

QUAKERTOWN COMMUNITY SCHOOL DISTRICT



NEIDIG ELEMENTARY SCHOOL
additions and renovations

DESIGN DEVELOPMENT COST ESTIMATE
REVIEW, ACT 34 ADVERTISEMENT AND
BOARD RESOLUTION MEETING

January 10, 2019

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AGENDA

- Review of DD Design and Cost Estimate
- What is the Act 34 Hearing?
- Plancon D Description
- Act 34 Booklet and Process
- Advertisement
- Resolution



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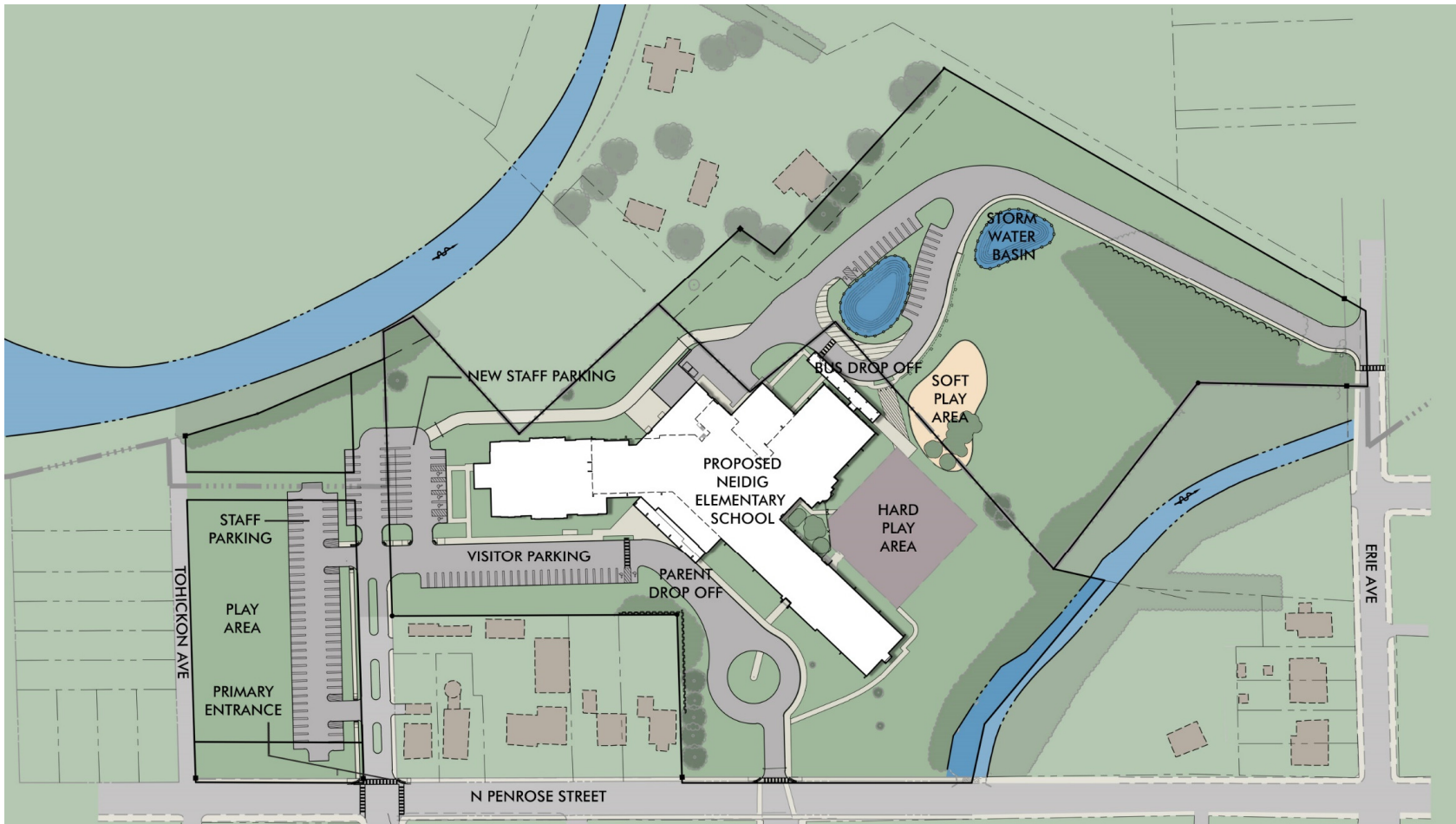
DESIGN DEVELOPMENT UPDATE

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SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



COLOR KEY

- BUILDING SUPPORT SPACES
- CIRCULATION
- FACULTY WORK / DINING SPACES
- GENERAL CLASSROOM
- LGI
- STUDENT SERVICES / SMALL GROUP

RENDERING AT
ENTRANCE
LOBBY AND
LEARNING STAIR





RENDERING AT SECOND FLOOR LARGE GROUP INSTRUCTION AREA



CAFETERIA

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TYPICAL CLASSROOM LAYOUT IN EXISTING WING TO REMAIN



TYPICAL CLASSROOM LAYOUT IN NEW CLASSROOM ADDITION



VIEW OF CORRIDOR - LIBRARY ON THE RIGHT



NEW GYMNASIUM WITH STAGE

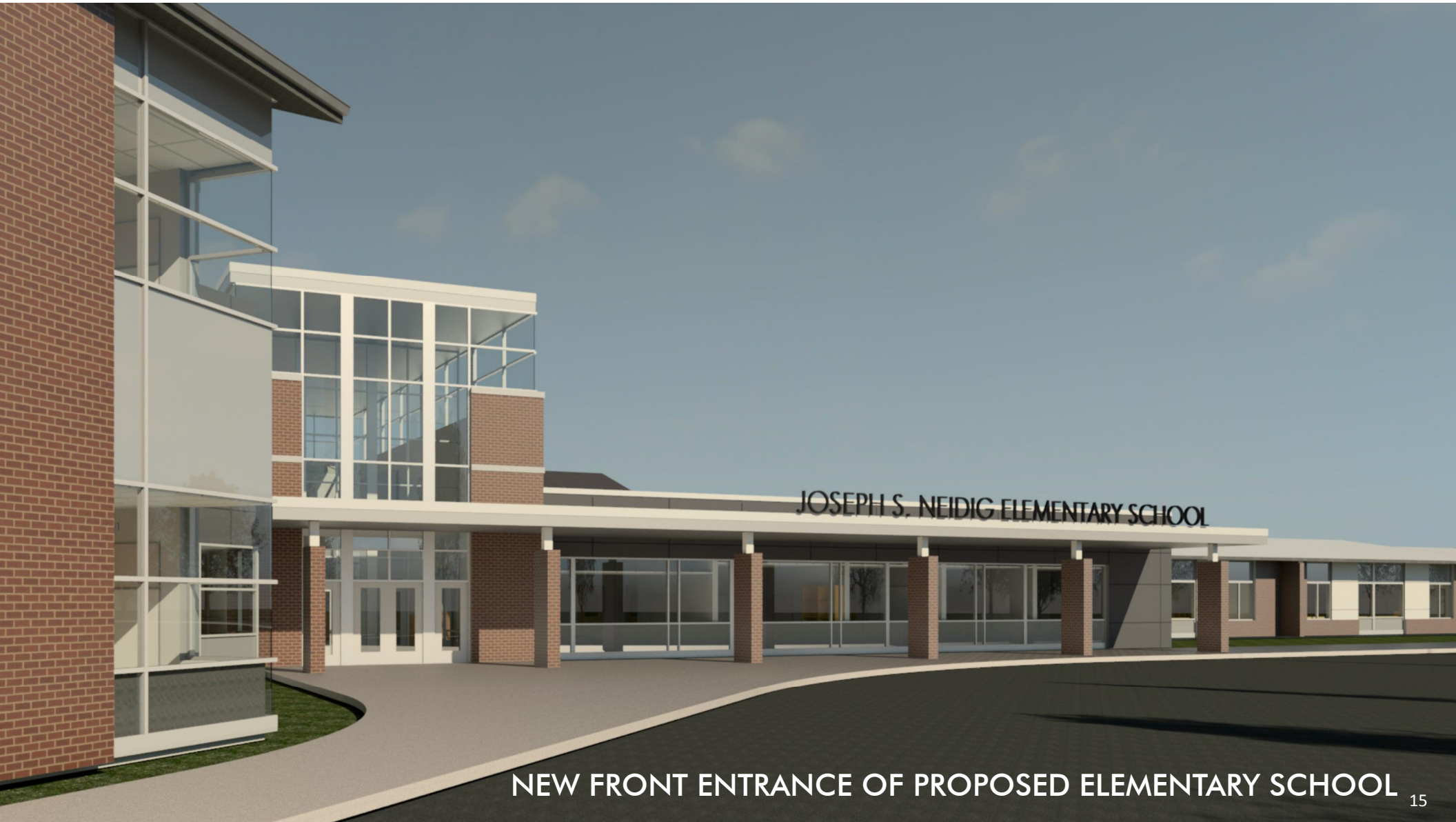
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**VIEW FROM NORTH PENROSE STREET OF THE PROPOSED
RENOVATIONS AND ADDITIONS**



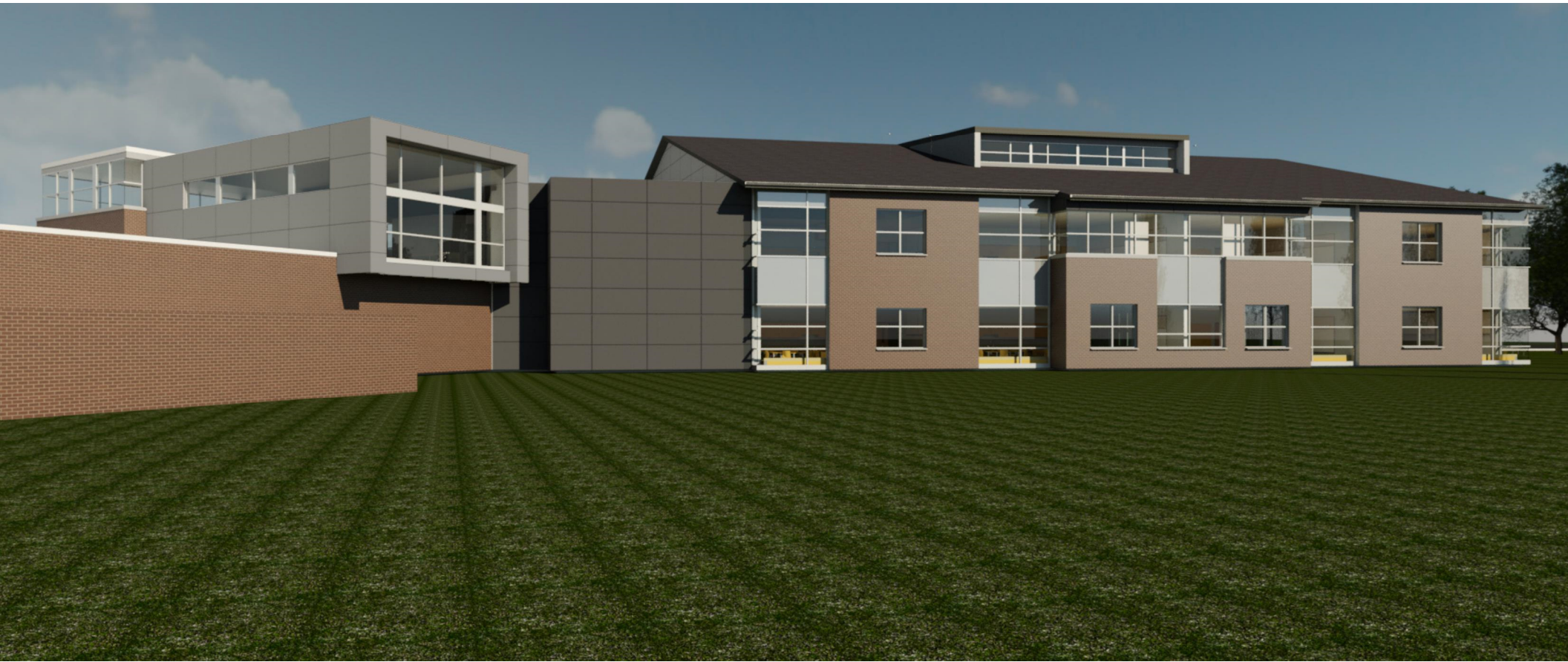
APPROACH TO NEW MAIN ENTRANCE



NEW FRONT ENTRANCE OF PROPOSED ELEMENTARY SCHOOL 15



REAR VIEW OF AT NEW BUS DROP-OFF/ENTRANCE



REAR VIEW OF LEARNING STAIR AND TWO-STORY CLASSROOM ADDITION

DESIGN DEVELOPMENT COST ESTIMATE

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PROJECT BUDGET

DESIGN DEVELOPMENT	
CONSTRUCTION COST ESTIMATE	
GENERAL CONTRACTOR NEW CONSTRUCTION	\$ 10,284,992.68
GENERAL CONTRACTOR RENOVATION	\$ 2,806,460.81
GENERAL CONTRACTOR SITE CONSTRUCTION	\$ 2,761,559.75
ELECTRICAL CONTRACTOR	\$ 2,514,900.00
MECHANICAL CONTRACTOR	\$ 3,494,660.00
PLUMBING CONTRACTOR	\$ 1,228,582.00
CONTRACTOR MATERIAL ALLOWANCES	\$ 523,400.00
ABATEMENT	\$ 14,000.00
CONSTRUCTION SUBTOTAL	\$ 23,628,555.24
SOFT COST ESTIMATE	
FEES, FURNITURE, PERMITS AND DIRECT COSTS	\$ 3,420,350.00
CONTINGENCIES	
CONSTRUCTION CONTINGENCY	\$ 1,000,000.00
STRUCTURAL SUPPORT CONTINGENCY	\$ 185,000.00
SOFT SOIL UNDERCUT ALLOWANCE	\$ 260,000.00
EXPORT FILL CONTINGENCY	\$ 360,000.00
INFLATION CONTINGENCY	\$ 500,000.00
CONTINGENCY SUBTOTAL	\$ 2,305,000.00
GRAND TOTAL	\$ 29,353,905.24



PROJECT BUDGET

Item	Cost
Schematic Design Estimate (8/18)	\$ 29,999,148
Specific Reductions during Design Development	
Classroom/Gym Reduction SF: 87,300 to 83,373= 3,927	\$ 863,940
Building Permit Fee (no reduction until final)	TBD
Student relocation savings (excluding modular classroom cost)	\$ 622,000
Stage partition removal	\$ 20,000
CM Fee from 20 months to 15 months	\$ 80,000
Abatement cost reduction	\$ 126,000
SUBTOTAL	\$ 1,711,940
Specific Additions during Design Development	
Added 1 underground detention basin	\$ 100,000
Increased kitchen equipment budget from \$250K to \$400K	\$ 150,000
Allowance for foundation reinforcement	\$ 185,000
Reinforce existing structure when building is cut	\$ 42,975
Loading Dock canopy (if added)	\$ 52,780
Mill and overlay hard play area in lieu of topcoat	\$ 50,000
Snow rails	\$ 35,000
VET in lieu of VCT (alternate)	\$ 20,000
Water softener	\$ 20,000
Roadway undercut allowance	\$ 260,000
Regulated fill premium	\$ 260,000
New water line from street ILO existing	\$ 70,000
New 2nd sanitary line from street	\$ 38,000
Dual Fuel allowance	\$ 20,000
Added playground underdrains for drainage	\$ 15,000
Playground equipment allowance	\$ 130,000
18" of added stone fill under bldg.	\$ 52,500
Bid alternate for all fill to be engineered fill under new building (not included in estimate)	TBD
SUBTOTAL	\$ 1,501,255
Net cost reductions between SD and DD	\$ 210,685
Design Development Estimate (12/18)	\$ 29,353,000
Actual Change from SD estimate to DD estimate	\$ 646,148



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PROJECT COST HISTORY					
Project Phase	District-wide Facility Study	Pre-Design Phase	Concept Phase	Schematic Design (SD)	Design Development (DD)
	SGA Facility Assessment October 2016	SGA/QCSD Estimate December 2017	SGA Option D Concept Estimate May 2018	DEI Schematic Design Estimate August 2018	DEI Design Development Estimate December 2018
Renovation SF	45,764	45,764	29,595	28,650	32,381
Addition SF		18,180	58,490	58,650	51,992
Total Building SF	45,764	63,944	88,085	87,300	84,373
Building Cost	\$8,030,119	\$14,264,233	\$21,940,971	\$21,339,778	\$ 20,866,995
Site Cost		\$1,665,000	\$2,180,000	\$2,354,430	\$ 2,761,560
Soft Costs	\$2,409,036	\$4,353,216	\$4,501,645	\$6,304,940	\$ 5,725,350.00
TOTAL	\$10,439,155	\$20,282,449	\$28,622,616	\$29,999,148	\$ 29,353,905
Project Scope	Baseline cost to upgrade systems, renovate to bring up to code & current standards; no program modifications	Renovate the existing building; 10 classroom & cafeteria addition only; sitework limited to receive the building	Program equitable to Pfaff ES (85,000 s.f.): new gym & stage; enlarged admin. and cafeteria; new small (SGI) & large group instruction (LGI) rooms; fully renovate the existing building to remain; separate bus	Includes contingency for market conditions and increased sitework and soft costs	Considers approximately 3,900 +/- less s.f. with gym and SGI/LGI reductions; construction in an unoccupied building allowing all new MEP systems



What is the ACT 34 Hearing and PlanCon D Description

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PURPOSE OF AN ACT 34 HEARING

THE PURPOSES FOR THIS HEARING ARE AS FOLLOWS:

1. To establish the need for the project by reviewing historical events leading to the Board's decision to proceed with a building program.
2. To review the various options considered by the Board prior to their decision to proceed with the project.
3. To describe the renovations and additions to occur at Neidig Elementary School and the educational program that serves as a basis for what is being proposed.
4. To present the estimated construction cost, the total project cost, the financial needs and an estimate of the local tax impact of the project.
5. To give citizens and residents the opportunity to comment and to pose questions. Act 34 of 1973 applies to all renovations and additions in educational buildings:

Act 34 of 1973 applies only to costs for renovations and additions and does not address the cost for alterations to existing structures. In addition, there are other excludable costs which are not factored into the Act 34 calculations including; site development costs, test borings and architectural/engineering fees on these items.

PLEASE NOTE: This is an opportunity for the administration and the professionals who are accountable to your Board of Education to describe and discuss the proposed project. It is not a debate, but a stenographer is present to receive and record comments and observations. Official record of the hearing is being documented in order that the Board can consider and study constructive comments or questions.

Any and all interested persons may appear at and attend the public hearing and will be granted a reasonable opportunity to be heard at this public hearing.

Please feel welcome to participate during the comment period at the appropriate part of tonight's presentation. Thank you.

PUBLIC COMMENTS:

Any resident who has submitted a written request for agenda time on or before 12:00 P.M., February 11, 2019, shall be entitled to speak during this portion of the agenda. Subsequently, any member of the audience not having requested agenda time on or before 12:00 P.M., February 11, 2019, shall also be entitled to speak during this period. Public comments are to be conducted in accordance with Act 34 requirements.

Guidelines

- a. When recognized, please approach the microphone and first state your name and address.
- b. Ask only one question or make only one statement at a time to allow all persons an opportunity to speak. Limit your time to 3 minutes.
- c. Further questions or statements by individuals who have already spoken will be allowed after all interested persons have had an opportunity to speak.
- d. Please do not intentionally repeat previous questions or statements.

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THE PUBLIC HAS THIRTY (30) DAYS FOLLOWING THIS HEARING UP TO AND INCLUDING WEDNESDAY, MARCH 13, 2019, TO MAKE WRITTEN COMMENTS ABOUT THE PROJECT.

PROJECT ACCOUNTING BASED ON ESTIMATES

PlanCon D02 & D03

A.9 STRUCTURE COSTS	\$24,735,938
B.3 ARCHITECT'S/ENGINEER'S FEE	\$ 1,449,850
C.3 MOVEABLE FIXTURES & EQUIPMENT	\$ 525,000
E.6 SITE COSTS	\$ 11,510
G.9 ADD'L CONSTRUCTION RELATED COSTS	\$ 2,133,563
H.10 FINANCING COST	<u>\$ 763,535</u>
I. TOTAL PROJECT COST	\$30,625,833

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ACT 34 MAXIMUM BUILDING CONSTRUCTION COST

PlanCon D20

A. STRUCTURE COSTS, ARCHITECT'S FEE MOVEABLE FIXTURES & EQUIPMENT	\$19,433,907
B.4 TOTAL EXCLUDABLE COSTS FOR NEW CONSTRUCTION	- <u>\$ 3,873,865</u>
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST	\$15,560,042

ACT 34 BOOKLET & PROCESS

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ACT 34 HEARING BOOKLET

Quakertown Community School District



For the Proposed

**Renovations and Additions to:
Neidig Elementary School**

Date: February 11, 2019
Time: 6:00 PM
Location: Quakertown Community School District
District Services Center
Board Room
100 Commerce Drive
Quakertown, PA 18951

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NEIDIG ELEMENTARY SCHOOL ACT 34 HEARING AGENDA

QUAKERTOWN COMMUNITY SCHOOL DISTRICT
QUAKERTOWN, PA

Location:
District Services Center, Board Room
Quakertown Community School District
100 Commerce Drive, Quakertown, PA 18951

February 11, 2019

- I. Opening Remarks Mr. Steaven Klein, President
Board of School Directors
Quakertown Community School District
- II. Hearing Duly Constituted Mr. Jeffrey Garton, Esquire
Solicitor
Begley, Carlin & Mandio, LLP
- III. Project History and Need for Construction Dr. William Harner
Superintendent of Schools
Quakertown Community School District
- IV. Project Options Considered David L. Schrader, AIA
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V. Project Description	David L. Schrader, AIA SCHRADERGROUP
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Neidig Elementary School Renovations and Additions

- a. Project Description
- b. Site Plan
- c. Floor Plan
- d. Building Renderings
- e. Room Schedules and Adjustments
- f. Plancon D Cost Estimating

VI. Analysis of Financial Alternatives	Jamie Doyle Managing Director Public Financial Management Group
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VII. Public Comments	Mr. Jeffrey Garton, Esquire Solicitor Begley, Carlin & Mandio, LLP
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VIII. Adjournment	Mr. Steaven Klein, President Board of School Directors Quakertown Community School District
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EXHIBIT "A"

NOTICE OF PUBLIC HEARING

TO: ALL RESIDENTS OF THE QUAKERTOWN COMMUNITY SCHOOL DISTRICT
Bucks County, PA

Please take notice that a public hearing will be held in the Quakertown Community School District, in the District Services Center, Board Room, Quakertown Community School District, 100 Commerce Drive, Quakertown, PA 18951, on Monday, February 11, 2019, beginning at 6:00 PM, prevailing time.

The purpose of the Hearing is to inform the residents of this school district of all relevant matters relating to planning, designing, acquiring, construction and furnishing of the proposed Neidig Elementary School Renovations and Additions.

A description of the project, including facts with respect to educational, physical, administrative, budgetary and fiscal matters and certain other information, will be presented and will be available for consideration at such public hearing, and from January 11, 2019, until such public hearing, during regular business hours (8:00 am to 4:00 pm) at the office of the Superintendent of the Quakertown Community School District located in the District Services Center at 100 Commerce Drive, Quakertown, PA 18951.

The Board of School Directors of the School District by resolution duly adopted on January 10, 2019 authorized an "ACT 34 MAXIMUM BUILDING CONSTRUCTION COST" and a "MAXIMUM PROJECT COST" in connection with the project. The costs are as follows:

Act 34 Maximum Building Construction Cost
\$15,560,042

Maximum Project Cost
\$30,625,833

This public hearing is being held pursuant to requirements of the Pennsylvania Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act No. 34 of the Session of 1973 of the General Assembly.

Any and all district residents may appear at and attend the public hearing and will be granted a 3 minutes public comment opportunity to be heard at such public hearing. Such persons also may submit letters, or written testimony, and/or secure scheduled agenda time, to the Superintendent of Schools, Dr. William Harner, at the District Services Center until 12:00 noon, February 11, 2019.

The public shall have thirty (30) days following this Hearing, up to and including Wednesday, March 13, 2019, within which to submit written comments about the Project. Comments are to be sent to the Superintendent of Schools.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

QUAKERTOWN COMMUNITY SCHOOL DISTRICT BY:
QUAKERTOWN, PENNSYLVANIA

Anita M. Kaseman
Secretary of the Board

**Act 34 Maximum
Building Construction
Cost is
\$15,560,042**

**Total Project Cost of
\$30,625,833 is the
advertised TOTAL
PROJECT COST**

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RESOLUTION

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RESOLUTION OF THE
BOARD OF SCHOOL DIRECTORS
QUAKERTOWN COMMUNITY SCHOOL DISTRICT

NEIDIG ELEMENTARY SCHOOL RENOVATIONS AND ADDITIONS

AGENDA ITEM: Act 34 Hearing on Proposed Construction
Neidig Elementary School Renovations and Additions

Background Information:

Act 34 of the Public School Code requires school districts, prior to undertaking a renovations and additions program to hold a public hearing. This Hearing will review the scope of the project noted above and define the Maximum Building Construction Cost and Maximum Project Cost for the project. The Hearing will also provide an opportunity for public input.

Recommendations:

That the Board approves the following resolution:

Be it resolved that the Quakertown Community School District intends to proceed with the renovations and additions, both educationally and physically, at an **Act 34 Maximum Building Construction Cost of \$15,560,042 and a Maximum Project Cost of \$30,625,833**

Be it further resolved that the Quakertown Community School District will conduct an Act 34 Hearing on Monday, February 11, 2019, beginning at 6:00 PM, prevailing time in the District Services Center, Board Room, Quakertown Community School District, 100 Commerce Drive, Quakertown, PA 18951 and the Hearing will be duly advertised in accordance with the School Code.

BOARD ACTION DATE: _____

VOTING: AYE _____ NAY _____ ABSTENTIONS _____ ABSENT _____

Signature, Board Secretary

Anita M. Kaseman
Board Secretary's Name

Quakertown Community School District
100 Commerce Drive, Quakertown, PA 18951

DATE

**Act 34 Maximum
Building Construction
Cost is
\$15,560,042**

**Total Project Cost of
\$30,625,833 is the
advertised TOTAL
PROJECT COST**

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QUAKERTOWN COMMUNITY SCHOOL DISTRICT



NEIDIG ELEMENTARY SCHOOL
additions and renovations

ACT 34 ADVERTISEMENT AND
RESOLUTION MEETING

January 10, 2019

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