AGENDA

- Review of DD Design and Cost Estimate
- What is the Act 34 Hearing?
- Plancon D Description
- Act 34 Booklet and Process
- Advertisement
- Resolution
RENDERING AT ENTRANCE LOBBY AND LEARNING STAIR
TYPICAL CLASSROOM LAYOUT IN EXISTING WING TO REMAIN
TYPICAL CLASSROOM LAYOUT IN NEW CLASSROOM ADDITION
VIEW OF CORRIDOR - LIBRARY ON THE RIGHT
VIEW FROM NORTH PENROSE STREET OF THE PROPOSED RENOVATIONS AND ADDITIONS
APPROACH TO NEW MAIN ENTRANCE
NEW FRONT ENTRANCE OF PROPOSED ELEMENTARY SCHOOL
REAR VIEW OF NEW BUS DROP-OFF/ENTRANCE
REAR VIEW OF LEARNING STAIR AND TWO-STORY CLASSROOM ADDITION
DESIGN DEVELOPMENT COST ESTIMATE
### PROJECT BUDGET

#### DESIGN DEVELOPMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL CONTRACTOR NEW CONSTRUCTION</td>
<td>$10,284,992.68</td>
</tr>
<tr>
<td>GENERAL CONTRACTOR RENOVATION</td>
<td>$2,806,460.81</td>
</tr>
<tr>
<td>GENERAL CONTRACTOR SITE CONSTRUCTION</td>
<td>$2,761,559.75</td>
</tr>
<tr>
<td>ELECTRICAL CONTRACTOR</td>
<td>$2,514,900.00</td>
</tr>
<tr>
<td>MECHANICAL CONTRACTOR</td>
<td>$3,494,660.00</td>
</tr>
<tr>
<td>PLUMBING CONTRACTOR</td>
<td>$1,228,582.00</td>
</tr>
<tr>
<td>CONTRACTOR MATERIAL ALLOWANCES</td>
<td>$523,400.00</td>
</tr>
<tr>
<td>ABATEMENT</td>
<td>$14,000.00</td>
</tr>
</tbody>
</table>

**CONSTRUCTION SUBTOTAL** $23,628,555.24

#### SOFT COST ESTIMATE

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEES, FURNITURE, PERMITS AND DIRECT COSTS</td>
<td>$3,420,350.00</td>
</tr>
</tbody>
</table>

#### CONTINGENCIES

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION CONTINGENCY</td>
<td>$1,000,000.00</td>
</tr>
<tr>
<td>STRUCTURAL SUPPORT CONTINGENCY</td>
<td>$185,000.00</td>
</tr>
<tr>
<td>SOFT SOIL UNDERCUT ALLOWANCE</td>
<td>$260,000.00</td>
</tr>
<tr>
<td>EXPORT FILL CONTINGENCY</td>
<td>$360,000.00</td>
</tr>
<tr>
<td>INFLATION CONTINGENCY</td>
<td>$500,000.00</td>
</tr>
</tbody>
</table>

**CONTINGENCY SUBTOTAL** $2,305,000.00

**GRAND TOTAL** $29,353,905.24
## Project Budget

### Schematic Design Estimate (8/18)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design Estimate (8/18)</td>
<td>$ 29,999,148</td>
</tr>
</tbody>
</table>

### Specific Reductions during Design Development

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom/Gym Reduction SF: 87,300 to 83,373 = 3,927</td>
<td>$ 863,940</td>
</tr>
<tr>
<td>Building Permit Fee (no reduction until final)</td>
<td>TBD</td>
</tr>
<tr>
<td>Student relocation savings (excluding modular classroom cost)</td>
<td>$ 622,000</td>
</tr>
<tr>
<td>Stage partition removal</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>CM Fee from 20 months to 15 months</td>
<td>$ 80,000</td>
</tr>
<tr>
<td>Abatement cost reduction</td>
<td>$ 126,000</td>
</tr>
</tbody>
</table>

Subtotal: $ 1,711,940

### Specific Additions during Design Development

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Added 1 underground detention basin</td>
<td>$ 100,000</td>
</tr>
<tr>
<td>Increased kitchen equipment budget from $250K to $400K</td>
<td>$ 150,000</td>
</tr>
<tr>
<td>Allowance for foundation reinforcement</td>
<td>$ 185,000</td>
</tr>
<tr>
<td>Reinforce existing structure when building is cut</td>
<td>$ 42,975</td>
</tr>
<tr>
<td>Loading Dock canopy (if added)</td>
<td>$ 52,780</td>
</tr>
<tr>
<td>Mill and overlay hard play area in lieu of topcoat</td>
<td>$ 50,000</td>
</tr>
<tr>
<td>Snow rails</td>
<td>$ 35,000</td>
</tr>
<tr>
<td>VET in lieu of VCT (alternate)</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Water softener</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Roadway undercut allowance</td>
<td>$ 260,000</td>
</tr>
<tr>
<td>Regulated fill premium</td>
<td>$ 260,000</td>
</tr>
<tr>
<td>New water line from street ILO existing</td>
<td>$ 70,000</td>
</tr>
<tr>
<td>New 2nd sanitary line from street</td>
<td>$ 38,000</td>
</tr>
<tr>
<td>Dual Fuel allowance</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Added playground underdrains for drainage</td>
<td>$ 15,000</td>
</tr>
<tr>
<td>Playground equipment allowance</td>
<td>$ 130,000</td>
</tr>
<tr>
<td>18&quot; of added stone fill under bldg.</td>
<td>$ 52,500</td>
</tr>
<tr>
<td>Bid alternate for all fill to be engineered fill under new building (not included in estimate)</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Subtotal: $ 1,501,255

Net cost reductions between SD and DD: $ 210,685

### Design Development Estimate (12/18)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Development Estimate (12/18)</td>
<td>$ 29,353,000</td>
</tr>
</tbody>
</table>

Actual Change from SD estimate to DD estimate: $ 646,148
# PROJECT COST HISTORY

<table>
<thead>
<tr>
<th>Project Phase</th>
<th>District-wide Facility Study</th>
<th>Pre-Design Phase</th>
<th>Concept Phase</th>
<th>Schematic Design (SD)</th>
<th>Design Development (DD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGA Facility Assessment</td>
<td>October 2016</td>
<td>SGA/QCSD Estimate December 2017</td>
<td>SGA Option D Concept Estimate May 2018</td>
<td>DEI Schematic Design Estimate August 2018</td>
<td>DEI Design Development Estimate December 2018</td>
</tr>
</tbody>
</table>

- **Renovation SF**:
  - October 2016: 45,764
  - December 2017: 45,764
  - May 2018: 29,595
  - August 2018: 28,650
  - December 2018: 32,381

- **Addition SF**: 18,180
  - December 2017: 58,490
  - May 2018: 58,490
  - August 2018: 51,992

- **Total Building SF**: 45,764
  - December 2017: 63,944
  - May 2018: 88,085
  - August 2018: 87,300
  - December 2018: 84,373

- **Building Cost**:
  - October 2016: $8,030,119
  - December 2017: $14,264,233
  - May 2018: $21,940,971
  - August 2018: $21,339,778
  - December 2018: $20,866,995

- **Site Cost**:
  - October 2016: $1,665,000
  - December 2017: $2,180,000
  - May 2018: $2,354,430
  - August 2018: $2,761,560

- **Soft Costs**:
  - October 2016: $2,409,036
  - December 2017: $4,353,216
  - May 2018: $4,501,645
  - August 2018: $6,304,940
  - December 2018: $5,725,350

- **TOTAL**:
  - October 2016: $10,439,155
  - December 2017: $20,282,449
  - May 2018: $28,622,616
  - August 2018: $29,999,148
  - December 2018: $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**

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**D’Huy Engineering, Inc.**
What is the ACT 34 Hearing and PlanCon D Description
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 expenditures which are not factored into the Act 34 calculations including site development costs, test borings and 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.

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 $763,535
I. TOTAL PROJECT COST $30,625,833

SCHRADERGROUP
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 - $ 3,873,865

C. ACT 34 MAXIMUM BUILDING
   CONSTRUCTION COST $15,560,042
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
NEIDIG ELEMENTARY SCHOOL
ACT 34 HEARING AGENDA

QUAKERTOWN COMMUNITY SCHOOL DISTRICT
QUAKERTOWN, PA

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

February 11, 2019

I. Opening Remarks................................................................. Mr. Steven Klein, President
Board of School Directors
Quakertown Community School District

II. Hearing Duty Constituted.................................................. Mr. Jeffrey Garten, Esquire
Solicitor
Begley, Carlin & Mandic, LLP

III. Project History and Need for Construction.......................... Dr. William Harmer
Superintendent of Schools
Quakertown Community School District

IV. Project Options Considered.................................................. David L. Schrader, AIA
SCHRADEGROUP

SCHRADEGROUP
V. Project Description ............................................................................................................ David L. Schrader, AIA
SCHRADERGROUP

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

VII. Public Comments ........................................................................................................... Mr. Jeffrey Garton, Esquire
Solicitor
Begley, Carlin & Mando, LLP

VIII. Adjournment .................................................................................................................. Mr. Steven Klein, President
Board of School Directors
Quakertown Community School District
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 Nedig 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:

<table>
<thead>
<tr>
<th>Act 34 Maximum Building Construction Cost</th>
<th>$15,560,042</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Project Cost</td>
<td>$30,625,833</td>
</tr>
</tbody>
</table>

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

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