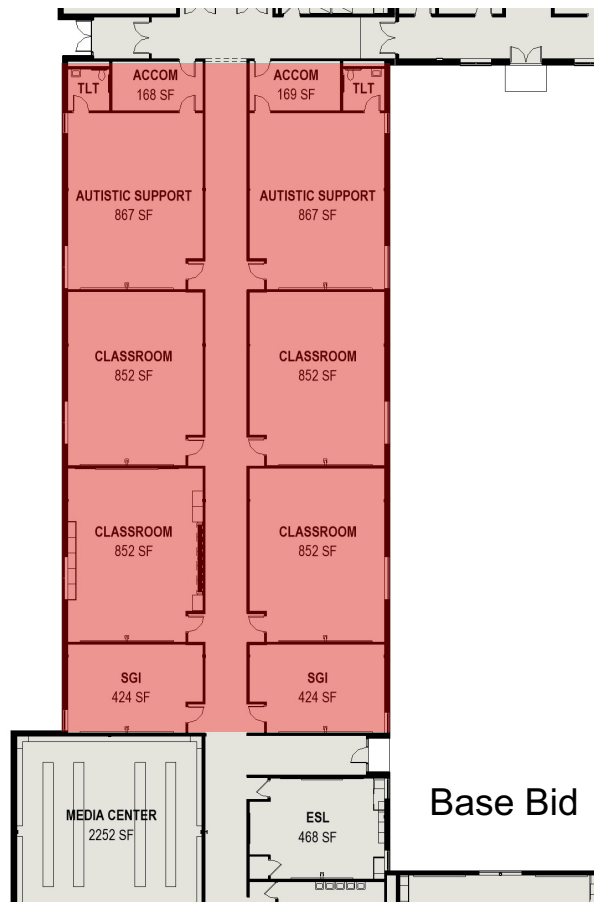


 **FLOOR PLAN CONCEPT**
1" = 10' 0"

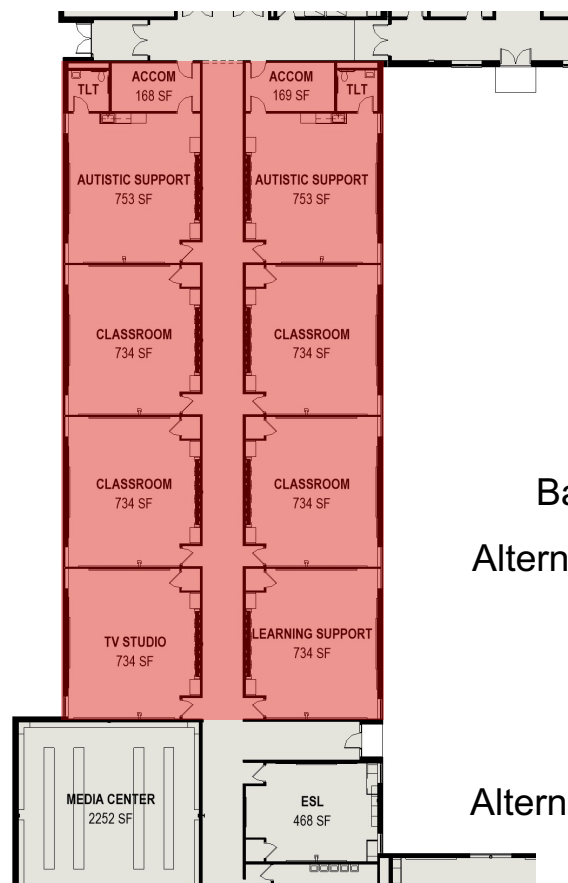
Schematic Design
Existing = 56,000 SF
Additions = 29,000 SF
Total = 85,000 SF

Design Development
Existing = 56,000 SF
Additions = 26,500 SF
Total = 82,500 SF

Floor Plan



Base Bid



Base Bid Classrooms = 852 SF
 Alternate Bid Classrooms = 734 SF

Alternate Bid

Third Grade Classrooms

General Conditions	\$1,407,736
Site	\$2,001,344
General Construction	\$12,080,959
Mechanical	\$4,388,875
Fire Suppression	\$455,374
<u>Electrical</u>	<u>\$2,232,232</u>
Total Construction Cost	\$22,566,520
<u>Soft Costs</u>	<u>\$3,460,024</u>
Total Project Cost	\$26,026,544

Soft Costs consist of but are not limited to Insurances,
Bonds, Design Contingencies, Professional Fees, and FFE
costs

Design Development Estimated Cost



Milestone Schedule - Both Schools

- | | |
|--------------------------------------|---------------------|
| • Complete Construction Documents | November 30, 2023 |
| • Conduct Act 34 Hearing | Mid November 2023 |
| • Receive Site Planning Approvals | Mid December 2023 |
| • Advertisement for Bidding | Early January 2024 |
| • Receive Bids from Contractors | Early February 2024 |
| • Submit for Building Permits | February 2024 |
| • Execute Contracts for Construction | Mid March 2024 |
| • Start Construction | Mid April 2024 |
| • Completion of Construction | July 2025 |





PARTNERS IN PROGRESS