

Construction Management Services Building Tour Questions – June 27, 2023

On Tuesday, June 27, 2023, three representatives from D’Huy Engineering toured the North Penn High School. During the tour the following questions were asked.

Questions / Responses

1. Are exterior masonry repairs part of the renovation?

Yes, failed masonry and existing water infiltration will be addresses as part of the project.

2. Is there a desired location for the Transportation Center, does the District currently have a property for the relocation?

The District currently does not have a desired location and a real estate broker is being engaged. The District does own property in Hatfield but this property is not being considered for the relocation of the Transportation Center.

3. Could you provide the locations of the incoming utilities??

Electricity is served to the building from a transformed located on Sumneytown Pike. The direct buried cables are located under the Varsity and JV baseball fields. Water and natural gas is served from mains located near the Transportation Center and Sanitary flows from the building towards South Valley Forge Road and ties into a sewer main on site.

4. Will that Natatorium be renovated? Will the gutter need to be changed?

Yes, the Natatorium will be renovated. The height of the gutter is yet to be determined but the HVAC, pool and domestic water heaters, and filter will need work or replacement.

5. What building controls are preferred?

North Penn currently has Siemens controls and the last two elementary school renovations are Schneider Electric (CM3). We would be open to an open protocol controls system. We would also be open to a new access and camera system from what is currently being used.

6. Will the data center remain in it’s current location and can it be reduced in size?

The data center would most likely remain at its current location but that has yet to be determined.

7. Could you explain how the construction manager and North Penn would interface?

The construction manager should outline and provide North Penn’s interview team with their methods of management. This will not be dictated at this time.

8. What is the purpose of the new athletic facility and what will happen to the existing gymnasium?

The new athletic facility will be a new competition gym with a raised track. It is yet to be determined what the exiting gym will be repurposed for but most likely an auxiliary gym, wrestling and fitness facility.

9. Has the cost estimates been escalated?

Yes, the Option 1 estimate was developed in the past year with escalation for the future years applied. Option 2 is based on a 2018 Facility Assessment with escalation factors applied for 2020 and beyond.

10. Is there interest in solar PV?

Yes, there is interest in sustainable features but nothing has yet to be determined.

11. Are the antennas and cell tower operation on Snyder Road?

There is one radio station broadcasting from the tall antennas and the cell tower is active. The antennas will be removed but the cell tower will remain.

12. What purpose are the USTs at the mechanical room?

The High School is dual fuel, oil and natural gas, but the District has not consumed oil since 2012.