

Scranton School District



Priority Summer 2021 Projects Scranton Board Meeting February 1, 2021



D'HUY Engineering, Inc.



OUR PROCESS – YOUR PLAN: Roadmap to Facilities Improvement!



D'HUY Engineering, Inc.



1

SURVEY & DEVELOP PLAN OF NEEDS

- Obtain Owner Criteria and Input
- Expert Team to Survey Facilities
- Identify Scope for Budget



6

OVERSEE DESIGNS

- Owner Program
- Constructability Review
- Schedule Risk Management

5

DEVELOP SCHEDULE & EXECUTION

- Phasing Plan for Keeping Occupied School in Operation
- Funding Plan with Draw Schedule
- Milestone Dates for Execution and Accountability
- Phasing Plan for Competition and Best Value



7

OVERSEE CONSTRUCTION

- Owner Safety Criteria
- Quality
- Schedule
- Budget
- Risk Management

PRIORITIZE THE NEED

- Logic Matrix for Priorities
- Budgets with Experienced Staff
- Data Base of Previous Costs
- Identify Value Engineering

2



DEVELOP PHASED IMPLEMENTATION PLAN

- School Operations
- Efficient Construction
- School First, Construction Site Second
- Manage Indoor Air Quality
- Manage Environmental Remediation

4

3

EVALUATE CAPITAL IMPROVEMENT VS. RENOVATION VS. REPLACEMENT

- Review Owner Criteria & Education Specs.
- Review Best Value
- Review Reimbursement Plan
- Review and Apply for Grants



Plan The Work:



D'HUY Engineering, Inc.

Utilize our Integrated Team...



Focus on 6 Key Priorities!

Schedule for Priority Projects



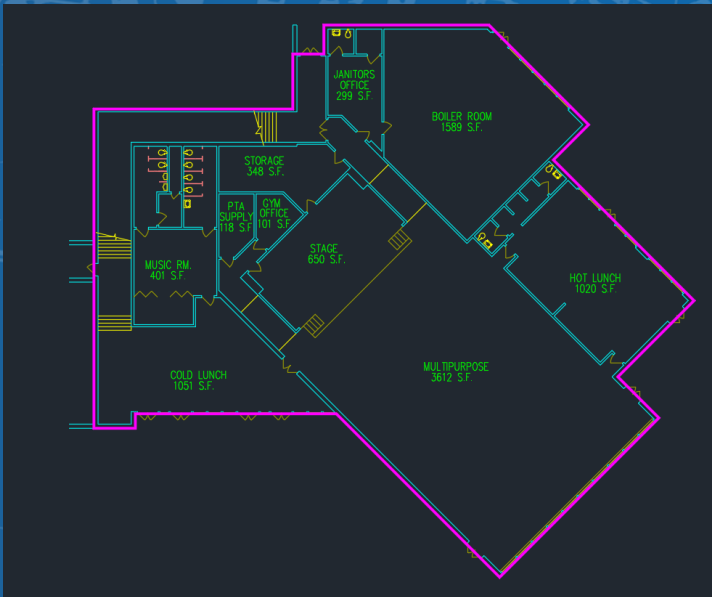
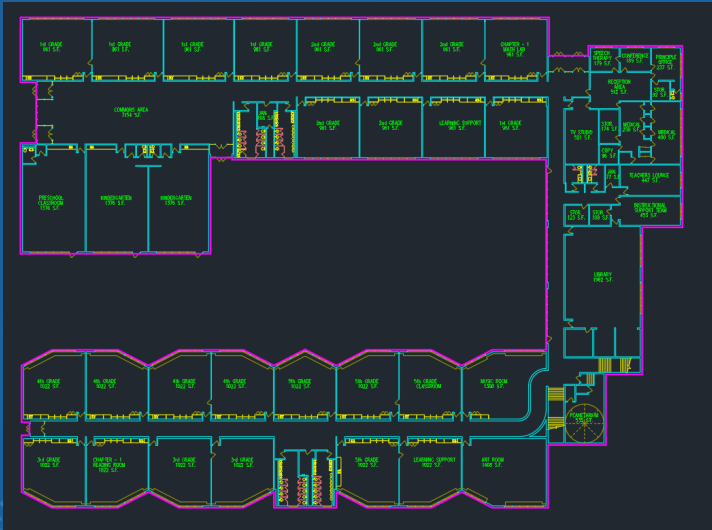
D'HUY Engineering, Inc.

	Northeast Intermediate School Abatement	Northeast Intermediate School Ventilation Upgrades	Frances Willard ES Roof Replacement	South Scranton IS Boiler Replacement and Insulation	Memorial Stadium Bleacher Re-Bid and Track Renovations	Armstrong Elementary School HVAC Renovations
	DEI Project No. 033006	DEI Project No. 033006	DEI Project No. 033003	DEI Project No. 033004	DEI Project No. 033005	DEI Project No. 033002
Ad Date - 1	Friday, February 12, 2021	Friday, February 12, 2021	Friday, February 12, 2021	Friday, February 12, 2021	Friday, February 12, 2021	11/2021
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Pre-Bid Conference	Tuesday, March 2, 2021	Tuesday, March 2, 2021	Tuesday, March 2, 2021	Tuesday, March 2, 2021	Tuesday, March 2, 2021	12/2021
Pre-Bid Time (all virtual)	TBD	TBD	TBD	TBD	TBD	TBD
Bids Due @ 2:00 p.m.	Tuesday, March 23, 2021	Tuesday, March 23, 2021	Tuesday, March 23, 2021	Tuesday, March 23, 2021	Tuesday, March 23, 2021	7/2022
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Board Meeting - Award	Monday, April 5, 2021	Monday, April 5, 2021	Monday, April 5, 2021	Monday, April 5, 2021	Monday, April 5, 2021	1/3/2022
Notice to Proceed	Tuesday, April 6, 2021	Monday, April 12, 2021	Monday, April 12, 2021	Monday, April 12, 2021	Monday, April 12, 2021	1/4/2022
Construction Start	Monday, April 12, 2021	Tuesday, June 1, 2021	Tuesday, April 13, 2021	Tuesday, April 13, 2021	Monday, May 3, 2021	6/2022
Construction Final Completion	Friday, May 21, 2021	Monday, August 2, 2021	Tuesday, July 13, 2021	Tuesday, July 13, 2021	Friday, August 13, 2021	8/2022

Armstrong ES – Existing Conditions



D'HUY Engineering, Inc.



Armstrong ES – Existing Conditions



D'HUY Engineering, Inc.



**DAMAGED CEILING
TILES**



**COOLING TOWER AND
ROOF**



ROOF CORE

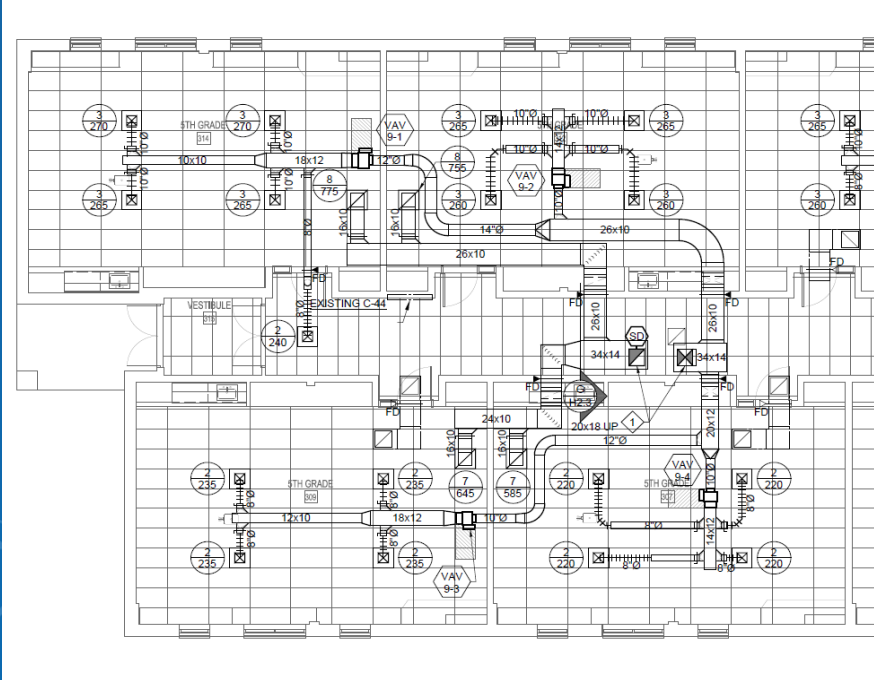
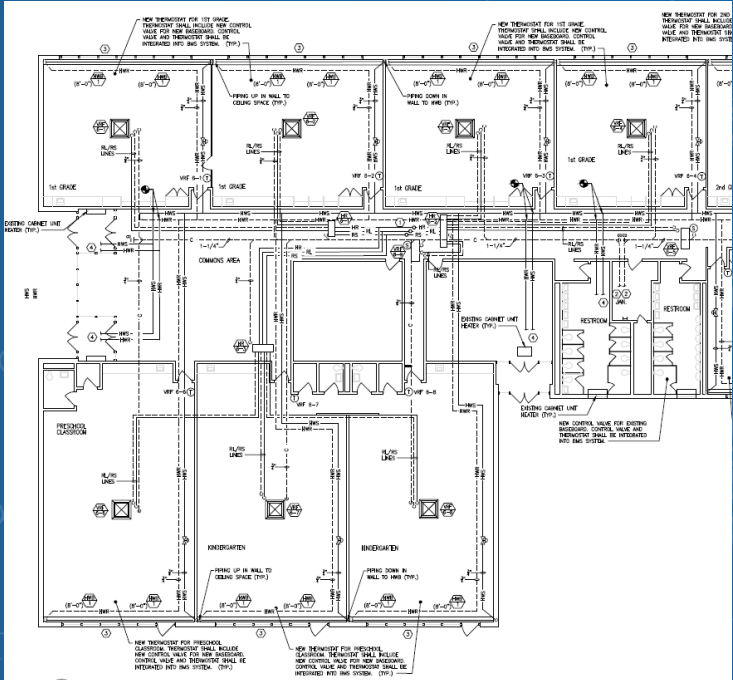


**WATER COOLED
CHILLER**

Armstrong ES – VRF vs VAV



D'HUY Engineering, Inc.



Variable Refrigerant Flow (VRF)		Variable AIR Volume (VAV)
✓	First Cost	✓
✓	Humidity Control	✓
✓	Energy Efficiency	✓
✓	Noise	✓
	Maintainability	✓
	Serviceability	✓
Complex	Controls	Standard
	Robust	✓

Armstrong ES – DRAFT BUDGET



D'HUY Engineering, Inc.

Line #	Item	Budget	CIP BUDGET	Billed to Date	Comments
	<i>Scope of Work to include the following:</i>			Bldg. SF: 67,650	
	<u>Mechanical Construction</u>				
	General Conditions - Temporary Facilities, Bonds & Insurance, Project Supervision, etc.	\$ 101,475			
	Mechanical Demolition - Removal of existing Boilers, Chiller, UVs, Un-needed piping and ductwork, etc.	\$ 405,900			
	New HVAC Equipment - Procure new Boilers, Chiller, AHUs, RTUs, VAV boxes, terminal units, etc.	\$ 744,150			
	Mechanical Material & Labor - New piping, pumps, valves, etc.	\$ 405,900			
	Install new ductwork - Fabrication and installation of ductwork to support new VAV system	\$ 405,900			
	Duct, Pipe and equipment insulation	\$ 202,950			
	Equipment pads, misc. sitework and site restoration	\$ 318,632			
	Structural and Misc. Steel, Rough Carpentry - Steel fabrication, erection and wood blocking necessary to install new units	\$ 202,950			
	Roofing, caulking and doors - Roofing cutting and patching to install new units, caulking and blocking for same	\$ 121,770			
	Finishes - New acoustic ceilings, carpet in corridors and painting	\$ 676,500			
	Secure entrance	\$ 85,000			

Armstrong ES – DRAFT BUDGET



D'HUY Engineering, Inc.

<u>Electrical Construction</u>					
General Conditions - Temporary Facilities, Bonds & Insurance, Project Supervision, etc.	\$ 92,004				
Electrical Demolition - Remove electrical systems and equipment not needed	\$ 81,180				
Power Distribution incl/ Conduit and Wire - Install need power feeds and branch wiring to support new units	\$ 135,300				
Remove, store and reset lighting	\$ 118,388				
Install new Data Wiring for entire building	\$ 152,213				
Fire alarm system - Upgrade system to coordinate with new system and meet code requirements.	\$ 202,950				
<u>Controls Contractor</u>					
New ATC Control Installation to coordinate with new system	\$ 473,550				
<u>Abatement Contractor</u>					
Abatement	\$ 10,000				Abatement allowance
Pipe insulation	\$ 1,600				Datom Products
<u>Roofing Construction</u>					
Roof Replacement	\$ 1,088,000				
Roof Cores and ACM Testing	\$ 1,706				Coordinate with CAI
TOTAL CONSTRUCTION COSTS	\$ 6,028,017	\$ 2,000,000			

Armstrong ES – DRAFT BUDGET



D'HUY Engineering, Inc.

Line #	Item	Budget	CIP BUDGET	Billed to Date	Comments
	Soft Costs				
	Environmental Consultant (Cocciardi) Design Fee and air quality testing	\$ 10,000			DEI applied an allowance.
	Greenman-Pederson (GPI) Design Fee for <u>VRF</u> system	\$ 145,000			GPI proposal date 04/22/2020 which includes design, bidding and CA.
	Greenman-Pederson (GPI) Design Fee for <u>VAV</u> system	\$ 105,000			The fee is for the VAV design only. The cost for bidding and CA will be carried forward from the VRF design fee.
	Greenman-Pederson (GPI) Design Fee for: <u>Fire Alarm, Ceilings, Selective Demo, Data, Security, Flooring, Roof Replacement, and Secure Entrance Vestibule</u>	\$ 111,925			GPI verified
	Dehumidification procurement 50 units	\$ 77,000			Purchased through State Contract
	D'Huy Engineering, Inc. - Design Phase Fee	\$ 125,000			Fixed fee
	D'Huy Engineering, Inc. - Construction Phase Fee	\$ 256,238			4% of Project Costs <i>To be adjusted when all fees are known</i>
	Builder's Risk Insurance				To be provided by SSD
	Legal Costs	\$ 10,000			
	Approvals, Permits & Inspections	\$ 76,000			
	TAB / CVA (Non-LEED)	\$ 75,000			
	Printing, etc.	\$ 5,000			
	Design and Estimating Contingency	\$ 301,401			5% of Construction Costs
	Construction Contingency	\$ 602,802			10% of Construction Costs
	Financing	\$ -			
	TOTAL SOFT COSTS	\$ 1,900,365			
	TOTAL ESTIMATED PROJECT COSTS	\$ 7,928,382		\$ -	

Willard ES – Existing Conditions



D'HUY Engineering, Inc.



NORTH EAST ELEVATION



VERTICAL RWC LEADER



EPDM ROOFING SYSTEM

Willard ES – Existing Conditions



D'HUY Engineering, Inc.



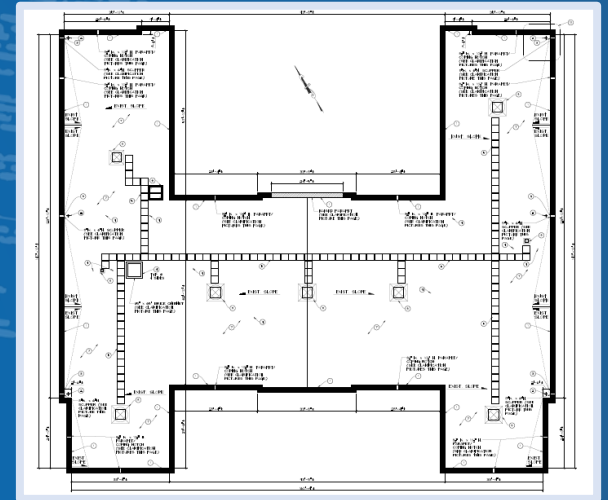
ROOF CORE



ROOF DRAIN &
SUMP PUMP



CEILING DAMAGE



Willard ES – DRAFT BUDGET



D'HUY Engineering, Inc.

Line #	Item	Budget	CIP BUDGET	Billed to Date	Comments
	<i>Scope of Work to include the following:</i>				
	General Conditions - Temporary Facilities, Bonds & Insurance, Project Supervision, etc.	\$ 75,000			
	Roof cores and ACM Testing	\$ 1,542			Coordinated with CAI
	Roofing tear off and disposal	\$ 66,000			
	Coping repairs	\$ 10,000			
	Insulation to meet current energy code	\$ 107,250			16,500 SF
	Rising wall flashing repairs	\$ 25,000			800 LF
	New roof drains and scuppers	\$ 38,000			Roof drains: 6 EA Scuppers: 17 EA
	Downspout repairs/replacement	\$ 40,000			
	Deck repairs	\$ 20,000			
	Parapet repairs	\$ 30,000			
	Parapet wall coating	\$ 25,000			2,500 SF
	New single ply roof	\$ 140,250			16,500 SF
	TOTAL CONSTRUCTION COSTS	\$ 578,042	\$ 500,000		
	<i>Soft Costs</i>				
	Environmental Consultant (Cocciardi) Design Fee	\$ 5,000			DEI applied an allowance.
	Greenman-Pedersen (GPI) Design Fee	\$ 41,500			GPI proposal 05/06/2020
	D'Huy Engineering, Inc. - Design Phase Fee	\$ 25,000			Fixed fee
	D'Huy Engineering, Inc. - Construction Phase Fee	\$ 12,991			2% of Project Costs <i>To be adjusted when all fees are known</i>
	Builder's Risk Insurance	N/A			
	Legal Costs	\$ 10,000			
	Approvals, Permits & Inspections	\$ 25,000			
	Printing, etc.	\$ 5,000			
	Design and Estimating Contingency	\$ 28,902			5% of Construction Costs
	Construction Contingency	\$ 57,804			10% of Construction Costs
	Financing	N/A			
	TOTAL SOFT COSTS	\$ 211,197			
	TOTAL ESTIMATED PROJECT COSTS	\$ 789,239		\$ -	

Our Constructability Team also Looks for...



D'HUY Engineering, Inc.

“Coordinate-ability” confirms building systems are well coordinated with each other and MEP systems

- Eliminates underground and utility/ductwork conflicts
- Proper electrical rough-in for township technology
- Clear scope definition for network, fire alarm, security and emergency systems



“Compete-ability” ensures materials/equipment are specified to maximize competition

- Strategies for multiple vendors/subs for building, HVAC, roofing & finishes, low voltage systems and bid alternates for cost flexibility
- Strategies for Owner procurement of furniture and equipment



“Maintain-ability” makes sure materials/equipment are specified to ease operation and maintenance

- Coordinate lighting controls, fire alarm and security with other Township buildings to reduce attic stock variation
- Maximize warranty periods, Owner training requirements & spare parts and reduce the number of service contracts



Willard ES - Constructability Review



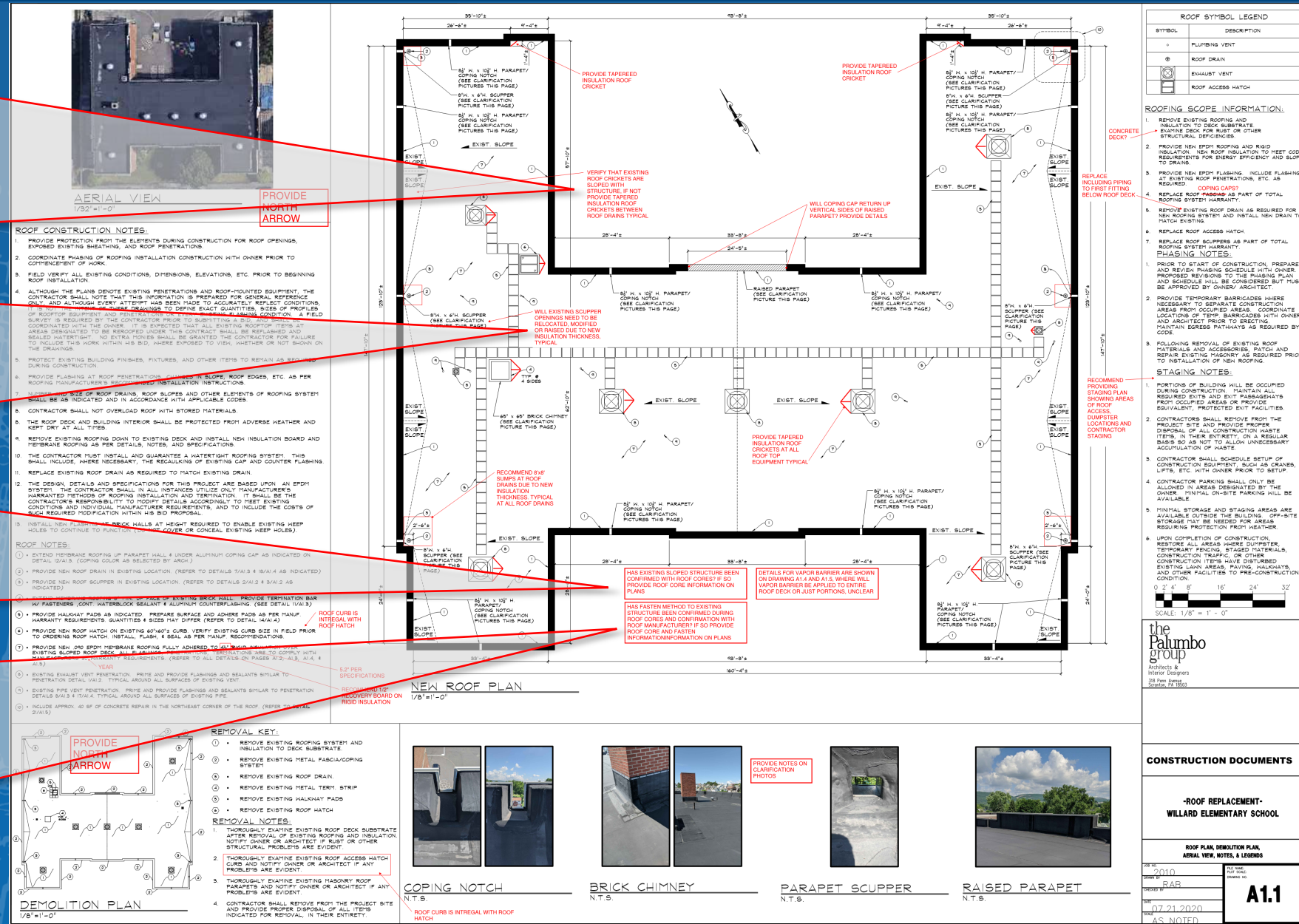
D'HUY Engineering, Inc.

VERIFY THAT EXISTING ROOF CRICKETS ARE SLOPED WITH STRUCTURE, IF NOT PROVIDE TAPERED INSULATION ROOF CRICKETS BETWEEN ROOF DRAINS TYPICAL

WILL EXISTING SCUPPER OPENINGS NEED TO BE RELOCATED, MODIFIED OR RAISED DUE TO NEW INSULATION THICKNESS, TYPICAL

HAS EXISTING SLOPED STRUCTURE BEEN CONFIRMED WITH ROOF CORES? IF SO PROVIDE ROOF CORE INFORMATION ON PLANS

HAS FASTEN METHOD TO EXISTING STRUCTURE BEEN CONFIRMED DURING ROOF CORES AND CONFIRMATION WITH ROOF MANUFACTURER? IF SO PROVIDE ROOF CORE AND FASTEN INFORMATION ON PLANS



Willard ES – Constructability Review



D'HUY Engineering, Inc.

- C. Existing Guarantees: Guarantees on existing building elements should not be affected by scope of work.
 - 1. Installer is responsible for coordinating with building owner's representative to verify compliance.

PART 2 - PRODUCTS

Recommend Reinforced
Roofing Membrane

Does the membrane need to be
Fire Rated?

2.1 ETHYLENE PROPYLENE DIENE MONOMER ROOFING MEMBRANE - EPDM

- A. Non-reinforced uniform, flexible sheet made from Ethylene Propylene Diene Monomer, ASTM D 4637, Type I. Basis of Design: JM EPDM NR FIT SYSTEMS
 - 1. Thickness (minimum): 90 mils (2.2 mm)
 - 2. Exposed Face Color: Black.
 - 3. Factory Inseam Tape: 4 inch-wide minimum, butyl splice tape with release film.
 - 4. All Seams and flashing shall receive a covering of 6" wide Sealing Strip.

Recommend listing at least three allowable
manufacturers

2.2 AUXILIARY ROOFING MATERIALS

Willard ES – Constructability Review



D'HUY Engineering, Inc.

2.4 WALKWAYS

- A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads sourced from membrane roofing system manufacturer.

Recommend adding Tapered Insulation specifications for roof drain sumps and possible tapered insulation areas.

2.5 ROOF INSULATION

- A. General: Preformed roof insulation boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and of thicknesses indicated.
- B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 2, Grade 2 (20 psi), Basis of Design: ENRGY 3 CGF

Will a Recovery Board Spec be needed?

1. Provide insulation package with minimum R Value: LTTR 30
2. Provide insulation package with minimum thickness: 5.2.
3. Provide insulation package in multiple layers.
4. Minimum Long-Term Thermal Resistance (LTTR): 5.7 per inch.

- a. Determined in accordance with CAN/ULC S770 at 75°F (24°C)

2.6 INSULATION ACCESSORIES

Willard ES – Constructability Review



D'HUY Engineering, Inc.

Carpentry."

Will Vapor Barrier be applied to entire roof or just select areas, plans and details are unclear.

2.7 VAPOR RETARDER

- A. Self-Adhered SBS Vapor Retarder: Fiber glass reinforced, tri-laminate woven polyethylene, nonslip UV protected top surface; suitable for application method specified. Basis of Design: JM Vapor Barrier SAR
- B. Self-Adhered Primer: One-part penetrating primer solution to enhance the adhesion of self-adhering membranes. SA Primer Low VOC

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Concrete Decks:
 - 1. Verify that concrete curing compounds that will impair adhesion of roofing components to roof deck have been removed.
 - 2. Verify that concrete substrate is visibly dry and free of moisture. and debris.
- B. Ensure general rigidity and proper slope for drainage.

Northeast Scranton IS – Existing Conditions



D'HUY Engineering, Inc.



VENTILATION DUCTWORK



**VENTILATION AIRFLOW
CONTROL DAMPERS**

Northeast Scranton IS – Existing Conditions



D'HUY Engineering, Inc.



**DEBRIS IN
VENTILATION
SYSTEM**



**CLASSROOM VENTILATION
SUPPLY AND EXHAUST**



**HEATING COIL FOR
TEMPERING
VENTILATION AIR**



VENTILATION FAN

Northeast Scranton IS – DRAFT BUDGET



D'HUY Engineering, Inc.

Line #	Item	Budget	CIP Budget	Billed to Date	Comments
	Scope of Work to include the following:				Building SF: 206,121
	General Conditions - Temporary Facilities, Bonds & Insurance, Project Supervision, etc.	\$ 75,000			
	Demolition and debris removal	\$ 15,000			
	New Ductwork needed to integrate ventilation system for entire building	\$ 100,000			GPI to verify scope at 1/21/21 meeting
	ATC Controls to control fresh air through existing basement chambers up through existing shafts to each floor.	\$ 150,000			
	Electric Power Wiring to work for upgrade of ventilation system	\$ 30,000			
	Asbestos Abatement	\$ 150,000			CAI to confirm scope
	TOTAL CONSTRUCTION COSTS	\$ 520,000	\$ 500,000		
	Soft Costs				
	Environmental Consultant (Cocciardi) Design Fee and air quality testing	\$ 50,000			DEI applied an allowance.
	Greenman-Pedersen (GPI) Design Fee	\$ 28,000			Includes bidding and CA
	D'Huy Engineering, Inc. - Design Phase Fee	\$ 25,000			Fixed fee
	D'Huy Engineering, Inc. - Construction Phase Fee	\$ 13,960			2% of Project Costs To be adjusted when all fees are known
	Builder's Risk Insurance	N/A			
	Legal Costs	\$ 10,000			
	Approvals, Permits & Inspections	\$ 25,000			
	TAB/CVA (Non- LEED)	\$ 75,000			
	Printing, etc.	\$ 5,000			
	Design and Estimating Contingency	\$ 52,000			10% of Construction Costs
	Construction Contingency	\$ 78,000			15% of Construction Costs
	Financing	N/A			
	TOTAL SOFT COSTS	\$ 361,960			
	TOTAL ESTIMATED PROJECT COSTS	\$ 881,960		\$ -	

South Scranton IS – Existing Conditions



D'HUY Engineering, Inc.



SELLERS BOILERS



CONDENSATE RETURN PUMPS

South Scranton IS – DRAFT BUDGET



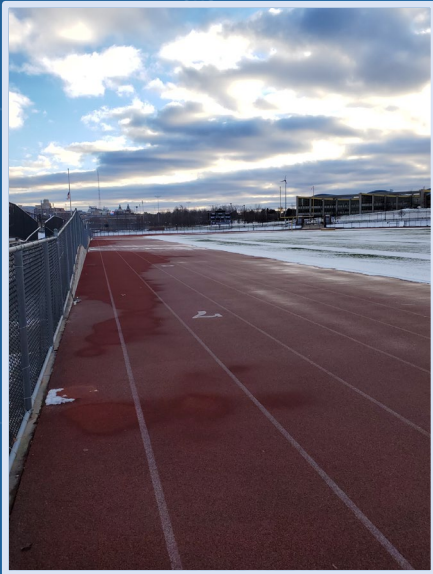
D'HUY Engineering, Inc.

Line #	Item	Budget	CIP BUDGET	Billed to Date	Comments
	Scope of Work to include the following:				
	General Conditions - Temporary Facilities, Bonds & Insurance, Project Supervision, etc.	\$ 92,000			
	Removal of existing boilers	\$ 40,000			
	Installation of new boilers (4)	\$ 500,000			
	Reconfigure primary piping	\$ 135,000			
	New pumps and tanks	\$ 200,000			
	Power wiring	\$ 25,000			
	ATC Controls	\$ 125,000			
	Insulation for reconfiguration	\$ 15,000			
	Insulate abated piping & breaching at both South Scranton IS & West Scranton HS	\$ 200,000			
	Repair of condensate pit	\$ 95,000			
	New breaching	\$ 65,000			
	TOTAL CONSTRUCTION COSTS	\$ 1,492,000	\$ 1,000,000		
	Soft Costs				
	Environmental Consultant (Cocciardi) Design Fee and air quality testing	\$ 5,000			DEI applied an allowance.
	Greenman-Pedersen (GPI) Design Fee	\$ 52,300			GPI proposal 05/11/2020 & email
	D'Huy Engineering, Inc. - Design Phase Fee	\$ 25,000			Fixed fee
	D'Huy Engineering, Inc. - Construction Phase Fee	\$ 31,986			2% of Project Costs To be adjusted when all fees are known
	Builder's Risk Insurance	N/A			
	Legal Costs	\$ 10,000			
	Approvals, Permits & Inspections	\$ 25,000			
	TAB / CVA (Non-LEED) Services	\$ 25,000			Allowance. To be bid with NEIS Ventilation repairs.
	Printing, etc.	\$ 5,000			
	Design and Estimating Contingency	\$ 74,600			5% of Construction Costs
	Construction Contingency	\$ 149,200			10% of Construction Costs
	Financing	N/A			
	TOTAL SOFT COSTS	\$ 403,086			
	TOTAL ESTIMATED PROJECT COSTS	\$ 1,895,086		\$ -	

Memorial Stadium Track and Field – Existing Conditions



D'HUY Engineering, Inc.



**PONDING
WATER ON
TRACK**



VALOR FIELD AT VETERANS MEMORIAL STADIUM



**TRACK CORE
SAMPLE**

Memorial Stadium Track and Field – Existing Conditions



D'HUY Engineering, Inc.



VISITOR BLEACHERS WITH CORROSION

Memorial Stadium Track and Field – DRAFT BUDGET



D'HUY Engineering, Inc.

Line #	Item	Budget	CIP BUDGET	Billed to Date	Comments
	<i>Scope of Work to include the following:</i>				
	General Conditions - Temporary Facilities, Bonds & Insurance, Project Supervision, etc.	\$ 300,000			
	Lead Paint Remediation Allowance	\$ 100,000			
	Remove, store, and reset seats	\$ 80,000			
	Sand blast, clean up and priming of steel base	\$ 975,000			
	Repair steel plate	\$ 95,000			
	Apply second and final coat of special coating	\$ 525,000			
	Repair CMU wall	\$ 125,000			
	Remove track coating	\$ 35,000			
	Repair track base	\$ 65,000			
	Install new track surface	\$ 400,000			
	TOTAL CONSTRUCTION COSTS	\$ 2,700,000	\$ 625,000		\$375,000 Track cost (SSD) \$250,000 Bleacher cost (SSD)
	<i>Soft Costs</i>				
	Environmental Consultant (Cocciardi) Design Fee	\$ 10,000			DEI applied an allowance.
	Greenman-Pedersen (GPI) Design Fee for new bid	\$ 77,750			Includes design of track and cost for first bid and rebid.
	Geotechnical Investigation & Construction Testing	\$ 15,000			GPI proposal 5/19/2020
	D'Huy Engineering, Inc. - Design Phase Fee	\$ 45,000			Fixed fee
	D'Huy Engineering, Inc. - Construction Phase 1 Fee	\$ 54,970			2% of Project Costs <i>To be adjusted when all fees are known</i>
	D'Huy Engineering, Inc. - Construction Phase 2 Fee	\$ 38,479			DEI allowance for Project extending to 2 summers <i>To be adjusted when all fees are known</i>
	Track cores	\$ 3,500			
	Builder's Risk Insurance	N/A			
	Legal Costs	\$ 10,000			
	Approvals, Permits & Inspections	\$ 20,000			
	Printing, etc.	\$ 5,000			
	Design and Estimating Contingency	\$ 135,000			5% of Construction Costs
	Construction Contingency	\$ 270,000			10% of Construction Costs
	Financing	N/A			
	TOTAL SOFT COSTS	\$ 684,699			
	TOTAL ESTIMATED PROJECT COSTS	\$ 3,384,699		\$ -	

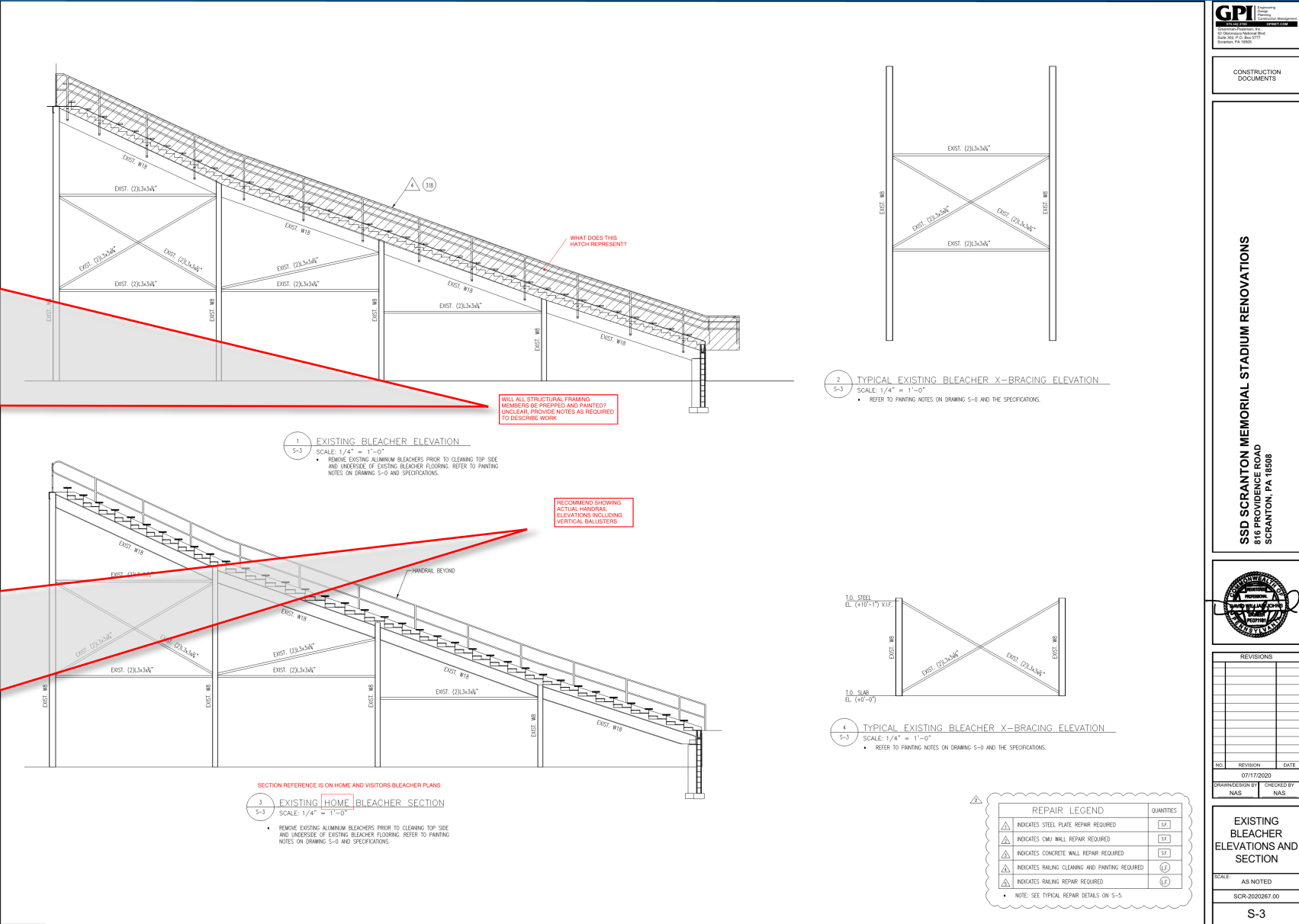
Memorial Stadium Track and Field



D'HUY Engineering, Inc.

WILL ALL STRUCTURAL FRAMING MEMBERS BE PREPPED AND PAINTED? UNCLEAR, PROVIDE NOTES AS REQUIRED TO DESCRIBE WORK

RECOMMEND SHOWING ACTUAL HANDRAIL ELEVATIONS INCLUDING VERTICAL BALUSTERS



Schedule for Priority Projects



D'HUY Engineering, Inc.

	Northeast Intermediate School Abatement	Northeast Intermediate School Ventilation Upgrades	Frances Willard ES Roof Replacement	South Scranton IS Boiler Replacement and Insulation	Memorial Stadium Bleacher Re-Bid and Track Renovations	Armstrong Elementary School HVAC Renovations
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Pre-Bid Time (all virtual)	TBD	TBD	TBD	TBD	TBD	TBD
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Robust Facilities Systems for:



D'HUY Engineering, Inc.

The background features a large, semi-transparent seal of the "SCANTON SCHOOL DISTRICT" in the center. The seal includes the text "SCANTON SCHOOL DISTRICT" at the top and "Bringing Students From All Over the World" at the bottom. Inside the seal is an illustration of a school building and a globe. Surrounding the seal are faint architectural drawings and blueprints, adding a technical and design-oriented feel to the presentation.

Compete-ability
Maintain-ability
Durability