

A high-angle, top-down photograph showing several people's arms and hands reaching towards the center and overlapping. The hands are stacked in a circular pattern, symbolizing teamwork and unity. The individuals are wearing various clothing items: an orange long-sleeved shirt, a blue sweater, a black braided wristband, and a black sock with a white cuff. The background is a blurred, light-colored floor.

CR

Crabtree, Rohrbaugh & Associates

CONEWAGO VALLEY

SCHOOL DISTRICT

PRE-BID MEETING

Conewago Township

Elementary

April 24, 2025

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QUESTIONS

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1 PROJECT OVERVIEW



PROJECT OVERVIEW

Introductions

Owner: **Conewago Valley School District**

- Superintendent: Dr. Sharon Perry
- Business Manager: Lori Duncan
- Principal: Christen Manari
- Director of Building and Grounds: Jeff Murren

Construction Manager: **Fidevia Construction Management**

- Director of Preconstruction: John Michel
- Project Coordinator: Madeline Landis

Architect: **Crabtree Rohrbaugh & Associates**

- Principal: Anthony Colestock
- Project Architect: Connor Phiel
- Construction Administrator: Kevin Bevenour

Engineers: **K&W Engineers, Civil**

- Landscape Architect: Jennifer Lee

Moore Engineering – MEP

- HVAC Engineer: Bob Potter
- Electrical Engineer: Larry Cronin
- Plumbing Engineer: Michael Hunt

Barry Isett & Associates – Structural

- Structural Engineer: Ben Segal



PROJECT OVERVIEW

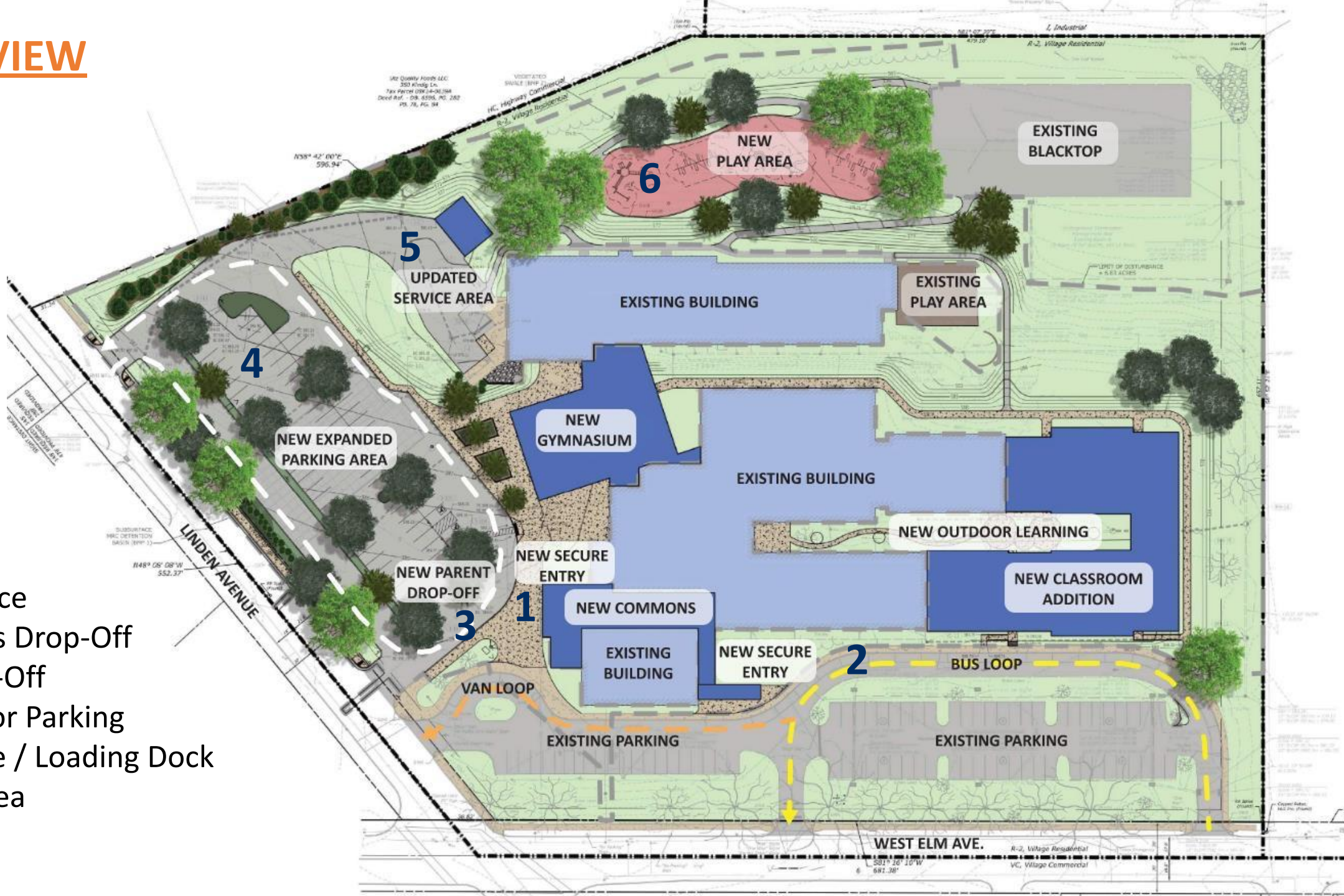
Project Milestone Dates

- 1. Bid Opening**
 - May 22, 2025
- 2. Intent to Award**
 - June 2, 2025
- 3. Notice to Proceed: Start of Construction**
 - mid/late-June 2025
- 4. Substantial Completion**
 - August 13, 2027

02 SCOPE REVIEW

SCOPE REVIEW

Site Plan



LEGEND

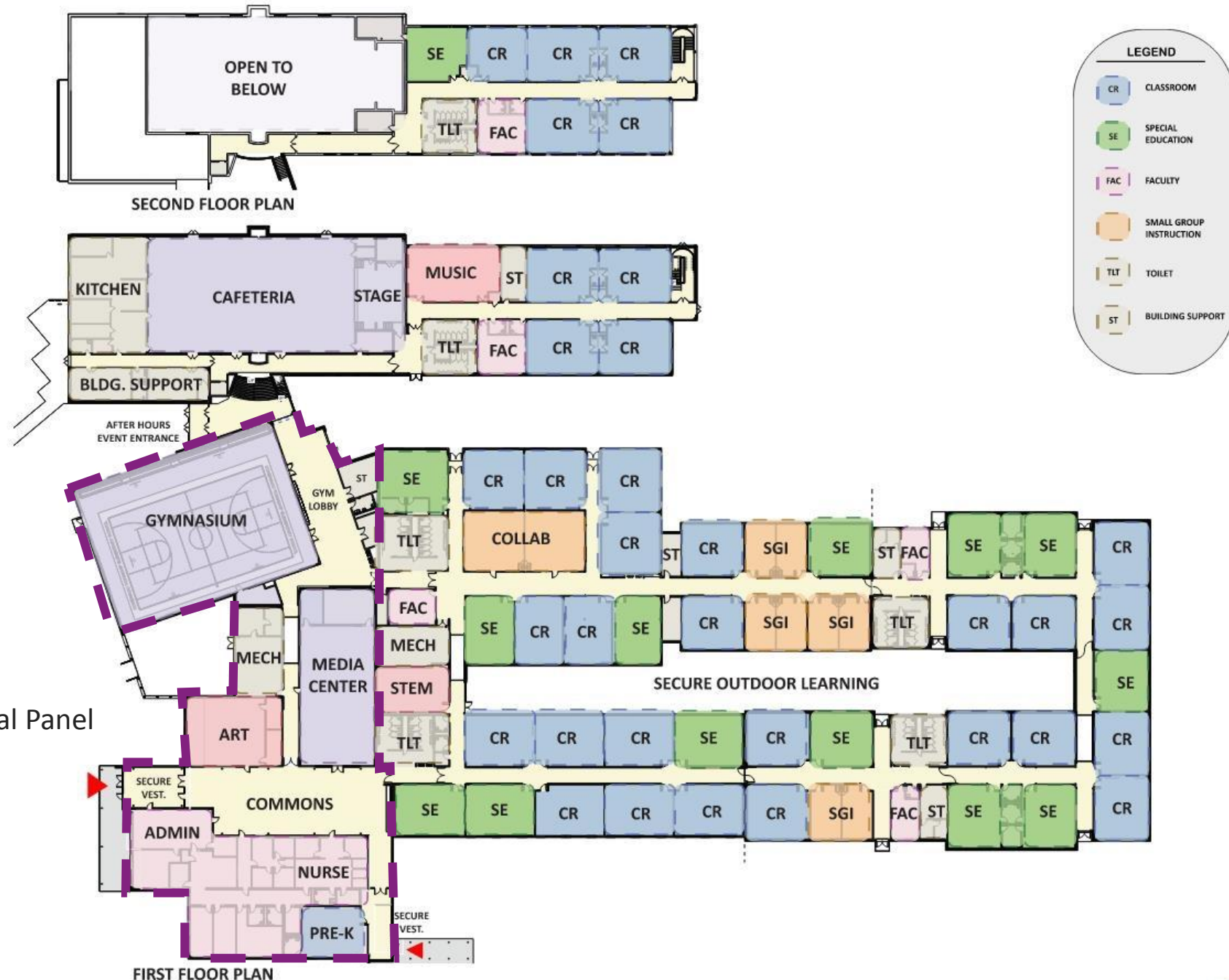
1. Main Entrance
2. Separate Bus Drop-Off
3. Parent Drop-Off
4. Staff & Visitor Parking
5. Service Drive / Loading Dock
6. New Play Area

FLOOR PLAN

First & Second Floor

SCOPE REVIEW

- Grades K – 3rd
- Renovation – 85,000 SF
- New Construction – 45,800 SF
 - 1-Story Classroom Addition
 - Gymnasium Addition
 - Lobby & Administration Addition
- 2B Non-Combustible Construction
- Load Bearing Masonry Construction
- Steel Frame Core in Lobby & Gymnasium
- Steel Joists & Steel Deck for Floor & Roof Construction
- Roof Construction (EPDM w/ 6" Polyiso Insulation)
- Exterior Walls (CMU back-up)
 - With Brick Veneer & Composite Metal Panel System
- Variable Air Volume Air Handling Units
- Partially Sprinkled Fire Protection System
- Geotechnical attachment in Specifications
- TAB & Commissioning provided by District





SCOPE REVIEW

Alternate Bid Summary

All Primes

- Unclassified Excavation - ADD

General Construction

- Mulch Playground Surface - DEDUCT
- Kindergarten Wing Casework - DEDUCT
- EPDM Roofing – 30 Year Warranty – ADD
- Maintain Existing Roof - DEDUCT

HVAC Construction

- Heat Pump Replacement - ADD
- Johnson Controls HVAC Equipment – DEDUCT
- Carrier HVAC Equipment – DEDUCT
- Cook Ventilation Equipment – DEDUCT
- Penn Ventilator Ventilation Equipment– DEDUCT
- Captiveaire Ventilation Equipment– DEDUCT

Plumbing Construction

- PEX Piping for Domestic Water 2” or smaller - DEDUCT

Electrical Construction

- Aluminum Feeders - DEDUCT



NEW MAINTENANCE
BUILDING

NEW GYMNASIUM

NEW SECURE ENTRANCE
&
COMMONS AREA

NEW CLASSROOM
ADDITIONS

New Additions

* Renderings are for Orientation only, images generated during design prior to Final Construction Documents, CD's take precedence.



Aerial View Of New Main Entrance

***Exterior Renderings are for Orientation only, images generated during design prior to Final Construction Documents, CDs take precedence**



Aerial View Of New Main Entrance

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Aerial View Of New Main Entrance

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Lobby Addition & Renovation

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Lobby Addition & Renovation

Aerial View Of New Main Entrance

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Gym Lobby Addition

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Gym Addition

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Typical Classroom

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PHASING SUMMARY

Logistics/Site/Building

Substantial Completion – August 13, 2027

Logistics:

- Refer to Drawing SL1.0 for laydown, job trailer and contractor parking (*to be issued in an addendum*)

Site:

- Site Phasing is broken down into 2 phases. Refer to SL1.0 (to be issued in an addendum).
- Site access will be relocated during mid-point of construction. Then the main school entrance will be temporally relocated to the new classroom addition.

Building:

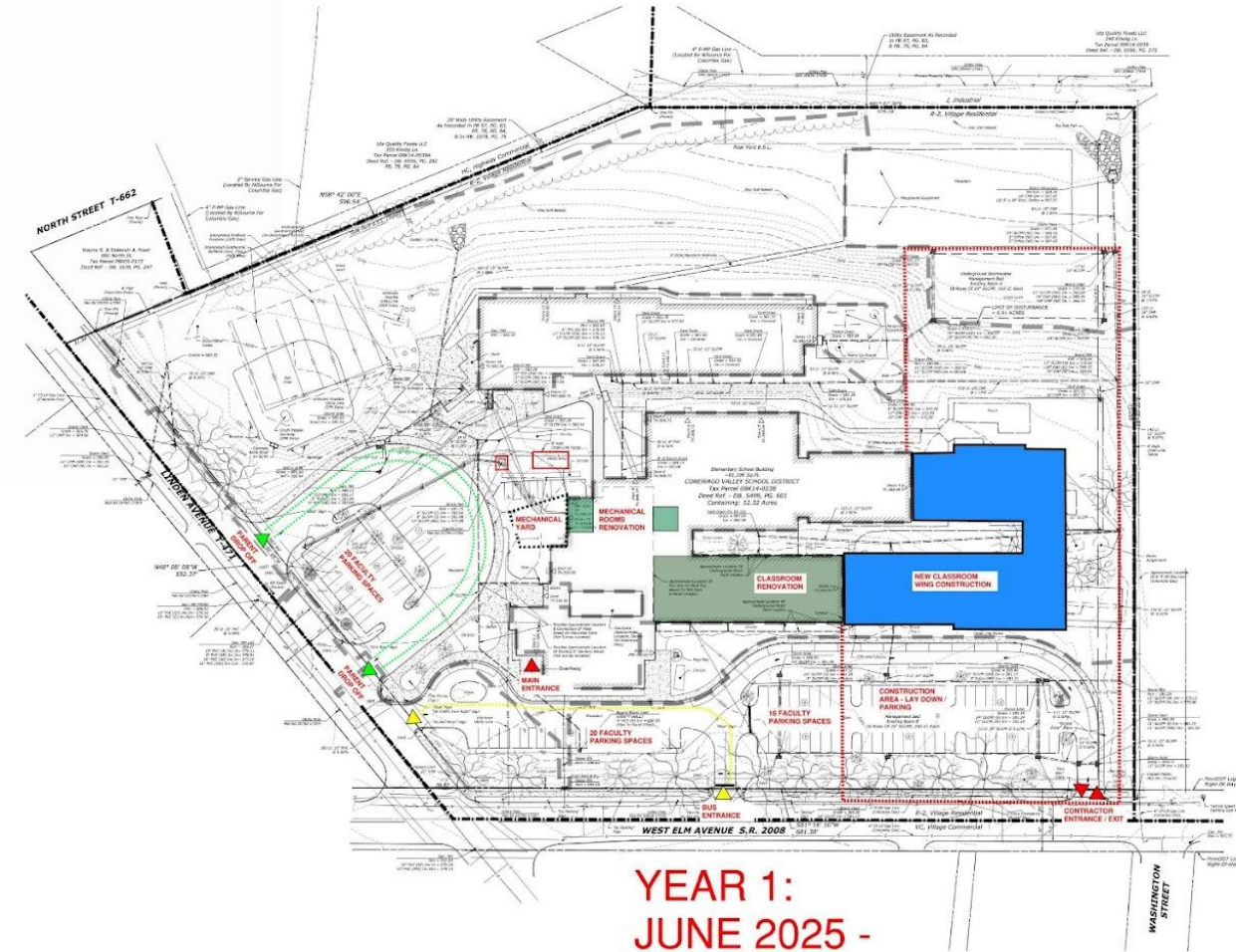
- Refer to Drawings PH1.1 and PH1.2
- Building phasing is broken down into 4 phases.
- Existing corridor ceilings to be removed during summer of 2025 to allow for coordination of MEP items and installation of new rough-ins.
- Most renovations will be done in Summer (2025 and 2026).

PHASING PLANS

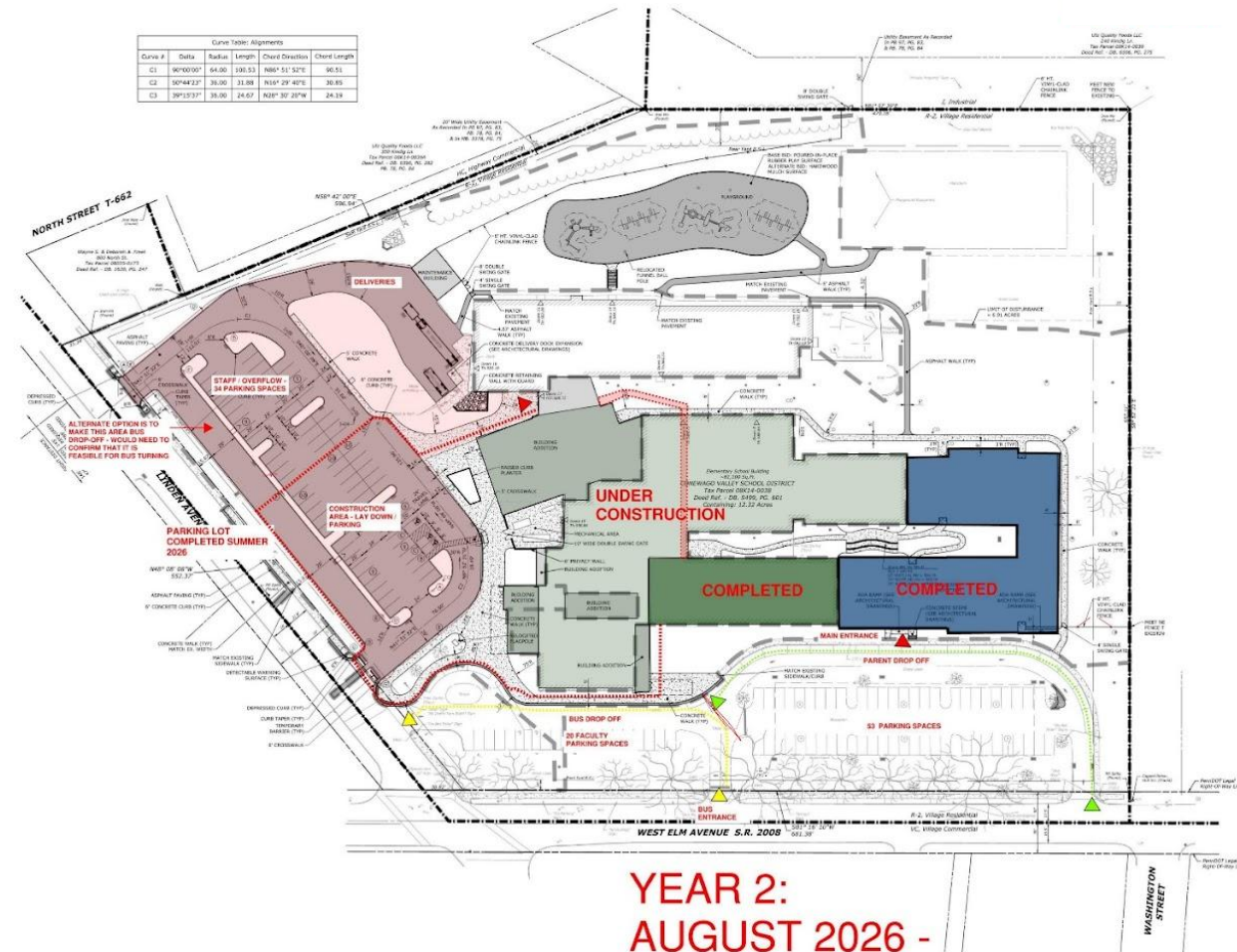


SITE LOGISTICS

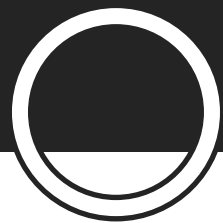
Curve #	Data	Radius	Length	Chord Distance	Chord Length
C1	90°00'00"	64.00	130.53	N86°51'52"E	90.51
C2	50°44'23"	35.00	31.88	N15°29'40"E	30.85
C3	50°13'37"	35.00	24.67	N88°37'20"W	24.19



**YEAR 1:
JUNE 2025 -
AUGUST 2026**



**YEAR 2:
AUGUST 2026 -
AUGUST 2027**



3 BIDDING REQUIREMENTS

BIDDING REQUIREMENTS

DRAWINGS AND BID COMMUNICATION:

- Bidders may obtain bidding documents in hard copy and/or .pdf electronic format.

Plans and Specifications

- Printed copies - \$525.00
 - Electronic copies – **No Charge**
- Submit requests to bidding@cra-architects.com. Mail checks to Crabtree, Rohrbaugh & Associates, 401 E. Winding Hill Rd., Mechanicsburg, PA 17055
 - The following information shall be furnished by bidders when obtaining bidding documents:
 - Bidder's mailing address
 - Name of Bidder's representative
 - Bidder's telephone number
 - Bidder's facsimile number
 - Bidder's email address (email address used to submit the .pdf's)
 - Bidding documents requested, by Contract and Contract number
 - Bidding documents may be viewed at BX noted in the advertisement. It is highly recommended to purchase drawings and don't rely on BX.
 - Submit Bid RFI's to bidding@cra-architects.com





BIDDING REQUIREMENTS

Key Dates

- Site Visits contact Jeff Murren @ murrenj@cvcolonials.org
- Addenda are anticipated to be issued weekly on Mondays (April 28, May 5, 12, 19)
- Final Request for Information (RFI's) are due within 5 business days of Bid Opening (May 15)
- Last Addenda issued 2 days prior to Bid Opening (May 20) – Revised Bid Forms
- Bid Opening on May 22, 2024, 2 PM @ Conewago Valley School District Administration Office

BIDDING REQUIREMENTS

ADVERTISEMENT FOR BID

Notice is hereby given that sealed bids for construction of Additions and Renovations to Conewago Township Elementary School, 1189 W. Elm Avenue, Hanover, PA 17331 **will be received at the Administrative Offices of the Conewago Valley School District, 130 Berlin Road, New Oxford, PA 17350 until 2:00 P.M., prevailing time, on May 22, 2025.** Bids must be submitted to the attention of Lori Duncan, Business Manager. Bids shall be submitted in sealed envelopes bearing the name of the Bidder and shall be clearly marked "Conewago Township Elementary Additions and Renovations". Bids will be publicly opened and read aloud immediately after the scheduled closing time for receipt of Bids. Bids received after the above-referenced date and time shall be returned to the Bidder unopened.



BIDDING REQUIREMENTS

Bid Drop Off Location

WHEN

Wednesday, May 22, 2025

Doors closed and no bids accepted after **2:00 PM**. *District's clock will serve as official clock for bid submission*

WHERE

**Conewago Valley District
Administration Office**

130 Berlin Road
New Oxford, PA 17350

BID OPENING

Public Bid Opening will begin promptly at 2:00 PM in the Board Room.



BIDDING REQUIREMENTS

Bid Forms

■ Alternates

- As Indicated

- Failure to enter an amount or “No Change” or the value of “\$0” or “Not Applicable” for an Alternate shall be construed to mean that no change in the Base Bid is required.

■ Unit Prices

- Bulk Soil Excavation
- Borrow Soil Replacement
- Trench Rock Removal and Replacement
- Bulk Rock Removal and Replacement
- Borrow Topsoil Placement
- Others as indicated in Volume 1 Specifications

- Include with (2) copies of Bid Form:

- (2) Copies Bid Bond
- (2) Copies Non-Collusion Affidavit
- (2) Copies Compliance with 111 of the Public School Code
- (2) Copies Non-Discrimination Affidavit
- (2) Copies Workers Compensation Affidavit
- (2) Copies Bidder’s Qualifications, AIA Document A305

- Refer to Front End Specification for additional info and Bid Forms

- You will be bidding as a Prime Contractor to the CVSD.

BIDDING REQUIREMENTS

Additional Information

BID DOCUMENTS

All bidders are required to familiarize themselves with the site, building, and all bidding documents including General Conditions and Requirements, Bid Package Descriptions, Temporary Facilities, etc. Submission of bid acknowledges that bidder has done so. All subcontractors and suppliers should familiarize themselves with the bid package descriptions found in the Specification Sections so they can direct their quotations to the correct Prime Contractor.

INSURANCE

Contractors will be required to submit and maintain insurance in accordance with the General Conditions. Paragraph 11 - Insurance: The School District and Architect shall be named as additional insureds.

BID SECURITY/BONDS

Bid security or bid bond in the amount of 10% of base bid shall be included with each proposal copy.

WAGE RATES

Project is subject to Pennsylvania Prevailing Wage Act. Certified payrolls will be required on a monthly basis with applications for payment. Current rates are included in the specifications.

TAXES

Bidders are directed to review the PA Tax Exempt Entities, Section 000860. Contractors will be responsible for sales tax, consumer, and use taxes as required by law. Contractors are directed to the PA. Sales & Use Tax Guide to determine which items are taxable/tax exempt. The Conewago Valley School District reserves the right to pursue sales tax paid to the State in error.

BIDDING REQUIREMENTS

Additional Information

PERFORMANCE/PAYMENT/BONDS

Successful contractors will be required to provide Performance and Payment Bonds. Performance, Payment and Bid Bonds must be submitted on forms provided in the documents. Surety companies must be legally authorized to do business in the State of Pennsylvania and must be listed in the latest U.S. Treasury Department Circular 570.

SUBSTITUTIONS

All substitutions must be submitted to the Architect no later than 60 days **after** the intent to award contracts is issued. Contractors are directed to use “Substitution Request Form” found in Section 012500. Unless materials have been accepted by Addendum, materials and equipment shall be furnished and installed as per the specifications.

MISCELLANEOUS ISSUES

NO FIREARMS, SMOKING OR USE OF ILLEGAL DRUGS OR TOBACCO PRODUCTS ON SCHOOL PROPERTY.

THE USE OF PROFANITY, PLAYING OF RADIOS OR ANY OTHER TYPE OF PERSONAL LISTENING DEVICES IS PROHIBITED.

Act 34, 82 and 168 Employee Background Check and Criminal History Reports will be required for all contractor employees and subcontractor employees working onsite. Contractors were instructed that once they are notified of intent to award that they should file with the Pennsylvania State Police for all criminal history reports for employees to be assigned to the project.

BUDGET

General Construction	\$19,000,000
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Mechanical Construction	\$4,500,000
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Plumbing Construction	\$2,000,000
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Electrical Construction	\$4,000,000
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NAME	COMPANY	ADDRESS	EMAIL	PHONE #
Bob Lefever	Frey Lutz	1195 Ivy Drive Lancaster PA	bwlefevee@ freylutz.com	717-898-6808
Andy Foy	MYCO MECHANICAL INC	1. North Washington Telford PA 18969	estimating@ mycomechanical.com	267-382-0267
Gerald Huber	Midstate Mechanical Electrical	121 W. Church St. Dillsburg PA 17019	estimating@ midstateME.com	717-638-6604
Nick Yinger	ECL Construction	124 W. Church Street Dillsburg PA, 17019	nay@eci.construction.com	717-736-0077
Chris Hinton	eciConstruction	124 W. Church St Dillsburg, PA 17019	ch@eci.construction.com	717-638-3510
Lou Marchi	Lobar, Inc	1016 Mill Rd. Dillsburg PA	Lou.Marchi@ Lobar.com	717-432-9728
Scott Lowery	Lobar Inc.	" " "	ScottL@Lobar.com	717-432-9728
Chris Ono	Farfield	517 Airport Rd Lititz PA	James.Luxemburg@ Farfield.net	717-560-5930
Josh Lora	North Bay Mechanical	680 Robert Fickon Hwy Quarryville, PA 17566	Tom.T@Northbaymech. com	610-334-3670

QUESTIONS?



Crabtree, Rohrbaugh & Associates
www.cra-architects.com