

Pleasant Valley School District

High School Renovations and Additions

September 12th, 2024, Project Update



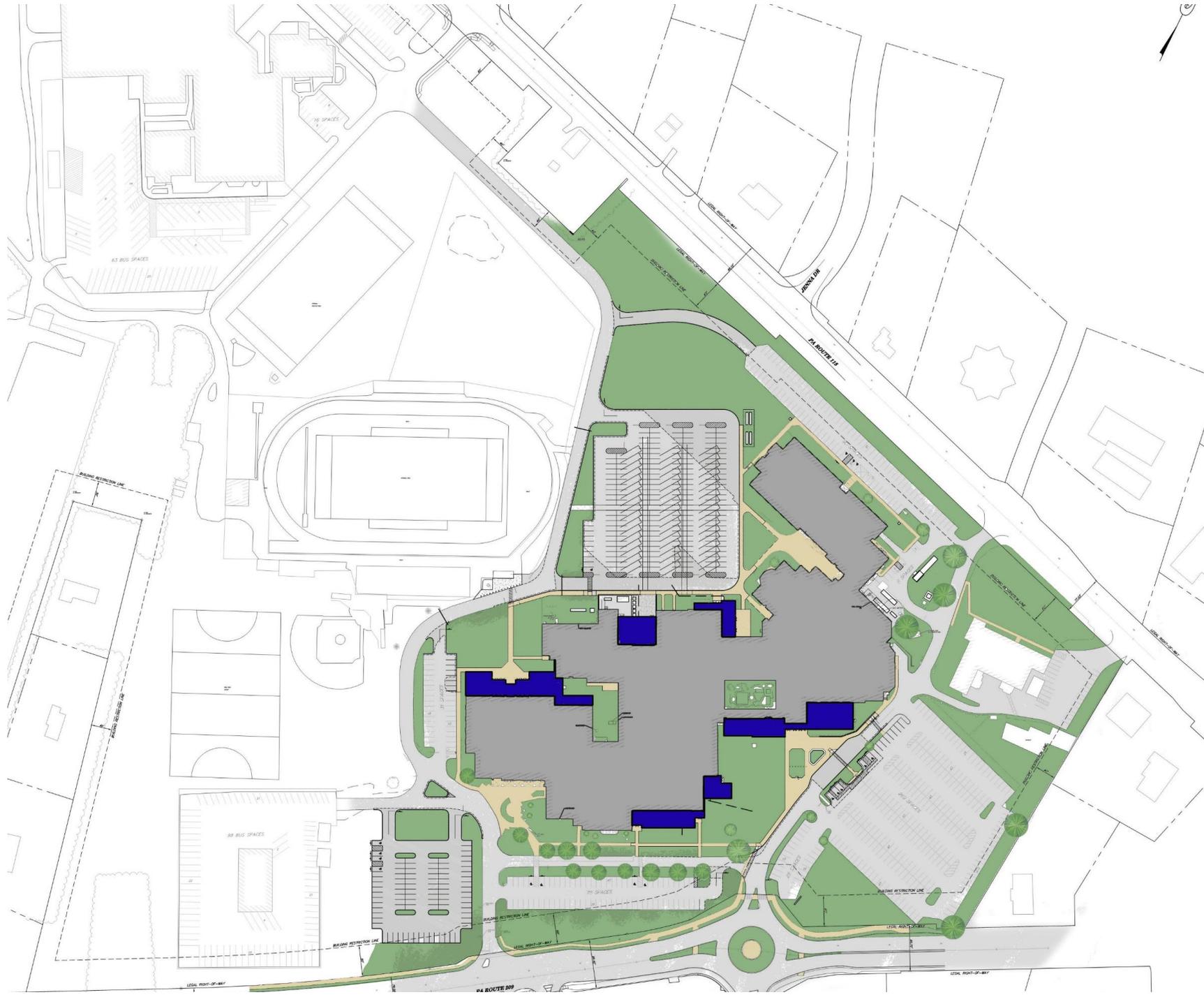
D'HUY Engineering, Inc.
Est. 1976

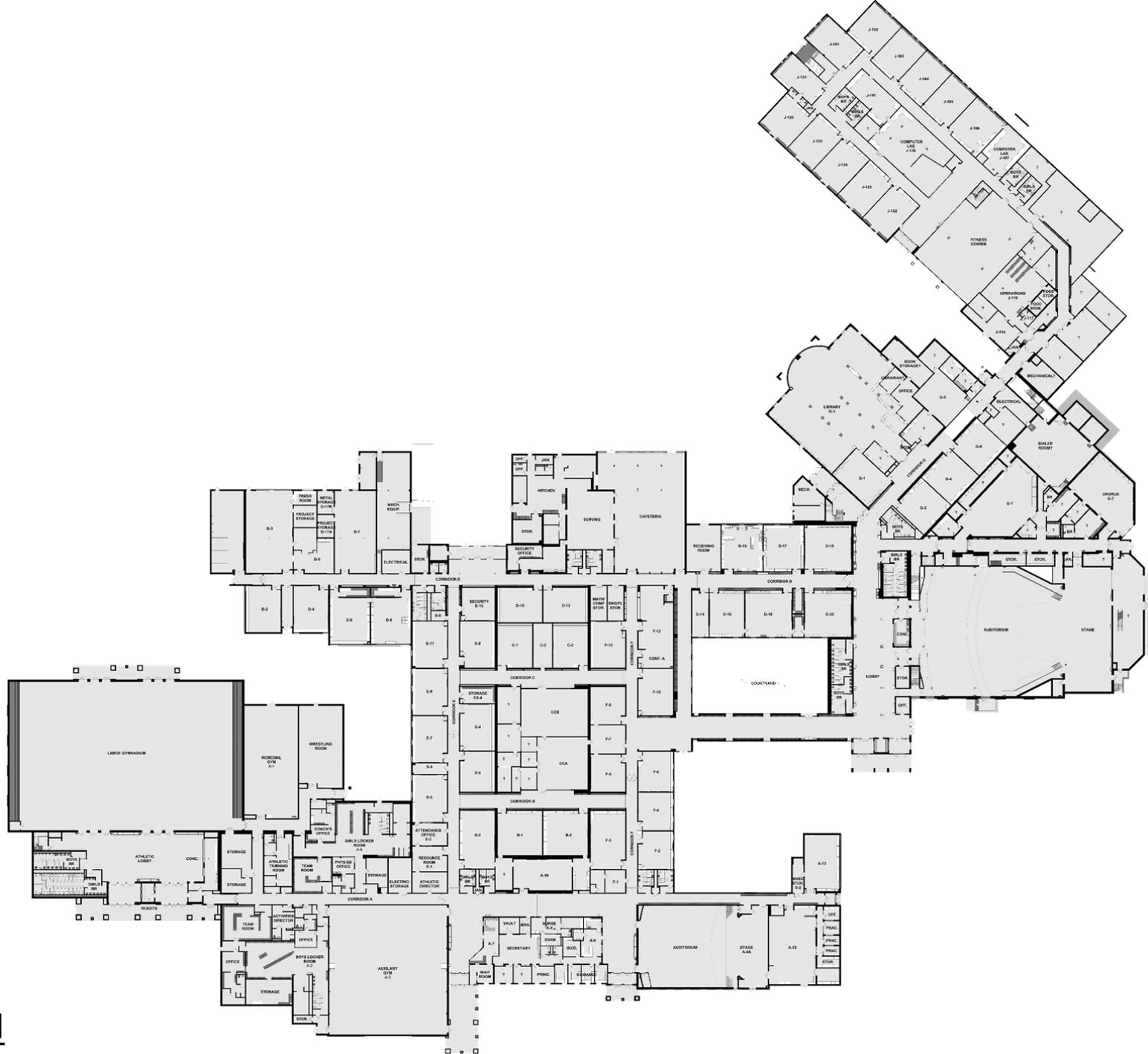


An architectural rendering of a modern school building. The building is a long, single-story structure with a flat roof and a large glass entrance. The exterior is a light tan color. To the right of the entrance, there is a purple paw print logo with the letters 'RV' inside. The building is set on a concrete plaza with some outdoor seating and a few people. A tall, dark light pole stands in the foreground. The sky is blue with scattered white clouds. The text 'DESIGN UPDATE' is overlaid in large, bold, black letters across the center of the image.

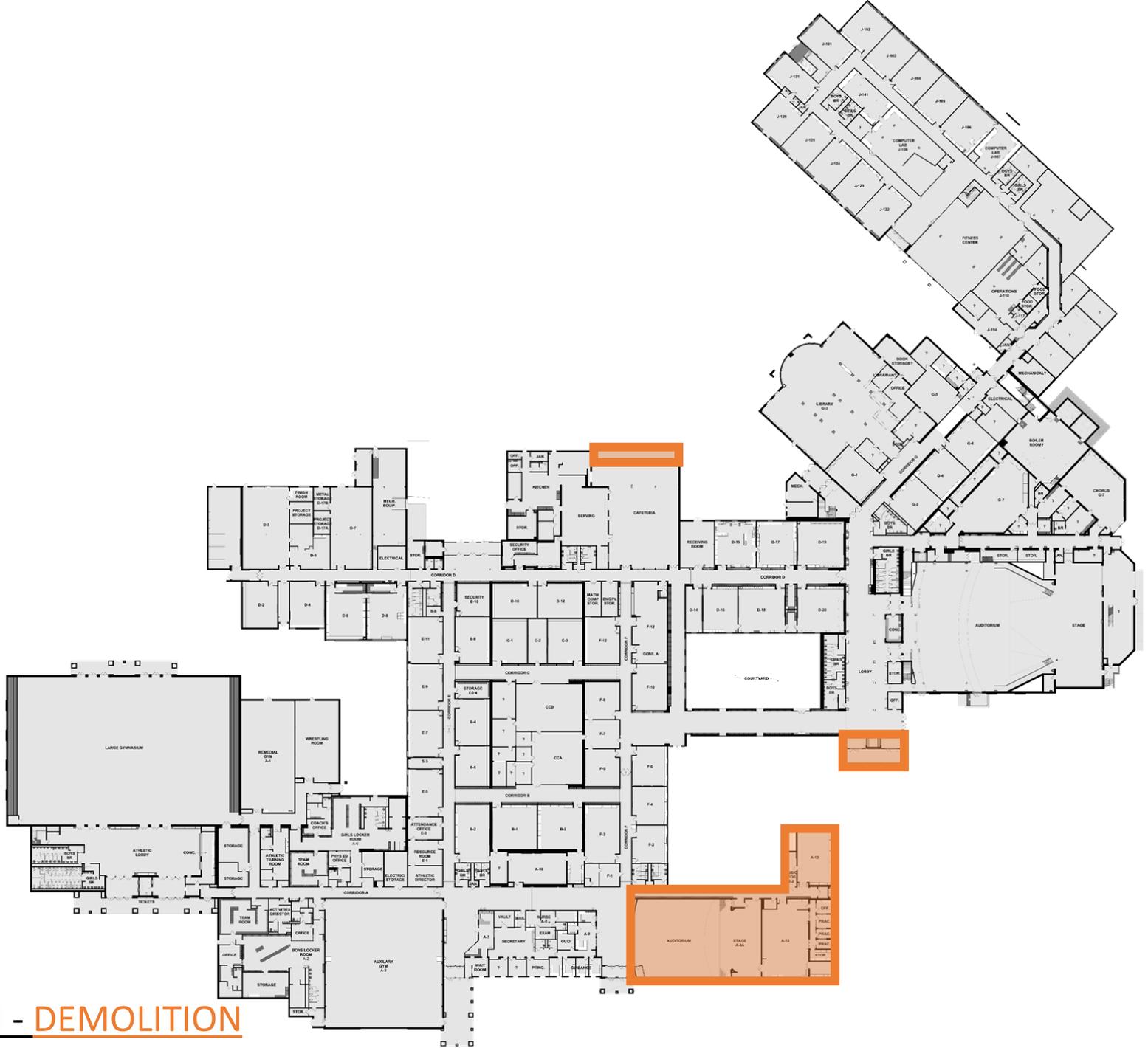
DESIGN UPDATE

PROPOSED SITE PLAN

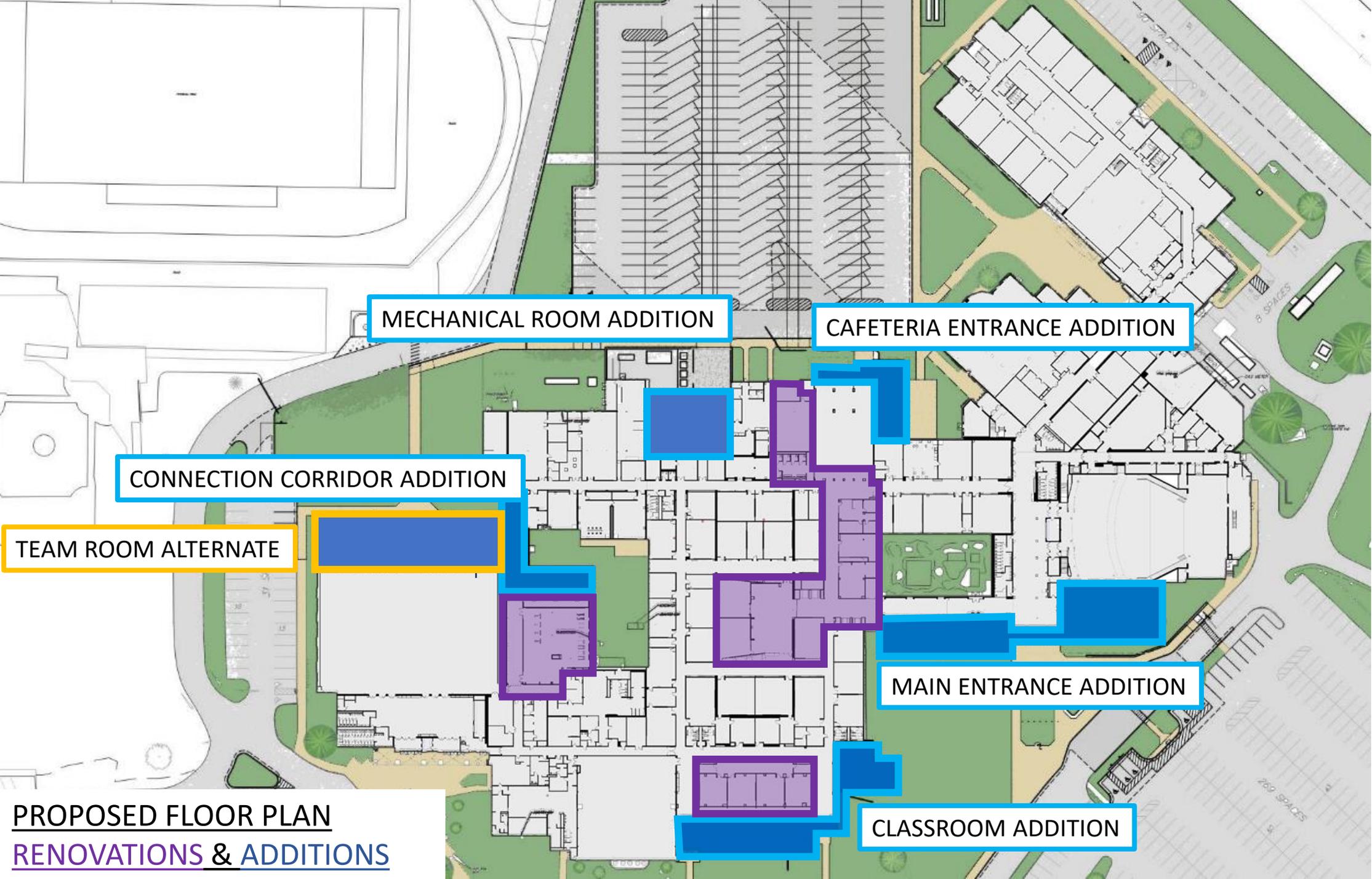




EXISTING FLOOR PLAN



EXISTING FLOOR PLAN - DEMOLITION



MECHANICAL ROOM ADDITION

CAFETERIA ENTRANCE ADDITION

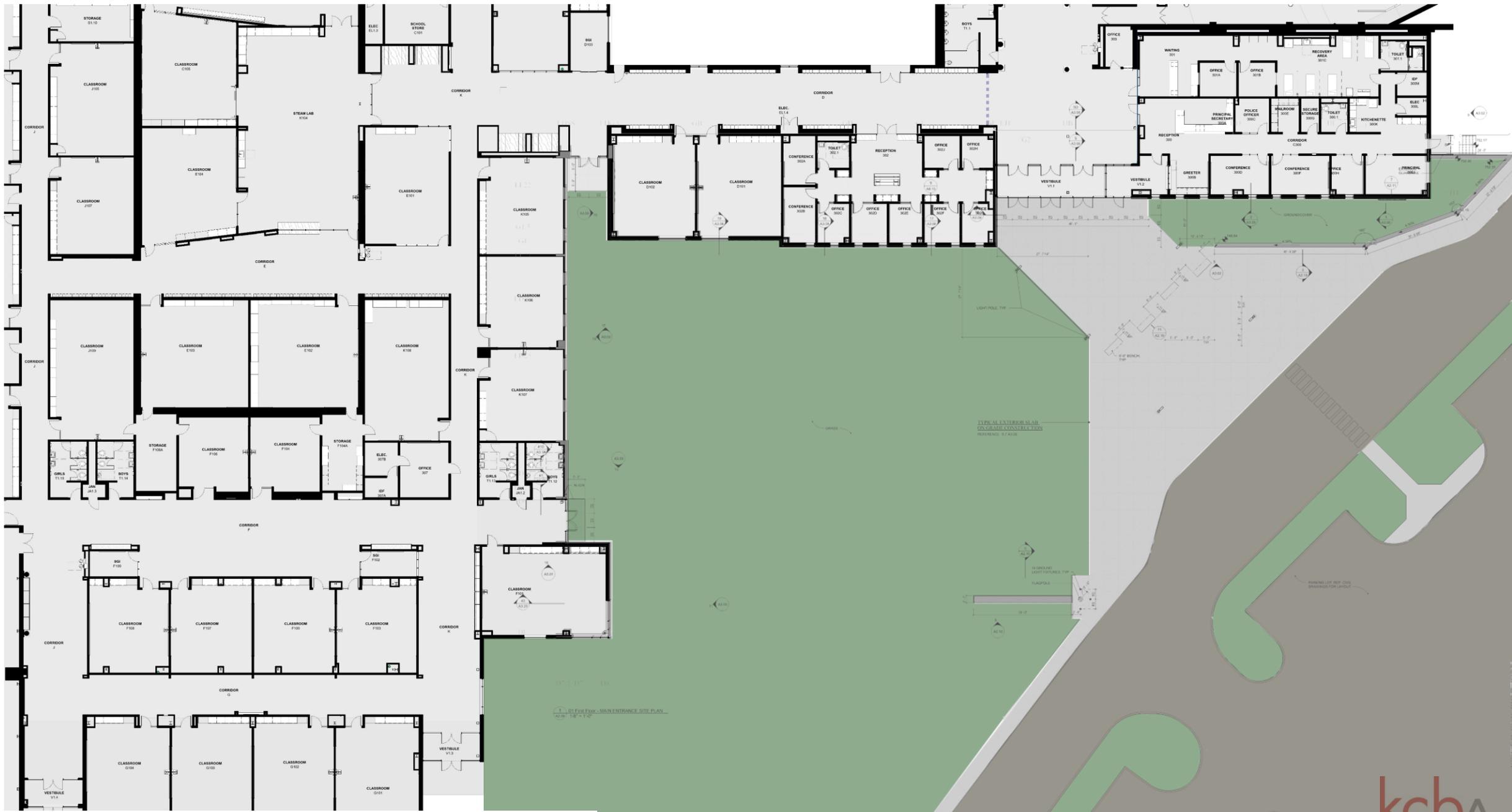
CONNECTION CORRIDOR ADDITION

TEAM ROOM ALTERNATE

MAIN ENTRANCE ADDITION

CLASSROOM ADDITION

PROPOSED FLOOR PLAN
RENOVATIONS & ADDITIONS



MAIN ENTRANCE AND CLASSROOM ADDITION



EXISTING AUDITORIUM ENTRANCE VIEW

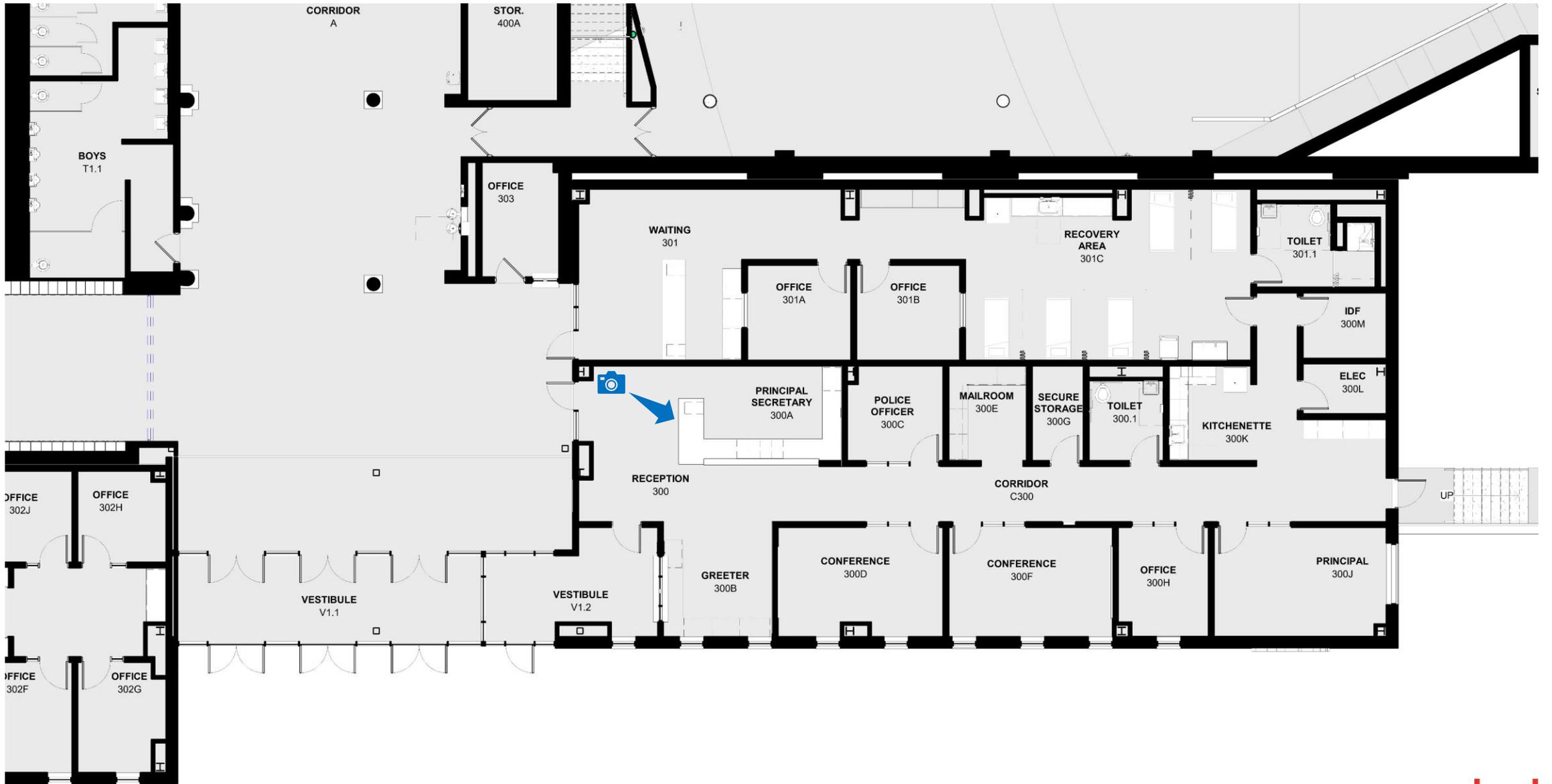


PLEASANT VALLEY
HIGH SCHOOL

PROPOSED MAIN ENTRANCE



PROPOSED MAIN ENTRANCE



ADMIN ADDITION

RECEPTION



PLEASANT VALLEY
HIGH SCHOOL



STUDENT SERVICES ADDITION



STUDENT SERVICES ENTRANCE



CLASSROOM ADDITION

CLASSROOM CORRIDOR COMMONS





TYPICAL CLASSROOM



CAFETERIA ADDITION



EXISTING CAFETERIA - EXTERIOR



PROPOSED CAFETERIA - EXTERIOR



K
K
K

CAFETERIA CORRIDOR ENTRANCE



CAFETERIA BUS LOOP ENTRANCE



STEAM LAB



EXISTING CORRIDOR



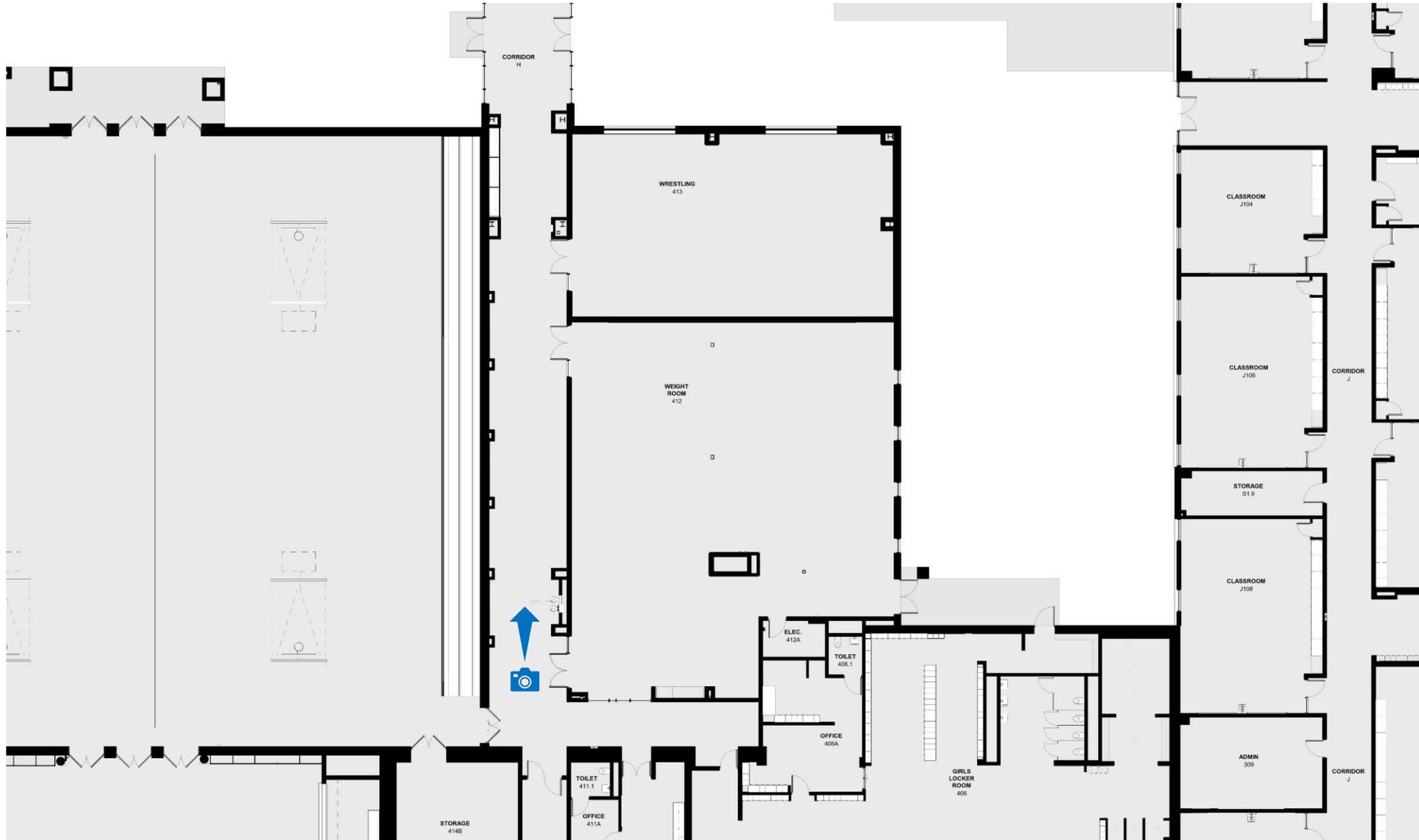
STEAM CORRIDOR RENDERING

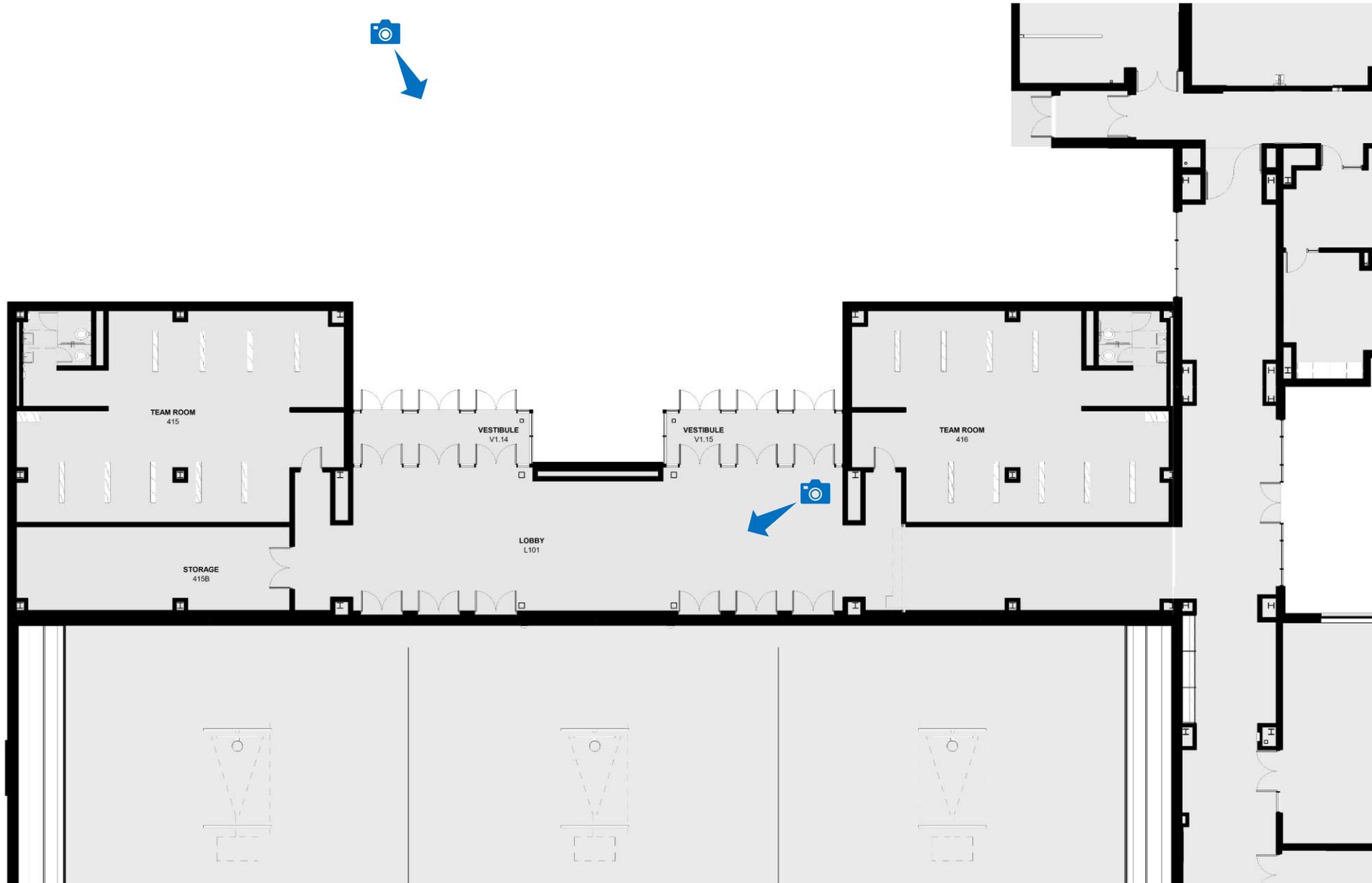




STEAM CLASSROOM







PROPOSED TEAM ROOMS - ALTERNATE



EXISTING REAR GYM - EXTERIOR



PROPOSED TEAM ROOMS - ALTERNATE

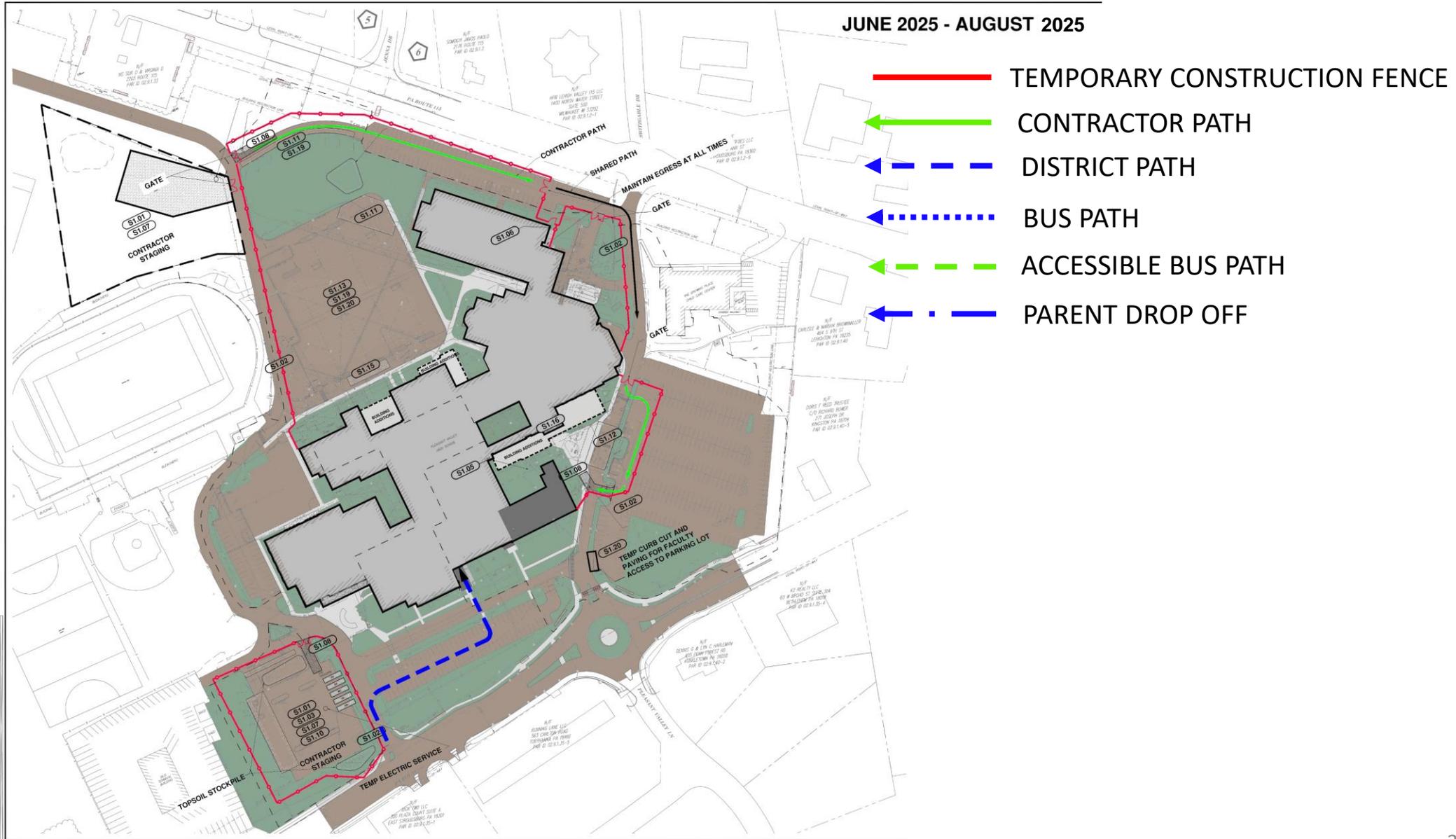
HOME OF THE BEARS

PROPOSED TEAM ROOMS LOBBY - ALTERNATE

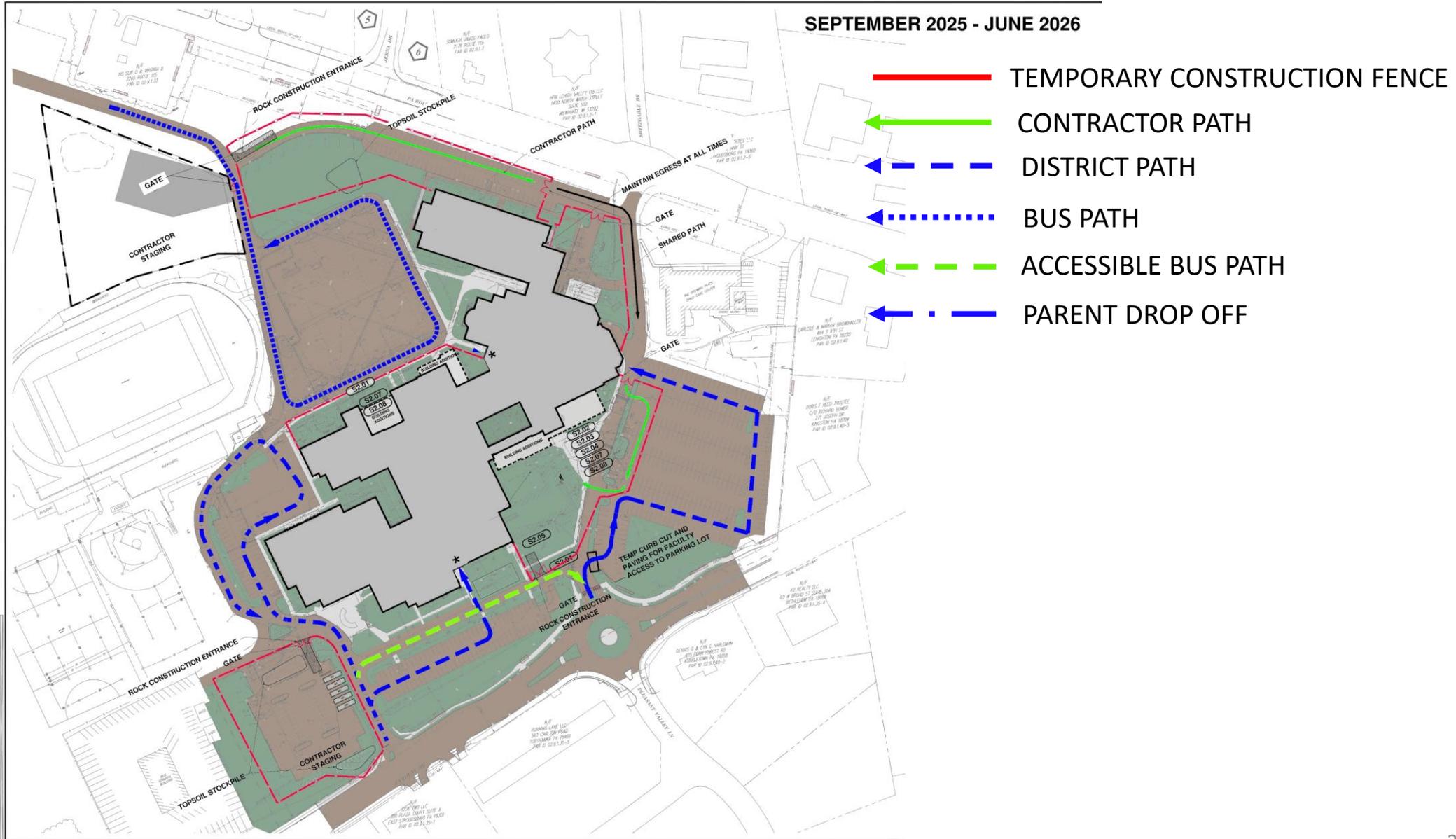
PHASING UPDATE



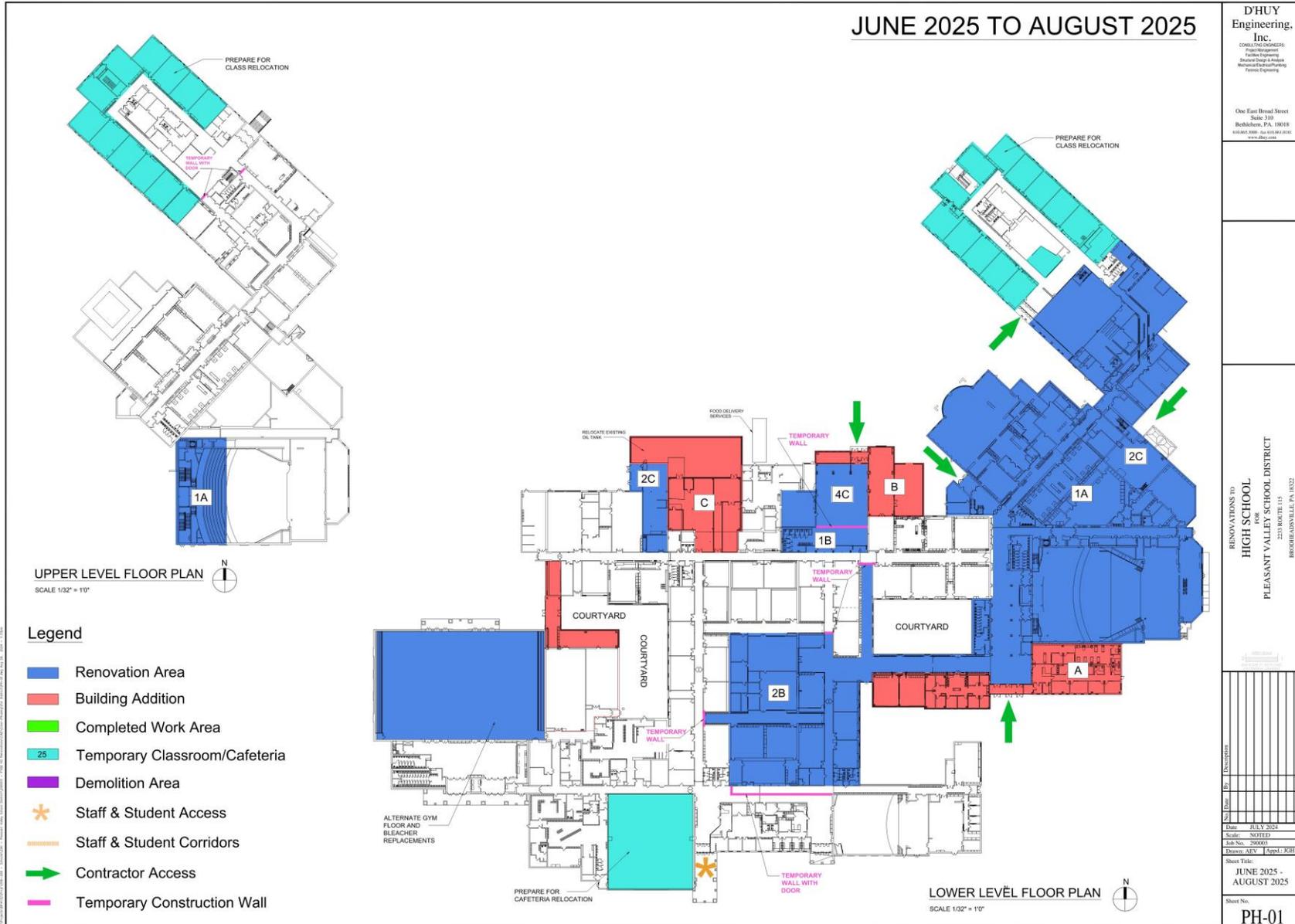
PRELIMINARY SITE PHASING



PRELIMINARY SITE PHASING



PRELIMINARY BUILDING PHASING



D'HUY Engineering, Inc.
CONSULTING ENGINEERS
Civil Engineering
Mechanical Engineering
Structural Engineering
Surveying
Professional Seals
Professional Licenses

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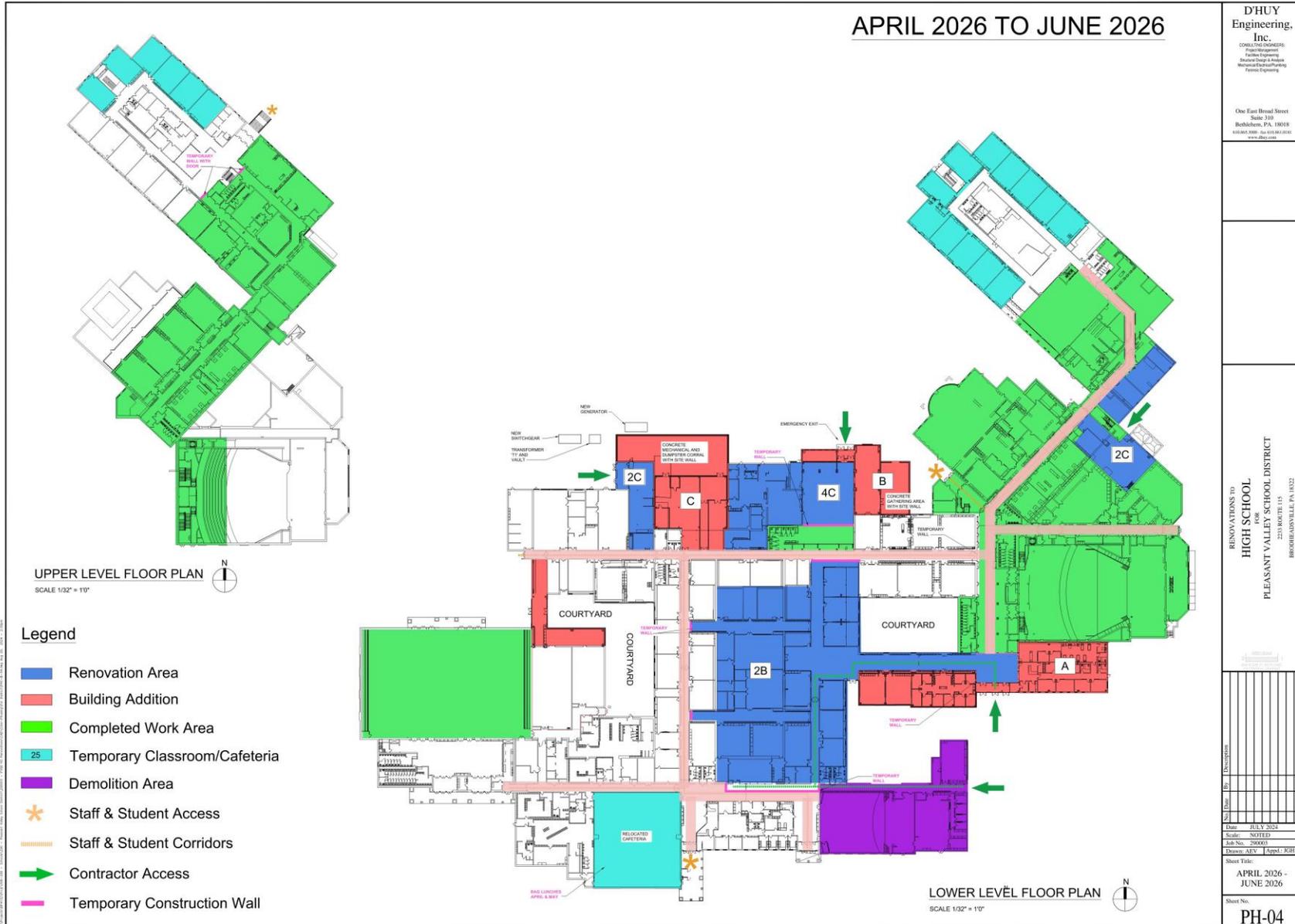
RENOVATIONS TO
HIGH SCHOOL
FOR
PLEASANT VALLEY SCHOOL DISTRICT
2233 ROUTE 115
BROOKHAVENVILLE, PA 18022

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JULY 2024
2	NOTED	
3	NOTED	
4	NOTED	
5	NOTED	
6	NOTED	
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8	NOTED	
9	NOTED	
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99	NOTED	
100	NOTED	

Sheet Title:
JUNE 2025 - AUGUST 2025

Sheet No.
PH-01

PRELIMINARY BUILDING PHASING





BUDGET & SCHEDULE UPDATE

BUDGET VIEW UPDATE

Row #	Item	Quantity (SF)	DD Budget May 8th, 2024	CD Budget Sept. 3rd, 2024	Change in Budget from DD to CD	Comments
1	Construction Costs:					
2	General Contractor		\$ 43,765,000	\$ 44,460,000	\$ 695,000	
3	New Additions	30,400	\$ 12,070,000	\$ 11,800,000	(\$ 270,000)	Include 6,600 SF Athletics Entrance and Team Room Addition by Add Alternate
4	Renovations	278,000	\$ 24,510,000	\$ 24,325,000	(\$ 185,000)	
5	Food Service Equipment Allowance		\$ 800,000	\$ 800,000	\$ -	
6	Exterior Shell, Windows, and Door Upgrades		\$ 1,435,000	\$ 1,825,000	\$ 390,000	
7	Site Improvements Allowance		\$ 4,770,000	\$ 4,830,000	\$ 60,000	
8	Fire Pump and Fire Water Storage Tank		Under PC Costs	\$ 700,000	\$ 700,000	
9	Demolition of Building to allow for New Additions	12,000	\$ 180,000	\$ 180,000	\$ -	
10	Electrical Contractor		\$ 17,810,000	\$ 18,095,000	\$ 285,000	
11	New Additions	30,400	\$ 1,580,000	\$ 1,580,000	\$ -	~ \$52/SF for EC New Additions
12	Renovations	278,000	\$ 15,290,000	\$ 15,540,000	\$ 250,000	~ \$56/SF for EC Renovations
13	Life Safety in JC Mills Mothball Space (Fire Alarm)		\$ 140,000	\$ 140,000	\$ -	
14	Site Improvements Allowance		\$ 800,000	\$ 835,000	\$ 35,000	Site Lighting, Site Power Distribution, and Fiber-Optics Upgrades
15	Mechanical Contractor		\$ 18,095,000	\$ 17,740,000	(\$ 355,000)	
16	New Additions	30,400	\$ 1,710,000	\$ 1,810,000	\$ 100,000	~ \$60/SF for MC New Additions
17	Renovations	278,000	\$ 16,385,000	\$ 15,930,000	(\$ 455,000)	~ \$57/SF for MC Renovations
18	Plumbing Contractor		\$ 8,495,000	\$ 7,810,000	(\$ 685,000)	
19	New Additions	30,400	\$ 670,000	\$ 695,000	\$ 25,000	~ \$23/SF for PC New Additions
20	Renovations	278,000	\$ 6,950,000	\$ 6,940,000	(\$ 10,000)	~ \$25/SF for PC Renovations
21	Life Safety in JC Mills Mothball Space (Sprinkler System)		\$ 175,000	\$ 175,000	\$ -	
22	Fire Pump and Fire Water Storage Tank		\$ 700,000	Under GC Costs	(\$ 700,000)	
23	Environmental Abatement Contractor		\$ 642,400	\$ 550,000	(\$ 92,400)	Budget provided by EAC.
24	TOTAL CONSTRUCTION COSTS		\$ 88,807,400	\$ 88,655,000	(\$ 152,400)	
25	Soft Costs					
26	SOFT COST SUBTOTAL		\$ 9,436,122	\$ 9,730,722	\$ 294,600	Fees, permits, inspections, and FF&E
27	Design & Estimating Contingency		\$ 1,000,000	\$ 750,000	(\$ 250,000)	
28	Construction Contingency		\$ 4,000,000	\$ 4,000,000	\$ -	
29	Financing		\$ -	\$ -	\$ -	No Cost Included for Financing
30	Inflation Contingency		\$ -	\$ -	\$ -	
31	TOTAL SOFT COSTS & CONTINGENCY		\$ 14,436,122	\$ 14,480,722	\$ 44,600	
32	TOTAL ESTIMATED PROJECT COSTS		\$ 103,243,522	\$ 103,135,722	(\$ 107,800)	
33	Alternate for Athletics Addition and Plaza	6,600	3,475,000	3,385,000	(90,000)	
34	TOTAL ESTIMATED PROJECT COSTS WITHOUT ATHLETICS ADDITION or CIP UPGRADES		\$ 99,768,522	\$ 99,750,722	(\$ 17,800)	

PROJECT GRANT UPDATE

GRANT FUNDING OPPORTUNITIES

	SUBMITTED	FUNDING REQUESTED	EXPECTED NOTIFICATION
Redevelopment Assistance Capital Program (RACP)	January 12, 2024	\$ 4,000,000	September 2024
Public School Facility Improvement Grant	May 31, 2024	\$ 5,000,000	September 2024
Environmental Repairs Grant Program	June 30, 2024	\$ 321,200	September 2024
Other grants that are feasible	TBD	TBD	TBD



Pleasant Valley School District Working Session September 12, 2024

CAPITAL PROJECT FINANCING REVIEW

HS Project Budget Estimate @ 9/12/2024		\$103,135,722
HS items removed from borrowing	HS Athletic Entrance	(\$ 3,385,000)
	Gym Floor & Bleachers	(\$ 1,100,000)
	Add'l Reno Scope	(\$ 1,900,000)
	Connection Corridor	(\$ 1,000,000)
	Fuel Tank Removal & Paving Improvements	(\$ 1,000,000)
Planned Maximum Borrowing for HS Project		\$ 94,750,722



Pleasant Valley School District Working Session September 12, 2024

CAPITAL PROJECT FINANCING REVIEW

Planned Maximum Borrowing for HS Project	\$ 94,750,722
2023 Bond Balance @ 8/31/2024	(\$ 14,993,288)
2024 Bond Balance @ 8/31/2024	(\$ 14,949,090)
2025 Bond Projected Borrowing Amount	(\$ 40,000,000)
2026 Bond Projected Borrowing Amount	(\$ 24,808,344)



Pleasant Valley School District Working Session September 12, 2024

CAPITAL PROJECT FINANCING REVIEW

Capital Reserve Available Balance @ 8/31/2024		\$ 19,723,490
HS items removed from borrowing	HS Athletic Entrance	(\$ 3,385,000)
	Gym Floor & Bleachers	(\$ 1,100,000)
	Add'l Reno Scope	(\$ 1,900,000)
	Connection Corridor	(\$ 1,000,000)
	Fuel Tank Removal & Paving Improvements	(\$ 1,000,000)
2024-2025 Budgeted Transfer to Capital Reserve		\$ 5,000,000
2025-2026 Projected Transfer to Capital Reserve		\$ 5,000,000
2026-2027 Projected Transfer to Capital Reserve		\$ 4,000,000
Priority Renovations – Other Buildings		<u>(\$ 15,000,000)</u>
Estimated Balance @ 6/30/2027 – after full funding for HS Renovation & Districtwide planned improvements		\$ 10,338,490



Pleasant Valley School District Working Session September 12, 2024

CAPITAL PROJECT FINANCING REVIEW

- Borrowing for HS Renovation Project is capped @ \$95,000,000
 - Fully funded by 6/30/2027 (2 years ahead of schedule)
 - Maintaining maximum annual tax impact of 2% or less
- Continue to build the Capital Reserve to use for \$8,385,000 removed from HS borrowing & \$15,000,000 for other Districtwide Improvements
 - Maintain target balance of \$10,338,490 in Capital Reserves after planned withdrawals

PROJECT SCHEDULE

ID	Work Description	Dates	
		Start	Finish
Pre-Design			
	Schematic Design	12/08/22	08/31/23
	Land Development Approvals	09/01/23	11/30/23
	Design Development	10/02/23	12/06/24
	Construction Documents	12/01/23	04/15/24
	District Planning Meeting 7:00 PM Phasing and update	04/18/24	09/23/24
	Design Team Meeting 3:30 PM / Board Approval for bidding		09/12/24
	Completion (100% set) documents for release to Contractors		09/26/24
	Completion (100% set) documents for release to Contractors		09/27/24
Bidding Phase			
600	Advertise Project for 3 consecutive weeks	09/09/24	12/04/24
	Mandatory Pre-Bid Conference 2:00PM	09/16/24	09/30/24
	Receive Bids 2:00PM		10/14/24
	Review Bids at Board meeting. (Recommendation)		11/06/24
	Award all Prime Contracts and Professional Service Agreements		11/21/24
	Notice to Proceed		11/22/24
	Notice to Proceed		12/04/24
Early Procurement & Construction Phase			
700	Submittals, Schedule, and Procurement of Materials	12/04/24	08/25/27
	Mobilization Spring (2025)	12/04/24	08/25/27
	Set up Contractor Staging Area I PennDot Fence	03/14/25	02/28/25
	Construct Bus driver lot up to binder	03/14/25	06/02/25
	Phased Renovations Summer (2025)	03/14/25	06/02/25
	Phased Renovations in September (2025)	06/02/25	08/15/25
	Phased Renovations in Spring (2026)	08/15/25	05/30/26
	Phased Renovations in Summer (2026)	04/17/26	08/21/26
	Phased Renovations in September (2026)	06/01/26	08/21/26
	Phased Renovations Winter (2026)	08/24/26	12/31/26
	Phased Renovations Spring (2027)	01/04/27	04/16/27
	Phased Renovations Summer (2027)	04/16/27	08/13/27
	Phased Renovations Summer (2027)	06/07/27	08/13/27
	Substantial Completion		08/13/27
	Student and Staff Occupancy		08/30/27
	Project Completion		10/15/27

ID	Work Description	Dates	
		Start	Finish
Land Development Approvals			
	Chestnuthill Township Planning Commission Meeting	10/02/23	12/04/24
	Chestnuthill Township Board of Supervisors Meeting		09/18/24
	Receive Final NPDES Permit		10/01/24
	Receive Final NPDES Permit		11/02/24



ACHIEVING PLEASANT VALLEY'S PRIORITIES

- ✓ Address High School capital building needs
- ✓ Provide modern, cohesive & integrated infrastructure with energy efficient systems
- ✓ Upgrade site with added parking and improved circulation
- ✓ Improve building layout with refreshed civic presence
- ✓ Establish a renewed learning environment
- ✓ Completed a thorough Value Engineering exercise which confirmed the scope of work for the Project is best value

DISCUSSION

