

QUAKERTOWN COMMUNITY SCHOOL DISTRICT



NEIDIG ELEMENTARY SCHOOL
additions and renovations

PUBLIC PRESENTATION

April 24, 2018

SCHRADERGROUP

CURRENT OPTIONS
CURRENT BUDGET ESTIMATES
OPTION COMPARISONS
NEXT STEPS



CURRENT OPTIONS
CURRENT BUDGET ESTIMATES
OPTION COMPARISONS
NEXT STEPS



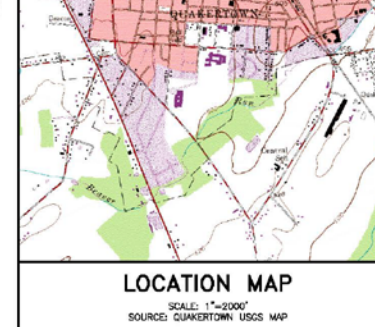
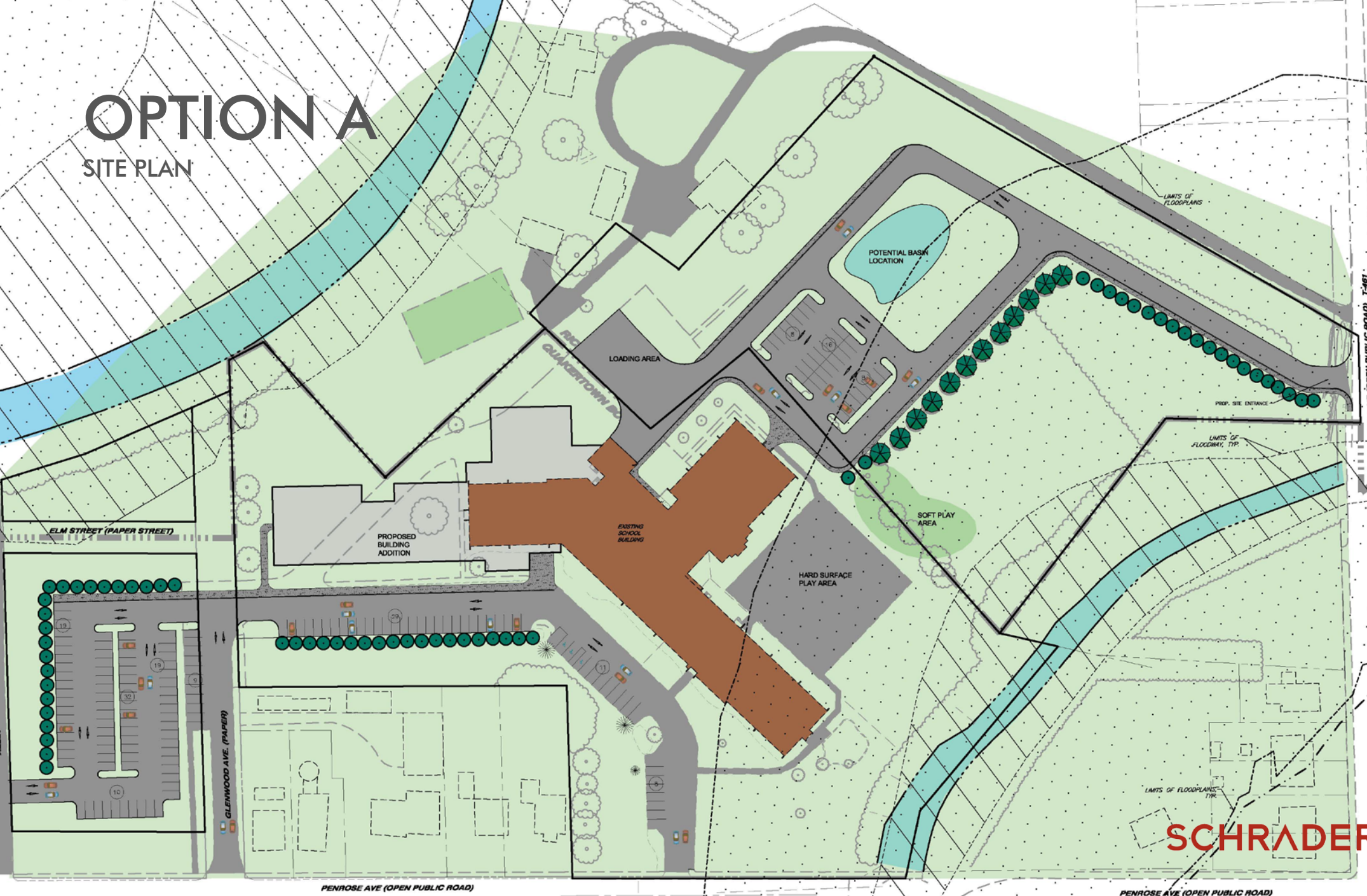
EXISTING CONDITIONS

SITE PLAN

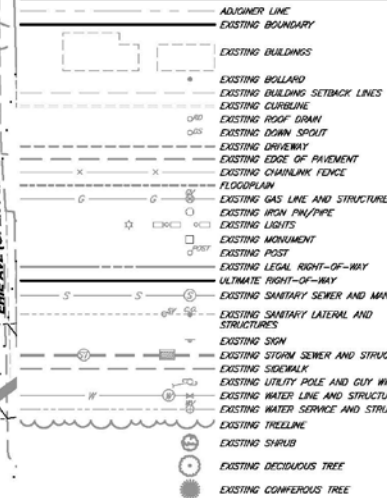
SCHRADERGROUP

OPTION A

SITE PLAN



LEGEND



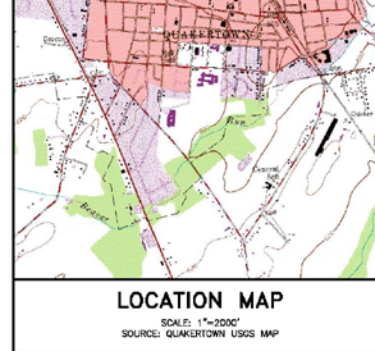
GENERAL NOTES:

- SCHOOLS ARE A CONDITIONAL USE IN THE MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT IN THE BOROUGH OF QUAKERTOWN. SCHOOLS ARE A PERMITTED USE IN THE SUBURBAN RESIDENTIAL CONSERVATION (SRC) DISTRICT IN THE TOWNSHIP OF RICHLAND.
- PARKING REQUIREMENTS:
ELEMENTARY SCHOOLS REQUIRE 1 SPACE PER FACULTY OR OTHER FULL OR PART-TIME EMPLOYEE AND 1 SPACE PER TWO CLASSROOMS AND OFFICES
- BOUNDARY INFORMATION TAKEN FROM COUNTY TAX MAPS. TOPOGRAPHIC INFORMATION AND EXISTING FEATURES TAKEN FROM WWW.PASADAPULSEDU WITH 2' LIDAR CONTOURS
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, 42017C0129L, REVISED MARCH 16, 2015

SCHRADERGROUP

OPTION B

SITE PLAN



GENERAL NOTES:

- SCHOOLS ARE A CONDITIONAL USE IN THE MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT IN THE BOROUGH OF QUAKERTOWN. SCHOOLS ARE A PERMITTED USE IN THE SUBURBAN RESIDENTIAL CONSERVATION (SRC) DISTRICT IN THE TOWNSHIP OF ROCKLAND.
- PARKING REQUIREMENTS: ELEMENTARY SCHOOLS REQUIRE 1 SPACE PER FACULTY OR OTHER FULL OR PART-TIME EMPLOYEE AND 1 SPACE PER TWO CLASSROOMS AND OFFICES.
- BOUNDARY INFORMATION TAKEN FROM COUNTY TAX MAPS. TOPOGRAPHIC INFORMATION AND EXISTING FEATURES TAKEN FROM WWW.PASDA.PS.EDU WITH 2' LUMEN CONTOURS.
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, 42017C0129A, REVISED MARCH 16, 2015.

LEGEND

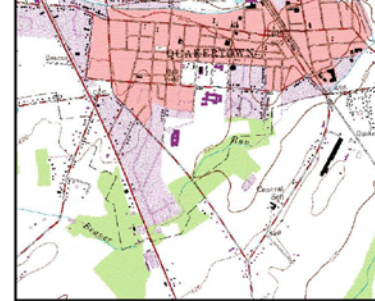
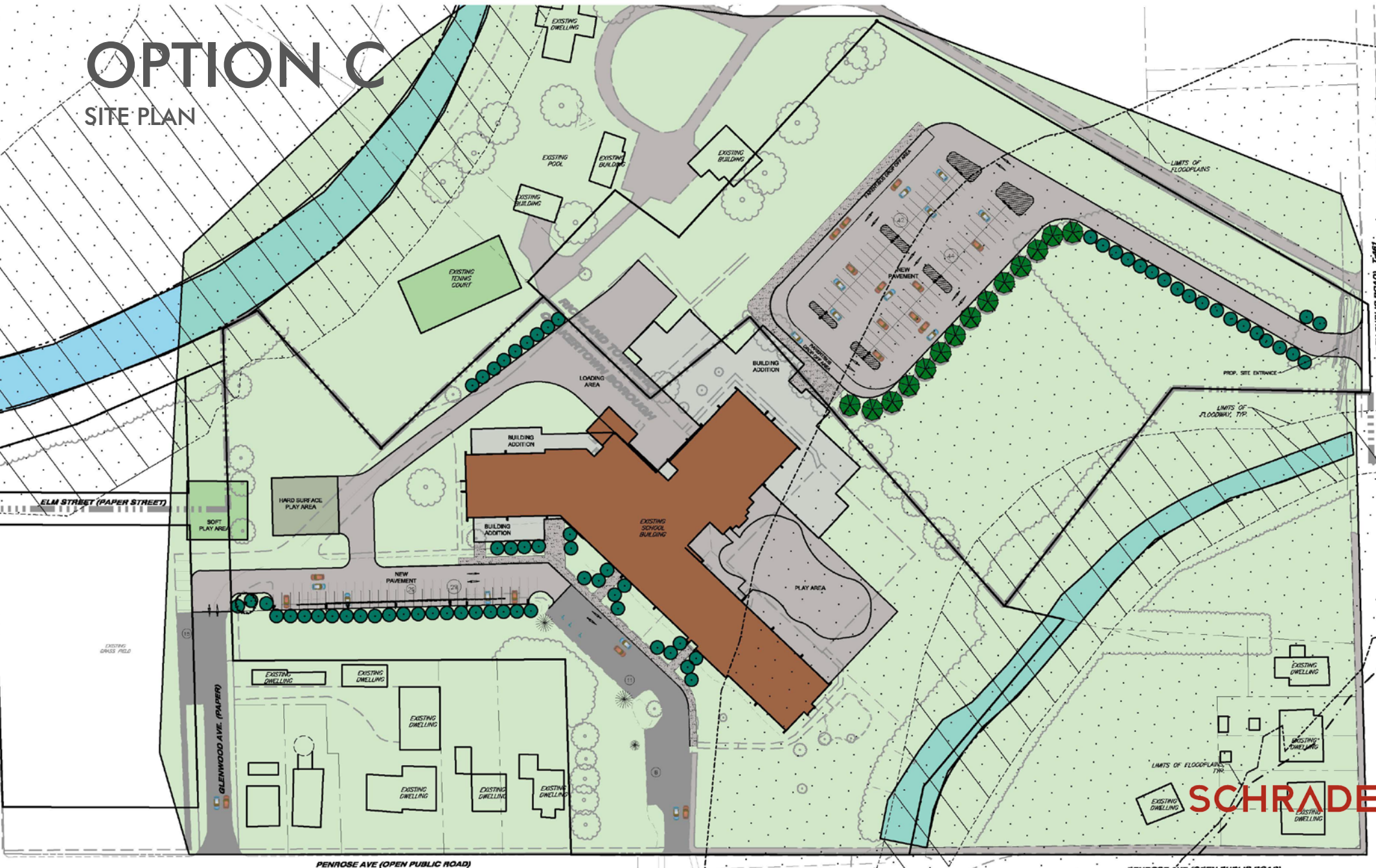
ADJOINER LINE	EXISTING BOUNDARY
EXISTING BUILDINGS	
EXISTING ROLLARD	
EXISTING BUILDING SETBACK LINES	
EXISTING CURBLINE	
EXISTING ROOF DRAIN	
EXISTING DOWN SPOUT	
EXISTING DRIVEWAY	
EXISTING EDGE OF PAVEMENT	
EXISTING CHAINLINK FENCE	
FLOODPLAIN	
EXISTING GAS LINE AND STRUCTURE	
EXISTING IRON PIV/PIPE	
EXISTING LIGHTS	
EXISTING MONUMENT	
EXISTING POST	
EXISTING LEGAL RIGHT-OF-WAY	
ULTIMATE RIGHT-OF-WAY	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING SANITARY LATERAL AND STRUCTURE	
EXISTING SIGN	
EXISTING STORM SEWER AND STRUCTURES	
EXISTING SIDEWALK	
EXISTING UTILITY POLE AND GUY WIRE	
EXISTING WATER LINE AND STRUCTURES	
EXISTING WATER SERVICE AND STRUCTURE	
EXISTING TREELINE	
EXISTING SHRUB	
EXISTING DECIDUOUS TREE	
EXISTING CONIFEROUS TREE	



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OPTION C

SITE PLAN



LOCATION MAP

SCALE: 1"=2000'
SOURCE: QUAKERTOWN USGS MAP

GENERAL NOTES:

- SCHOOLS ARE A CONDITIONAL USE IN THE MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT IN THE BOROUGH OF QUAKERTOWN. SCHOOLS ARE A PERMITTED USE IN THE SUBURBAN RESIDENTIAL CONSERVATION (SRC) DISTRICT IN THE TOWNSHIP OF RICHLAND.
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- BOUNDARY INFORMATION TAKEN FROM COUNTY TAX MAPS. TOPOGRAPHIC INFORMATION AND EXISTING FEATURES TAKEN FROM WWW.PASDA.PSU.EDU WITH 2' LIDAR CONTOURS.
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, 42017C01284, REVISED MARCH 16, 2015.

LEGEND

ADJOINER LINE	ADJOINER LINE
EXISTING BOUNDARY	EXISTING BOUNDARY
EXISTING BUILDINGS	EXISTING BUILDINGS
EXISTING BOLLARD	EXISTING BOLLARD
EXISTING BUILDING SETBACK LINES	EXISTING BUILDING SETBACK LINES
EXISTING CURBLINE	EXISTING CURBLINE
EXISTING ROOF DRAIN	EXISTING ROOF DRAIN
EXISTING DOWN SPOUT	EXISTING DOWN SPOUT
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT
EXISTING CHAINLINK FENCE	EXISTING CHAINLINK FENCE
FLOODPLAIN	FLOODPLAIN
EXISTING GAS LINE AND STRUCTURE	EXISTING GAS LINE AND STRUCTURE
EXISTING IRON PIPE/PIPE	EXISTING IRON PIPE/PIPE
EXISTING LIGHTS	EXISTING LIGHTS
EXISTING MONUMENT	EXISTING MONUMENT
EXISTING POST	EXISTING POST
EXISTING LEGAL RIGHT-OF-WAY	EXISTING LEGAL RIGHT-OF-WAY
ULTIMATE RIGHT-OF-WAY	ULTIMATE RIGHT-OF-WAY
EXISTING SANITARY SEWER AND MANHOLE	EXISTING SANITARY SEWER AND MANHOLE
EXISTING SANITARY LATERAL AND STRUCTURE	EXISTING SANITARY LATERAL AND STRUCTURE
EXISTING SLOPE	EXISTING SLOPE
EXISTING STORM SEWER AND STRUCTURES	EXISTING STORM SEWER AND STRUCTURES
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING UTILITY POLE AND GUY WIRE	EXISTING UTILITY POLE AND GUY WIRE
EXISTING WATER LINE AND STRUCTURES	EXISTING WATER LINE AND STRUCTURES
EXISTING WATER SERVICE AND STRUCTURE	EXISTING WATER SERVICE AND STRUCTURE
EXISTING TREELINE	EXISTING TREELINE
EXISTING SHRUB	EXISTING SHRUB
EXISTING DECIDUOUS TREE	EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE	EXISTING CONIFEROUS TREE

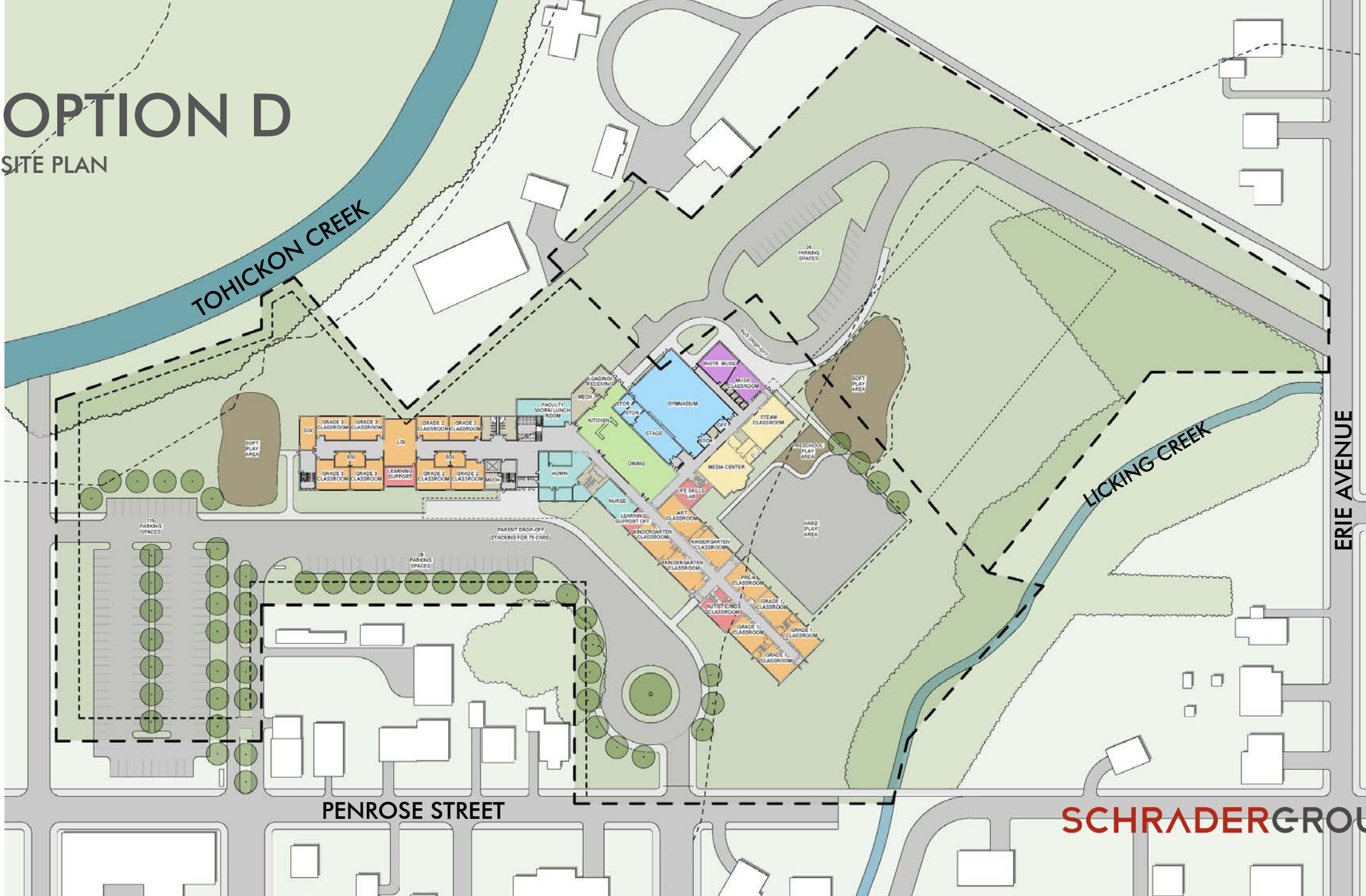
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OPTION D DERIVATION

- Minimize development on the Richland Township portion of the property
- Minimize parent drop-off traffic backup onto Penrose Street
- Desire to locate the Administrative area directly adjacent to parent drop-off
- Cluster the core/community components around the main parking entry/Administrative area
- Preference to significantly minimize the impact on any of the floodways/flood Plains
- Desire to minimize traffic over the bridge on Erie Avenue

OPTION D

SITE PLAN



PENROSE STREET

ERIE AVENUE

SCHRADERGROUP

CURRENT OPTIONS
CURRENT BUDGET ESTIMATES
OPTION COMPARISONS
NEXT STEPS



OPTION A BUDGET

OPTION A

NEIDIG ELEMENTARY

600 Student K-5 Building

Quakertown Community School District

Bucks County, PA

04/04/2018

Additions and Renovations BUDGET COST ANALYSIS

Additions and Renovations

AREA	Renovations	43,261 s.f.
	Demolition	1,489
	New Construction	44,353 s.f.
	Total Building Area	87,614 s.f.

Project Phase: Concept Analysis

CONSTRUCTION

BUILDING CONSTRUCTION

	area	cost/s.f.	total
Total Construction Cost Estimate			
1 Demolition	1,489 s.f.	\$20.00	\$ 29,780
2 New Construction	44,353 s.f.	\$250.00	\$ 11,088,250
3 Renovation	43,261 s.f.	\$184.83	\$7,995,815
(2016 study costs escalated one year to 2017 reference point)			
4 Subtotal		\$217.82	\$ 19,084,065
5 Escalation to 2019 @ (3% annually)		4%	\$ 763,363
6 Design Contingency		5%	\$ 992,371
7 Total Building Construction		\$237.86 s.f.	\$ 20,839,799

SITE CONSTRUCTION

	area	cost/s.f.	total
8 Site construction	1 l.s.	\$2,000,000.00	\$ 2,000,000
9 Subtotal		\$22.83	\$ 2,000,000
10 Escalation to 2019 @ (annually)		4%	\$ 80,000
11 Design Contingency		5%	\$ 100,000
12 Total Site Construction Cost Estimate		\$24.88	\$ 2,180,000
13 TOTAL		\$262.74	\$ 23,019,799

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DESIGN COSTS

14	A/E Consultant Design Fee @	5.75%		\$	1,198,288	
15	Expenses			\$	50,000	
16	Civil Engineering/ Land Development Fees	5.75%		\$	125,350	
17	Geotechnical Investigation			\$	40,000	
18	Land Survey Services			\$	20,000	
19	Inspection/ Testing Services			\$	100,000	
20	Land Development Approvals			\$	30,000	
21	Asbestos Design Services			\$	45,000	
22	Total Design Services			\$	1,608,638	

MISCELLANEOUS COSTS

23	County Conservation District			\$	5,000	
24	Demolition Permit @	2.00%	of cost	\$	-	
25	Building Permit @	2.00%	of cost	\$	416,796	
26	Other Approvals			\$	40,000	
27	FFE			\$	350,000	
28	Technology Equipment for building			\$	200,000	
29	Financing Costs			\$	-	
30	Construction Management			\$	600,000	
31	Legal			\$	50,000	
32	Commissioning			\$	85,000	
33	Insurance			\$	-	
34	Move Costs (in house)			\$	-	
35	Other Misc Costs			\$	-	
36	Total Other Costs			\$	1,746,796	

PROJECT CONTINGENCY

37	Subtotal all costs above			\$	26,375,233	
38	Project Contingency	4.00%		\$	1,055,009	
39	Current Conceptual Estimate			\$	27,430,242	

OPTION B BUDGET

OPTION B

NEIDIG ELEMENTARY

600 Student K-5 Building

Quakertown Community School District

Bucks County, PA

04/04/2018

Additions and Renovations

BUDGET COST ANALYSIS

Additions and Renovations

AREA	Renovations	41,000 s.f.
	Demolition	3,750
	New Construction	50,000 s.f.
	Total Building Area	91,000 s.f.

Project Phase: Concept Analysis

CONSTRUCTION

BUILDING CONSTRUCTION

	area	cost/s.f.	total
Total Construction Cost Estimate			
1 Demolition	3,750 s.f.	\$20.00	\$ 75,000
2 New Construction	50,000 s.f.	\$250.00	\$ 12,500,000
3 Renovation	41,000 s.f.	\$184.83	\$7,577,920
(2016 study costs escalated one year to 2017 reference point)			
4 Subtotal		\$220.64	\$ 20,077,920
5 Escalation to 2019 @ (3% annually)		4%	\$ 803,117
6 Design Contingency		5%	\$ 1,044,052
7 Total Building Construction		\$240.94 s.f.	\$ 21,925,089

SITE CONSTRUCTION

	area	cost/s.f.	total
8 Site construction	1 l.s.	\$2,000,000.00	\$ 2,000,000
9 Subtotal		\$21.98	\$ 2,000,000
10 Escalation to 2019 @ (annually)		4%	\$ 80,000
11 Design Contingency		5%	\$ 100,000
12 Total Site Construction Cost Estimate		\$23.96	\$ 2,180,000

13	TOTAL	\$264.89	\$ 24,105,089
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DESIGN COSTS

14	A/E Consultant Design Fee @	5.75%		\$	1,260,693	
15	Expenses			\$	50,000	
16	Civil Engineering/ Land Development Fees	5.75%		\$	125,350	
17	Geotechnical Investigation			\$	40,000	
18	Land Survey Services			\$	20,000	
19	Inspection/ Testing Services			\$	100,000	
20	Land Development Approvals			\$	30,000	
21	Asbestos Design Services			\$	45,000	
22	Total Design Services			\$	1,671,043	

MISCELLANEOUS COSTS

23	County Conservation District			\$	5,000	
24	Demolition Permit @	2.00%	of cost	\$	-	
25	Building Permit @	2.00%	of cost	\$	438,502	
26	Other Approvals			\$	40,000	
27	FFE			\$	350,000	
28	Technology Equipment for building			\$	200,000	
29	Financing Costs			\$	-	
30	Construction Management			\$	600,000	
31	Legal			\$	50,000	
32	Commissioning			\$	85,000	
33	Insurance			\$	-	
34	Move Costs (internal)			\$	-	
35	Other Misc Costs			\$	-	
36	Total Other Costs			\$	1,768,502	

PROJECT CONTINGENCY

37	Subtotal all costs above			\$	27,544,633	
38	Project Contingency	4.00%		\$	1,101,785	

39	Current Conceptual Estimate			\$	28,646,418	
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OPTION C BUDGET

OPTION C

NEIDIG ELEMENTARY

600 Student K-5 Building

Quakertown Community School District
Bucks County, PA

04/04/2018

Additions and Renovations BUDGET COST ANALYSIS

Additions and Renovations

AREA	Renovations	39,675 s.f.
	Demolition	5,075
	New Construction	46,550 s.f.
	Total Building Area	86,225 s.f.

Project Phase: Concept Analysis

CONSTRUCTION

BUILDING CONSTRUCTION

	area	cost/s.f.	total	
Total Construction Cost Estimate				
1 Demolition	5,075 s.f.	\$20.00	\$ 101,500	
2 New Construction	46,550 s.f.	\$250.00	\$ 11,637,500	
3 Renovation (2016 study costs escalated one year to 2017 reference point)	39,675 s.f.	\$184.83	\$7,333,024	
4 Subtotal		\$220.01	\$ 18,970,524	
5 Escalation to 2019 @ (3% annually)		4%	\$ 758,821	
6 Design Contingency		5%	\$ 986,467	
7 Total Building Construction		\$240.25 s.f.		\$ 20,715,812

SITE CONSTRUCTION

	area	cost/s.f.	total	
8 Site construction	1 l.s.	\$2,000,000.00	\$ 2,000,000	
9 Subtotal		\$23.20	\$ 2,000,000	
10 Escalation to 2019 @ (annually)		4%	\$ 80,000	
11 Design Contingency		5%	\$ 100,000	
12 Total Site Construction Cost Estimate		\$25.28		\$ 2,180,000
13 TOTAL		\$265.54		\$ 22,895,812

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DESIGN COSTS

14	A/E Consultant Design Fee @	5.75%	\$	1,191,159	
15	Expenses		\$	50,000	
16	Civil Engineering/ Land Development Fees	5.75%	\$	125,350	
17	Geotechnical Investigation		\$	40,000	
18	Land Survey Services		\$	20,000	
19	Inspection/ Testing Services		\$	100,000	
20	Land Development Approvals		\$	30,000	
21	Asbestos Design Services		\$	45,000	
22	Total Design Services				\$ 1,601,509

MISCELLANEOUS COSTS

23	County Conservation District		\$	5,000	
24	Demolition Permit @	2.00%	of cost	\$	-
25	Building Permit @	2.00%	of cost	\$	414,316
26	Other Approvals		\$	40,000	
27	FFE		\$	350,000	
28	Technology Equipment for building		\$	200,000	
29	Financing Costs		\$	-	
30	Construction Management		\$	600,000	
31	Legal		\$	50,000	
32	Commissioning		\$	85,000	
33	Insurance		\$	-	
34	Move Costs (internal)		\$	-	
35	Other Misc Costs		\$	-	
36	Total Other Costs				\$ 1,744,316

PROJECT CONTINGENCY

37	Subtotal all costs above		\$	26,241,638	
38	Project Contingency	4.00%			\$ 1,049,666

39	Current Conceptual Estimate				\$ 27,291,303
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OPTION D BUDGET

OPTION D

NEIDIG ELEMENTARY

600 Student K-5 Building

Quakertown Community School District

Bucks County, PA

04/23/2018

Additions and Renovations BUDGET COST ANALYSIS

Additions and Renovations

AREA	Renovations	34,300 s.f.
	Demolition	10,450
	New Construction	58,720 s.f.
	Total Building Area	93,020 s.f.

Project Phase: Concept Analysis

CONSTRUCTION

BUILDING CONSTRUCTION

	area	cost/s.f.	total
Total Construction Cost Estimate			
1 Demolition	10,450 s.f.	\$20.00	\$ 209,000
2 New Construction	58,720 s.f.	\$250.00	\$ 14,680,000
3 Renovation (2016 study costs escalated one year to 2017 reference point)	34,300 s.f.	\$184.83	\$6,339,577
4 Subtotal		\$225.97	\$ 21,019,577
5 Escalation to 2019 @ (3% annually)		4%	\$ 840,783
6 Design Contingency		5%	\$ 1,093,018
7 Total Building Construction		\$246.76 s.f.	\$ 22,953,378

SITE CONSTRUCTION

	area	cost/s.f.	total
8 Site construction	1 l.s.	\$2,000,000.00	\$ 2,000,000
9 Subtotal		\$21.50	\$ 2,000,000
10 Escalation to 2019 @ (annually)		4%	\$ 80,000
11 Design Contingency		5%	\$ 100,000
12 Total Site Construction Cost Estimate		\$23.44	\$ 2,180,000
13 TOTAL		\$270.19	\$ 25,133,378

SCHRADERGROUP

DESIGN COSTS

14	A/E Consultant Design Fee @	5.75%	\$	1,319,819	
15	Expenses		\$	50,000	
16	Civil Engineering/ Land Development Fees	5.75%	\$	125,350	
17	Geotechnical Investigation		\$	40,000	
18	Land Survey Services		\$	20,000	
19	Inspection/ Testing Services		\$	100,000	
20	Land Development Approvals		\$	30,000	
21	Asbestos Design Services		\$	45,000	
22	Total Design Services				\$ 1,730,169

MISCELLANEOUS COSTS

23	County Conservation District		\$	5,000	
24	Demolition Permit @	2.00%	of cost	\$ -	
25	Building Permit @	2.00%	of cost	\$ 459,068	
26	Other Approvals		\$	40,000	
27	FFE		\$	350,000	
28	Technology Equipment for building		\$	200,000	
29	Financing Costs		\$	-	
30	Construction Management		\$	600,000	
31	Legal		\$	50,000	
32	Commissioning		\$	85,000	
33	Insurance		\$	-	
34	Move Costs (internal)		\$	-	
35	Other Misc Costs		\$	-	
36	Total Other Costs				\$ 1,789,068

PROJECT CONTINGENCY

37	Subtotal all costs above		\$	28,652,615	
38	Project Contingency	4.00%			\$ 1,146,105

39	Current Conceptual Estimate				\$ 29,798,720
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CURRENT OPTIONS
CURRENT BUDGET ESTIMATES
OPTION COMPARISONS
NEXT STEPS



OPTION COMPARISONS

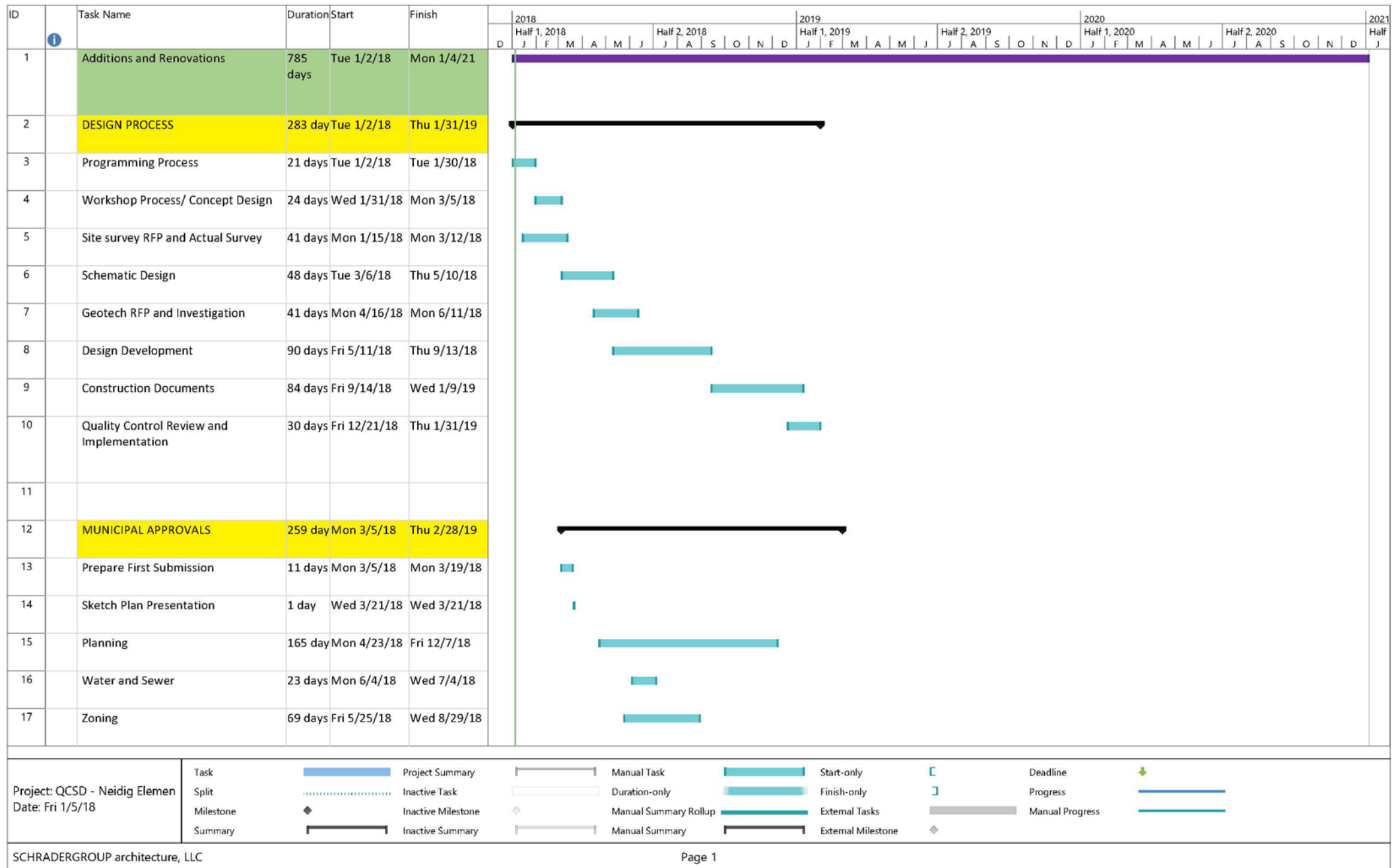
		OPTION A	OPTION B	OPTION C	OPTION D
1	STAFF FEEDBACK	?	?	?	?
2	MORE URBAN "FEEL"	YES	NO	EITHER/NO	YES
3	MORE SUBURBAN "FEEL"	NO	YES	EITHER/YES	NO
4	GREATER VOLUME OF PARENT DROP-OFF FROM ERIE AVENUE	NO	YES	EITHER/YES	NO
5	GREATER VOLUME OF PARENT DROP-OFF FROM PENROSE AVENUE	YES	NO	EITHER/NO	YES
6	IMPACT ON FLOOD PLAIN	LOW	MEDIUM	HIGH	LOW
7	VARIANCE/APPROVAL RISK	LOW	MEDIUM	MEDIUM	LOW
8	IMPACT ON SCHEDULE	LOW	MEDIUM	HIGH	LOW
9	COST	MIDDLE	HIGH	MEDIUM	HIGH
10	PLAYGROUND SAFETY	TBD	TBD	TBD	TBD


















CURRENT OPTIONS
CURRENT BUDGET ESTIMATES
OPTION COMPARISONS
NEXT STEPS






















NEXT STEPS



















1. DECIDE ON A SOLUTION TO PURSUE
2. DESIGN SCHEDULE PROCESS SHOWN ON THE FOLLOWING SLIDES WILL VARY DEPENDING ON DECISION TIME AND BASED ON APPROVAL PROCESS FOR SELECTED OPTION
3. APPROVAL PROCESS
 - a. Site/Land Development Approval Process
 - i. Township/Borough Planning
 - ii. Township/Borough Zoning
 - iii. Township/ Borough Supervisors/Commissioners
 - iv. County Conservation District
 - v. County Planning
 - b. Plancon Process
 - c. Code Review and Approval



ID		Task Name	Duration	Start	Finish	Timeline																															
						2018							2019							2020							2021										
						Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021																									
D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J
18		County Conservation/ DEP	65 days	Fri 5/25/18	Thu 8/23/18																																
19		Board of Commissioners	84 days	Mon 8/27/18	Thu 12/20/18																																
20		Recording of final LD set	24 days	Mon 1/14/19	Thu 2/14/19																																
21		Building Permit	50 days	Fri 12/21/18	Thu 2/28/19																																
22																																					
23		PLANCON PROCESS	371 day	Thu 5/10/18	Thu 10/10/19																																
24		Plancon A/B	31 days	Thu 5/10/18	Thu 6/21/18																																
25		Plancon D Tentative	5 days	Thu 9/13/18	Wed 9/19/18																																
26		Approve Act 34 Resolution/Ad	1 day	Thu 9/20/18	Thu 9/20/18																																
27		Act 34 Advertisement	20 days	Fri 9/21/18	Thu 10/18/18																																
28		Act 34 Hearing	1 day	Tue 10/23/18	Tue 10/23/18																																
29		30 Day Public Comment	30 days	Wed 10/24/18	Tue 12/4/18																																
30		Plancon D/E Approval	26 days	Wed 12/19/18	Wed 1/23/19																																
31		Plancon F Approval	21 days	Wed 12/19/18	Wed 1/16/19																																
32		Plancon G Approval	22 days	Thu 3/21/19	Fri 4/19/19																																
33																																					
34		BIDDING	37 days	Thu 1/17/19	Fri 3/8/19																																
35		Advertisement #1	1 day	Thu 1/17/19	Thu 1/17/19																																

Project: QCSO - Neidig Elemen Date: Fri 1/5/18	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	Task Name	Duration	Start	Finish	2018														2019														2020														2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Project: QCSO - Neidig Elemen Date: Fri 1/5/18	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone	