



NORTH PENN SCHOOL DISTRICT

Knapp Elementary School

Renovations and Additions



Pre-Bid Meeting
26 February 2020

PLEASE SIGN IN LEGIBLY

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Team Introductions

Bidding Requirements

Bid Opening and Schedule

Addenda

OCIP

Review of Project Scope



- 1 Team Introductions
- 2 Bidding Requirements
- 3 Bid Opening and Schedule
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- 5 OCIP
- 6 Review of Project Scope

Owner
North Penn School District

Construction Manager
ICS Consulting, Inc

Design Team
SchraderGroup (Architect)
Boucher & James, Inc. (Civil Engineer)
Snyder Hoffman Associates, Inc. (MEP Engineer)
SchraderGroup (Structural Engineer)
McFarland Kistler & Associates, Inc. (Food Service)

Environmental Consultant
Criterion Laboratories, Inc.

Questions during bidding should be directed as follows:

SchraderGroup – Devin Bradbury, AIA, Project Manager
dbradbury@sgarc.com

All questions must be copied to:
ICS – Bill Slawter, Construction Manager
bill.slawter@ics-builds.com

NPSD – Thomas Schneider, Director of Facilities and Operations
schneit@npenn.org

All site questions should also be copied to:

Kris Reiss, P.E., Project Manager (Boucher & James)
kreiss@bjengineers.com

All MEP/FP questions should also be copied to:

Jeff Machik, P.E., Vice President (Snyder Hoffman Associates, Inc.)
jmachik@snyderhoffman.com

All Environmental questions should also be copied to:

Ian Forster (Criterion Laboratories, Inc.)
iforster@criterionlabs.com

Questions will be accepted through Wednesday, March 18 @ 5:00pm

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Bidding Requirements:

- Bids shall conform to all requirements as set forth in Bid Documents including compliance with all applicable laws and regulations
- This project is subject to the Pennsylvania Prevailing Wage Act. Bid Bond, Performance Bond, and Labor and Materialman's Bonds are also required.
- Bidders shall refer to the provisions of the Federal and State statutes, rules and regulations dealing with the prevention of environmental pollution and the preservation of the public natural resources that affect the project.
- The Owner reserves the right to reject any or all proposals or any part thereof or items therein and to waive technicalities as it deems best to protect its interest.
- Refer to Section 002110 Background Checks (Criminal, Child Abuse, FBI). **THIS IS AN OCCUPIED SCHOOL AND STUDENT SAFETY WILL BE A PRIORITY.**

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Bids Due: Wednesday, March 25, 2020 @ 1:00pm

Location: North Penn School District
Educational Services Center
401 East Hancock Street, Lansdale, PA 19446
Attn: Steve Skrocki, Chief Financial Officer

Bid Opening: Opened publicly and read at 1:00pm at the Educational Services Center

CONTRACTS

Contract #1: General Construction
Contract #2: Plumbing / Fire Protection Construction
Contract #3: Mechanical Construction
Contract #4: Electrical Construction
Contract #5: Asbestos Abatement Construction (separate bid)

- Submit (2) copies of Bid Forms
- Bid Bond: 10% of contract amount
- Bid form must include acknowledgement of all Addenda
- Review all OCIP information provided

SCHEDULE

- Notice to proceed will be issued on or before **April 30, 2020**.
- Mobilization / Shop Drawings – **May 1, 2020**
- Substantial Completion will be **by phase** – see Phasing Drawings
- Final Substantial Completion - **August 2022**

Liquidated damages - \$1,000/day

GC responsible for overall construction schedule & coordination

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ADDENDA

Contracts #1 through #4:

Issuance of addenda will occur electronically via **Bluedge**
(Philadelphia location)

Contact:
215.627.6493
csrphilly@bluedge.com

Contract #5

Issuance of addenda will be via the North Penn School District
website:

www.npenn.org; Central Office; Facilities and Operations
Department; Knapp Elementary School Project (<https://is.gd/rtv3g9>)

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OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

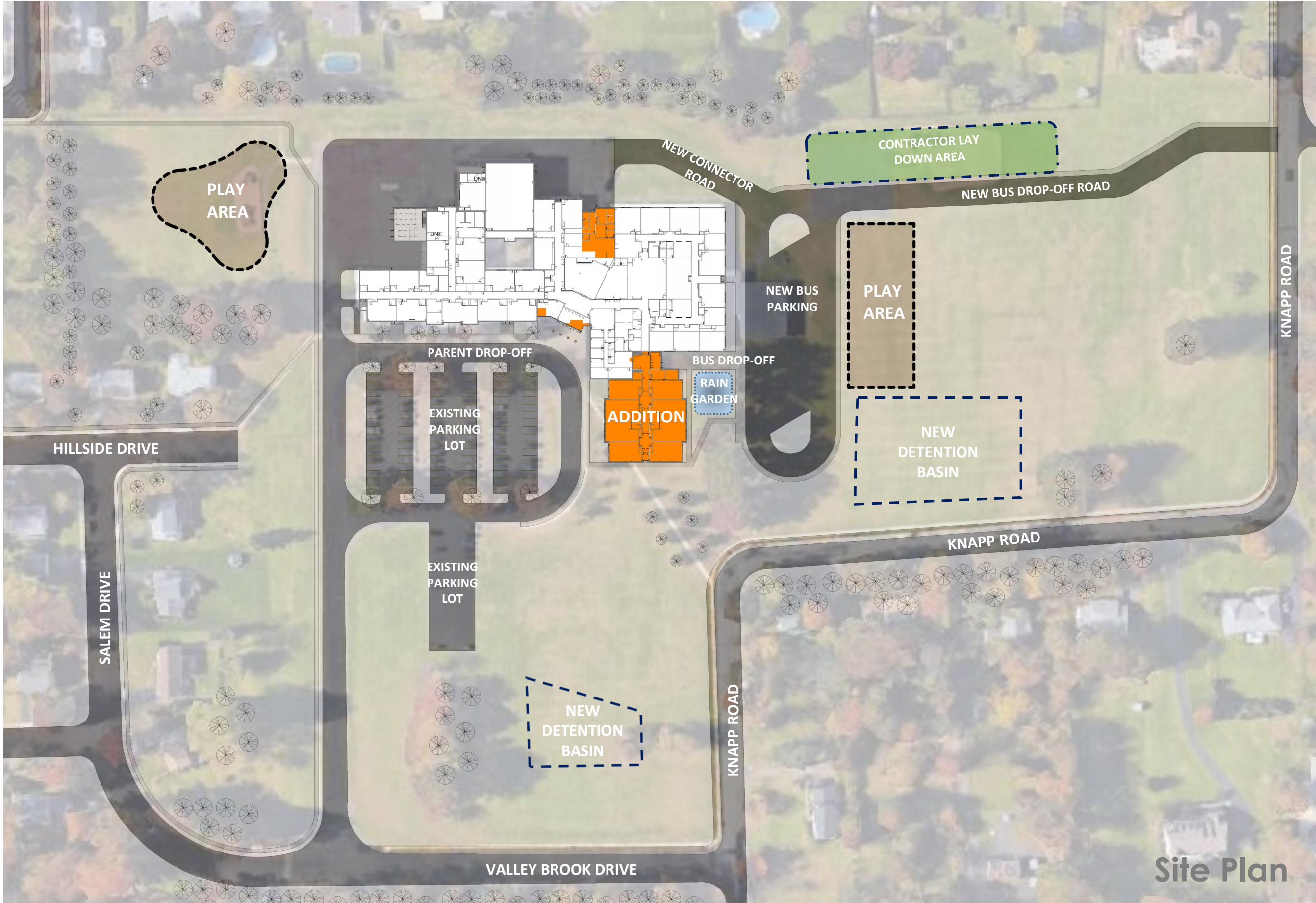
- NPSD is utilizing an OCIP and requesting bids be made “net of insurance” and will award the contract to the lowest responsible bidder “net of insurance”, all as more thoroughly described in the Contract Documents **for Contracts 1-4 ONLY. Contract #5 – Asbestos Abatement Construction must include insurance with the Base Bid price.**
- Contractors and Subcontractors **must** remove the cost of Owner provided insurance from the Base Bid price. Alternate Bids and Unit Prices shall also be set forth excluding cost for such insurance.
- Bidders shall familiarize themselves with the OCIP requirements prior to bidding as set forth in Section 007000c.

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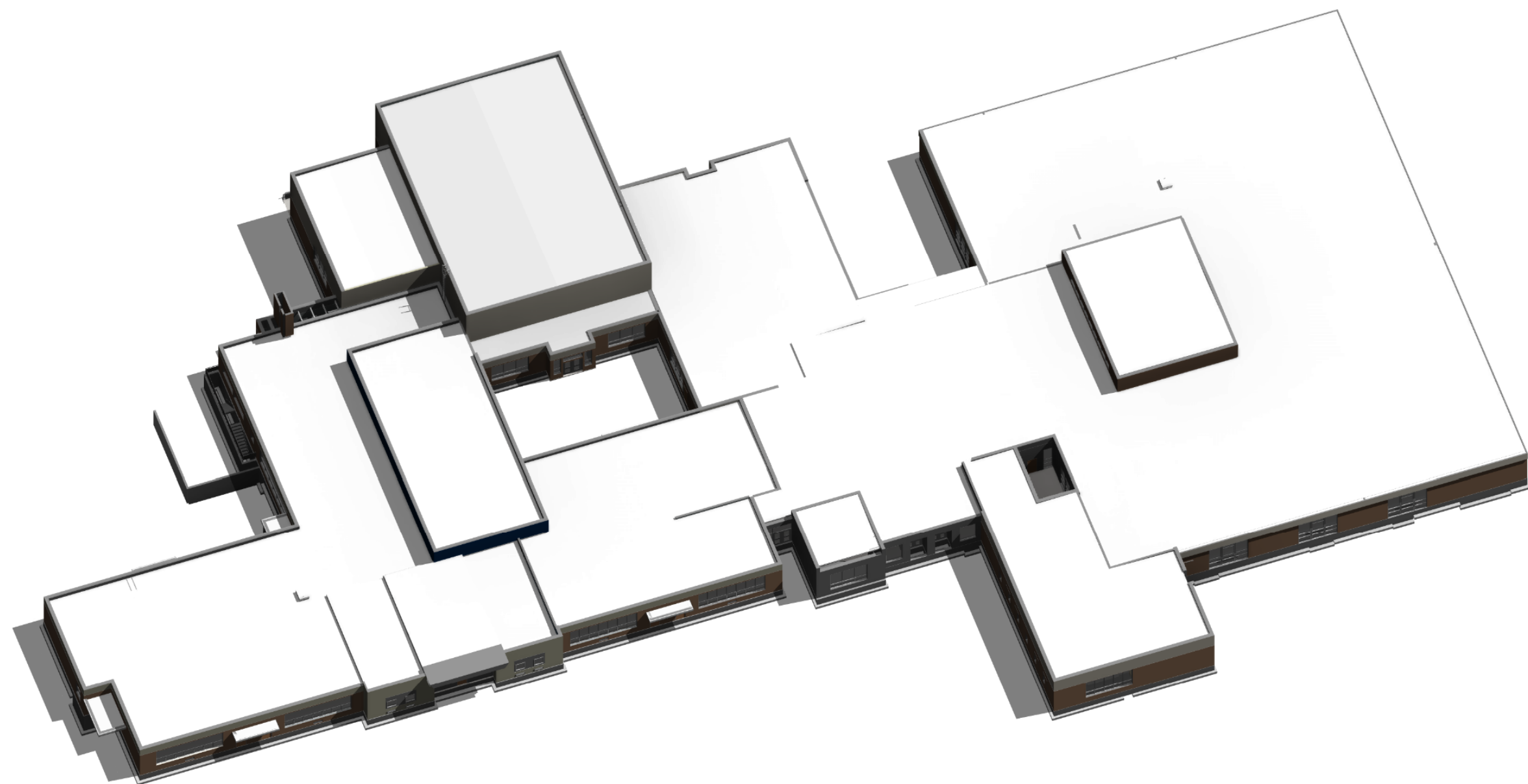
PROJECT REVIEW

- Additions and Renovations to Knapp Elementary School including **+/- 13,000 SF** additions and **+/- 65,000 SF** renovations
- Full Building **MEP Systems replacement** including fire protection and low voltage systems
- New bus entry and bus drop off loop off Knapp Road. New **stormwater management** system and **asphalt repair**
- **Selective demolition** throughout existing building
 - Asbestos abatement to accommodate construction
- New aluminum **storefront** and **curtain wall** systems
- **Relocated Kitchen** and **Cafeteria** including all new food service equipment
- New **Secure entry** and **administrative suite**
- New **Casework, visual display**, and **finishes** throughout
- New **doors, frames** and **hardware** throughout
- **Phased construction** from May 2020 – August 2022
- Owner-occupied building throughout the construction period (Student Safety is the #1 priority)

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Site Plan



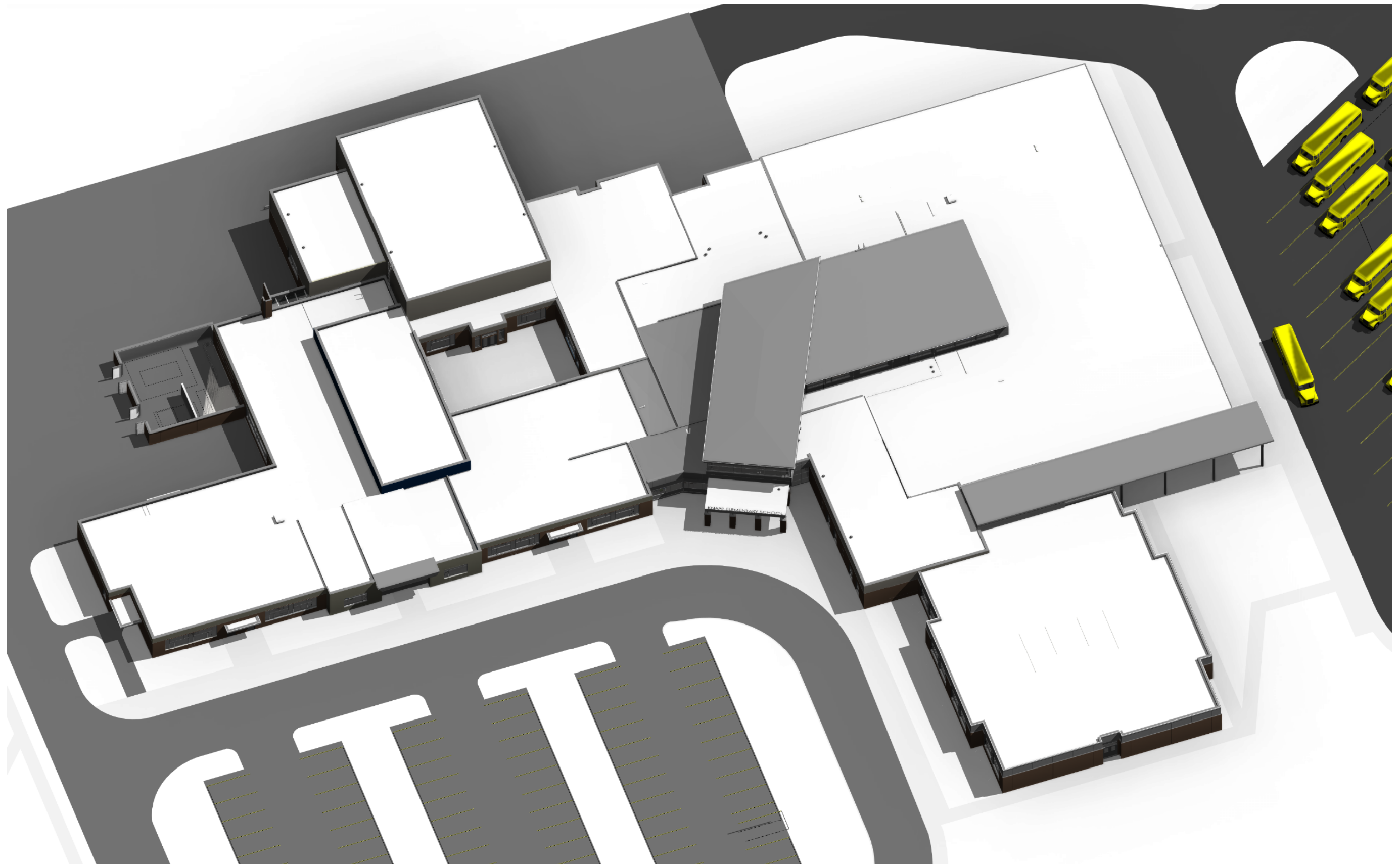
NORTH PENN SCHOOL DISTRICT

Existing Building



NORTH PENN SCHOOL DISTRICT

Demolition



NORTH PENN SCHOOL DISTRICT

Completed



New Knapp Elementary School Main Entrance



NORTH PENN SCHOOL DISTRICT

Floor Plan



NORTH PENN SCHOOL DISTRICT

Main Entrance Lobby



NORTH PENN SCHOOL DISTRICT

New Cafeteria



NORTH PENN SCHOOL DISTRICT

New LGI open to Cafeteria Beyond



NORTH PENN SCHOOL DISTRICT

New LGI with partition closed to Cafeteria



SCHRADERGROUP

NORTH PENN SCHOOL DISTRICT

New Library / Media Center



NORTH PENN SCHOOL DISTRICT

1st Grade Classroom (Existing Primary Wing)



NORTH PENN SCHOOL DISTRICT

5th and 6th Grade Classroom (Addition)



NORTH PENN SCHOOL DISTRICT

SGI open to Corridor (Intermediate Wing)



NORTH PENN SCHOOL DISTRICT

Music Classrooms

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- Scope of Site/Civil Work
- Scope of Mechanical Work
- Scope of Electrical Work
- Scope of Plumbing / Fire Protection Work
- Scope of Abatement Work

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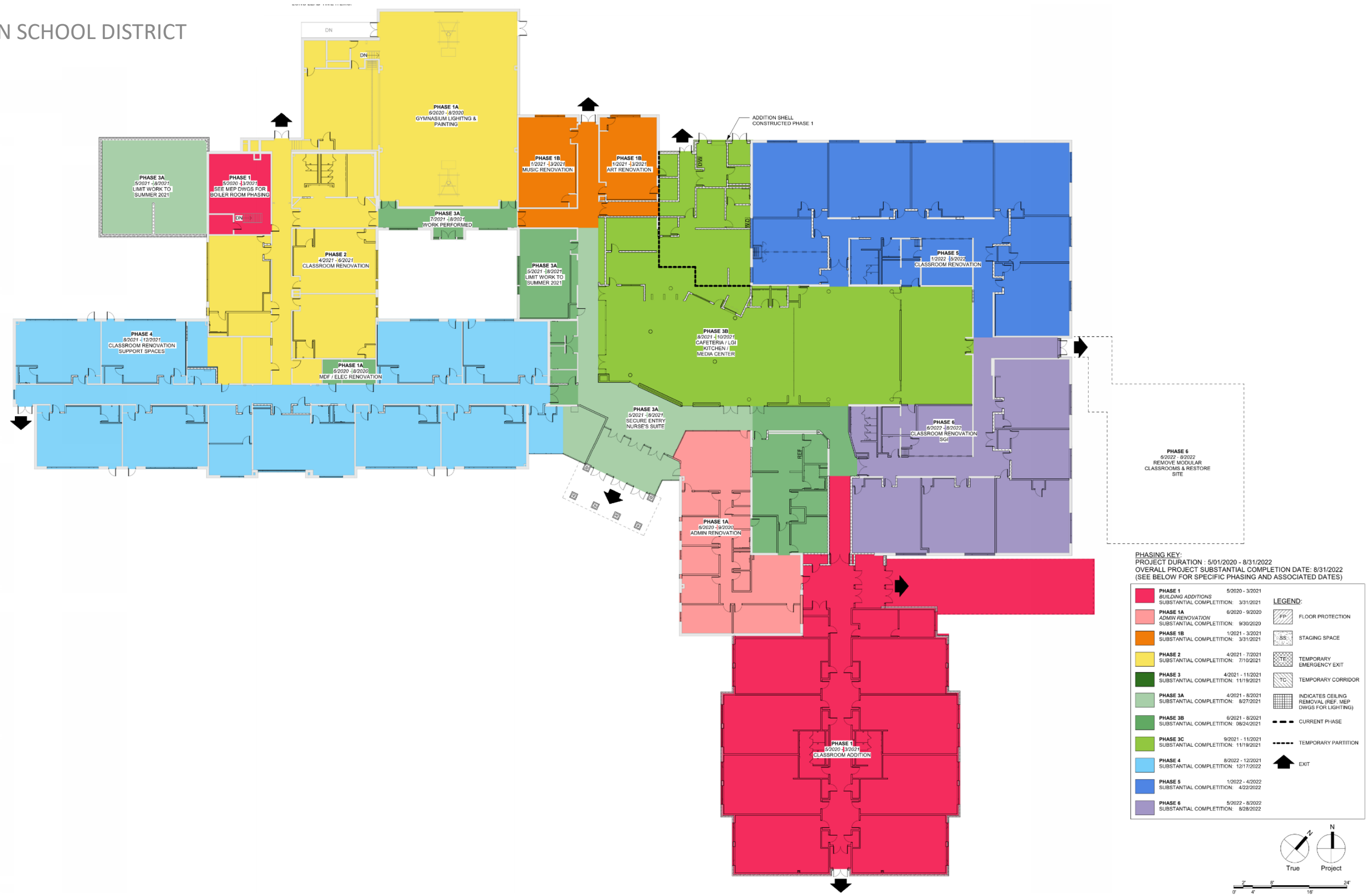
Proposed Phasing – Contracts #1 through #4

- Phase 1: May 2020 – March 2021
- Phase 2: April 2021 – July 2021
- Phase 3A: April 2021 – August 2021
- Phase 3B: August 2021 – November 2021
- Phase 4: August 2021 – December 2021
- Phase 5: January 2022 – April 2022
- Phase 6: May 2022 – August 2022

Proposed Phasing – Contracts #5

- Refer to contract documents – asbestos abatement phasing has it's own phasing plan

NORTH PENN SCHOOL DISTRICT



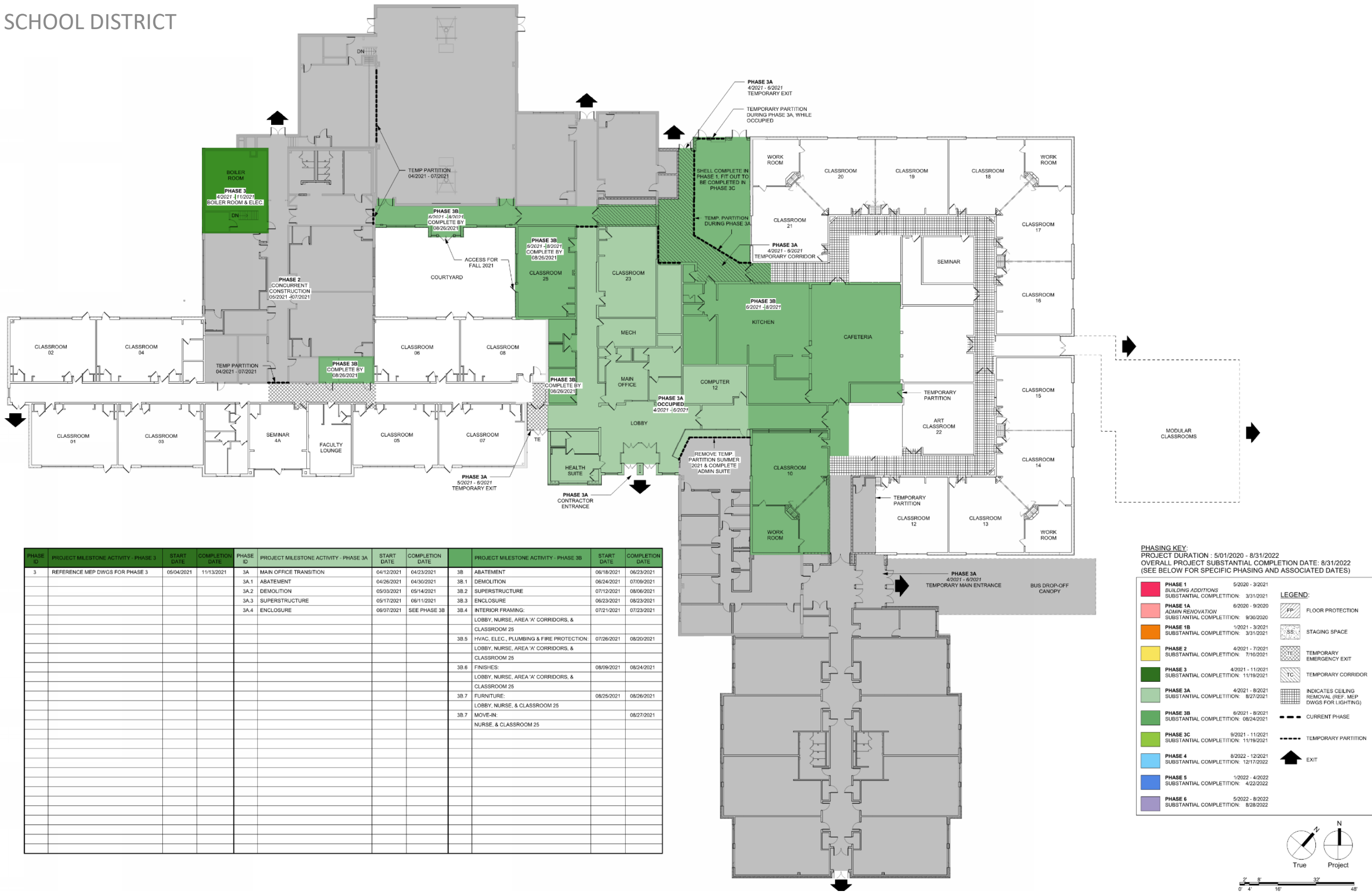
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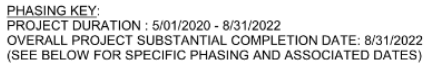
NORTH PENN SCHOOL DISTRICT



NORTH PENN SCHOOL DISTRICT



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PHASE 1
BUILDING ADDITIONS
SUBSTANTIAL COMPLETION: 3/31/2021

PHASE 1A
ADMIN RENOVATION
SUBSTANTIAL COMPLETION: 9/30/2020

PHASE 1B
SUBSTANTIAL COMPLETION: 3/31/2021

PHASE 2
SUBSTANTIAL COMPLETION: 7/10/2021

PHASE 3
SUBSTANTIAL COMPLETION: 11/19/2021

PHASE 3A
SUBSTANTIAL COMPLETION: 8/27/2021

PHASE 3B
SUBSTANTIAL COMPLETION: 08/24/2021

PHASE 3C
SUBSTANTIAL COMPLETION: 11/19/2021

PHASE 4
SUBSTANTIAL COMPLETION: 12/17/2022

PHASE 5
SUBSTANTIAL COMPLETION: 4/22/2022

PHASE 6
SUBSTANTIAL COMPLETION: 8/28/2022

LEGEND:

FP FLOOR PROTECTION

SS STAGING SPACE

TE TEMPORARY EMERGENCY EXIT

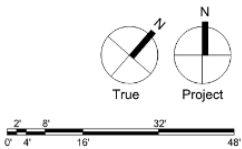
TC TEMPORARY CORRIDOR

INDICATES CEILING REMOVAL (REF. MEP DWGS FOR LIGHTING)

--- CURRENT PHASE

---- TEMPORARY PARTITION

EXIT





Thank you for attending

Questions?