

Finance Committee Meeting

SEPTEMBER 8TH, 2022



Agenda

○ Board Items

- Homestead/Farmstead 22-23 District Agreement
- Approve TCC Delegates
- Approve Air Filter Bid 22-36
- Reject South Auditorium Bid 22-33

○ Discussion Items

- Richboro Elementary Project Update – Doug Taylor - D'Huy
- Richboro Elementary Financing Update
- General Fund Budget Transfers
- Transportation Update



Council Rock School District Finance Committee Meeting



September 8, 2022

FINANCE COMMITTEE MEETING FACILITIES RELATED AGENDA ITEMS

I. Facilities Improvement Projects Update

- a. Richboro Elementary School Additions and Renovations Project

II. History of Renovation/Expansion Projects (Last 12 Years)

- a. Projects Completed To Date, Projects In Progress and Next in Queue

III. Board Agenda Items (15SEP22 Mtg.)

- a. Professional Services

Richboro Elementary School

Additions and Renovations Project

Budget and Schedule Update



Richboro Elementary School Additions and Renovations Project

Summary of Project Costs

(Next Budget Update – 10NOV22 Design Development)

Item	Budget	Budget w/ 5 CR Addition	Budget w/ 10 CR Addition	Comments
Construction Costs:				Updated 6/22/22 by SGA: Total Existing 61,415 SF. Total 5 CR Addition: 7,815 SF, 10 CR Addition: 12,385 SF Admin Addition: 1,085 SF + Receiving Addition: 2,600 SF (Total 3,685 SF) Canopies: 2,310 SF
General Contractor	\$ 12,045,600	\$ 12,045,600	\$ 12,045,600	
HVAC Contractor	\$ 3,078,900	\$ 3,078,900	\$ 3,078,900	
Electrical Contractor	\$ 2,979,700	\$ 2,979,700	\$ 2,979,700	
Plumbing Contractor	\$ 1,301,400	\$ 1,301,400	\$ 1,301,400	
ALTERNATES 5 CR Addition - Based on 7,580 SF 10 CR Addition - Based on 15,180 SF		\$ 3,228,800	\$ 6,464,800	Cost per SF \$360
General Contractor		\$ 1,819,200	\$ 3,643,200	
HVAC Contractor		\$ 394,160	\$ 789,360	
Electrical Contractor		\$ 363,840	\$ 728,640	
Plumbing Contractor		\$ 151,600	\$ 303,600	
CR Addition Site Work Allowance		\$ 500,000	\$ 1,000,000	
Inflation Contingency	\$ 800,000	\$ 800,000	\$ 800,000	Inflation carried from Aug 2020 with estimated July 2022 start for construction
ACE Grant Funds Remaining for Construction Costs	\$ 448,000	\$ 368,745	\$ 368,745	Amount remaining for construction from ACE Grant after soft costs
TOTAL CONSTRUCTION COSTS	\$ 20,653,600	\$ 23,803,145	\$ 27,039,145	**Based on award of Alts 1, 2, 4, 5, 6, 8A,9, 11A, 12, 14A, 15B, 16B

The 27JUL22 Schematic Design Budget Update reflects the same estimated costs as presented at the August 2022 Finance Committee Meeting.

The Design Development Budget will be prepared upon the receipt of DD docs and presented during the Act 34 Update at the 10NOV22 Finance Committee Meeting.

Richboro Elementary School Additions and Renovations Project

Summary of Project Costs

(Next Budget Update – 10NOV22 Design Development)



Soft Costs				
Environmental Consultant - Element Environmental Solutions, Inc.	\$ 4,560	\$ 4,560	\$ 4,560	Hazardous Materials Investigation. Awarded to E2S - Actual Cost shown.
Geotechnical Testing - Earth Engineering, Inc.	\$ 20,000	\$ 10,000	\$ 10,000	Moved \$20K to Construction Testing based on Agreement amount. Awarded to Earth Engineering, Inc. - Actual cost shown.
Builder's Risk Insurance	\$ 30,000	\$ 30,000	\$ 30,000	
Architect fees	\$ 709,337	\$ 709,337	\$ 709,337	Fixed fee, approved 11/14/19 with SGA
Site Survey Allowance	\$ -	\$ -	\$ -	\$4,200 fee included in Architect's fee
Civil/Land Development Allowance	\$ -	\$ -	\$ -	\$102,700 fee included in Architect's fee
Civil Services - Rebidding Fee - Design	\$ 3,500	\$ 3,500	\$ 3,500	
Civil Services - Addt'l Construction Administration	\$ 4,350	\$ 4,350	\$ 4,350	
Land Development Allowance for 5 & 10 CR Alts	\$ -	\$ 66,000	\$ 66,000	
Architect Additional Design Fee (5 & 10 CR Alts)	\$ -	\$ 252,000	\$ 252,000	Fees for redesign of SD thru Procurement for 5 & 10 CR Alts
Architect - Rebidding fee	\$ 29,000	\$ 29,000	\$ 29,000	
Architect Addt'l Construction Administration	\$ 61,235	\$ 61,235	\$ 61,235	End Nov 2024. Fee shown is for 6 mo. ext./9 mo. ext. for CR Alts.
Architect Addt'l Reimbursables Allowance for 5 & 10 CR Alts	\$ -	\$ 7,500	\$ 7,500	
D'Huy Eng. - RPE fees	\$ 487,000	\$ 487,000	\$ 487,000	Fixed fee, approved 11/14/19
Additional Design Phase Fee (5 & 10 CR Alts)	\$ -	\$ 85,000	\$ 90,000	9 months/LEED redo/Act 34
Rebidding fee	\$ 20,000	\$ 20,000	\$ 20,000	
Additional Construction Administration	\$ 183,690	\$ 275,000	\$ 275,000	End Nov 2024. Fee shown in budget column was for 6 mo. ext./9 mo. ext. for CR Alts.
Legal Costs	\$ 20,000	\$ 20,000	\$ 20,000	
Approvals & Permits	\$ 300,000	\$ 300,000	\$ 300,000	
New Electrical Service	\$ 25,000	\$ 25,000	\$ 25,000	Electric service upgrades primary to secondary may be required.
New Phone Service	\$ 10,000	\$ 10,000	\$ 10,000	
New Gas Service	\$ 5,000	\$ 5,000	\$ 5,000	
Computer/Data Wire Service	\$ 5,000	\$ 5,000	\$ 5,000	
Utilities/Water/Sewer	\$ 15,000	\$ 15,000	\$ 15,000	
Construction Testing - Geo-Technology Associates, Inc.	\$ 60,000	\$ 75,000	\$ 75,000	Increased by \$15K for CR Alts.
TAB Services	\$ 25,700	\$ 35,700	\$ 35,700	Increased by \$10K for CR Alts.
Printing, etc.	\$ 10,000	\$ 10,000	\$ 10,000	
Movable fixtures and equipment	\$ 450,000	\$ 500,000	\$ 500,000	Increased by \$50K for CR Alts.
IT Equipment	\$ 350,000	\$ 400,000	\$ 400,000	Increased by \$50K for CR Alts.
Financing	\$ -	\$ -	\$ -	No Costs Included for Financing. To be part of financing package. Estimated Cost: approx. \$315,000
Construction Contingency	\$ 844,157	\$ 844,157	\$ 844,157	Adjusted on 2/17 to keep project budget on target

Richboro Elementary School Additions and Renovations Project

Summary of Project Costs

(DEI working on Budget Update from 27JUL22 Schematic Design Documents)



D'HUY Engineering, Inc.

Additional Soft Costs - ACE Grant Costs				
LEED Registration Costs	\$ 1,200	\$ 1,200	\$ 1,200	
LEED Design Review Fees	\$ 4,000	\$ 4,000	\$ 4,000	
LEED Design Review Fees - Add'l Review	\$ -	\$ 1,500	\$ 1,500	Resubmission for 5 & 10 CR Alts
Architect - Phase 1 fees	\$ 19,078	\$ 19,078	\$ 19,078	
Metropolitan Acoustics	\$ 25,875	\$ 25,875	\$ 25,875	Acoustic analysis
MEP Consultant - Consolidated Engineers	\$ 24,000	\$ 24,000	\$ 24,000	Energy Model
Civil Consultant - Terraform Engineering	\$ 5,000	\$ 5,000	\$ 5,000	
LEED Consultant: Re:Vision Architecture	\$ 45,400	\$ 45,400	\$ 45,400	Daylight modeling
Architect - Phase 2 fees	\$ 10,390	\$ 10,390	\$ 10,390	Construction Administration Fee
MEP Consultant - Consolidated Engineers	\$ 7,000	\$ 7,000	\$ 7,000	Construction Administration Fee
Civil Consultant - Terraform Engineering	\$ 4,000	\$ 4,000	\$ 4,000	Construction Administration Fee
Metropolitan Acoustics	\$ 7,600	\$ 7,600	\$ 7,600	Construction Administration Fee
LEED Consultant: Re:Vision Architecture	\$ 13,000	\$ 13,000	\$ 13,000	Construction Administration Fee
LEED Design Fees for 5 & 10 CR Alts	\$ -	\$ 10,610	\$ 10,610	
LEED Consultant Add'l Fee for 5 & 10 CR Alts	\$ -	\$ 20,560	\$ 20,560	Re:Vision Architecture
LEED Commissioning / Enhanced Commissioning - The Stone House Group	-	-	-	
Design/CD Fee	\$ 11,000	\$ 21,000	\$ 21,000	Increased by \$10K for CR Alts.
Construction Administration Fee	\$ 49,000	\$ 65,000	\$ 65,000	Increased by \$16K for CR Alts.
Construction Management	\$ 82,000	\$ 82,000	\$ 82,000	LEED & ACE Grant Management
Green Power and Carbon Offsets Contract	\$ 10,000	\$ 10,000	\$ 10,000	
Construction Waste Mgmt - Revolution Recovery	\$ 55,000	\$ 75,000	\$ 75,000	Increased by \$20K for CR Alts.
ACE Grant Award	\$ (820,958)	\$ (820,958)	\$ (820,958)	
ACE Grant Funds Remaining	\$ (447,415)	\$ (368,745)	\$ (368,745)	
TOTAL SOFT COSTS	\$ 3,225,114	\$ 3,920,594	\$ 3,925,594	
TOTAL ESTIMATED PROJECT COSTS*	\$ 23,878,714	\$ 27,723,739	\$ 30,964,739	
Inflation Adjustments:				
Inflation Adjustments to Midpoint of Construction	\$ 3,201,308	\$ 3,689,487	\$ 4,191,067	
Spring 2022 Rebid Project Budget	\$ 27,080,022	\$ 31,413,227	\$ 35,155,807	April-May 2022 Bidding period, June award. Construction Period: July 2022 - Nov. 2023 construction period
Classroom Addition Costs	\$ 4,000,000	Costs included above	Costs included above	
Inflationary Increase to DEC 2022 Bid	\$ 500,000	\$ 165,000	\$ 165,000	Inflation from Spring 2022
Winter 2022 Rebid Project Budget	\$ 31,580,022	\$ 31,578,227	\$ 35,320,807	
Savings from February 2021 Bids	\$ (2,345,600)			

Note: The combined bid construction cost savings was \$1,597,500 and is not reflected in the above budgeted costs

Richboro Elementary School Additions and Renovations Project

Project Schedule (Bolded Activities Require CR Attendance/Approvals/Action)



D'HUY Engineering, Inc.

Preliminary Project Schedule

Activity	Start Date	Finish Date
Schematic Design Phase	11MAY22	29JUL22
Design Development	01AUG22	28OCT22
Construction Documents	31OCT22	27JAN23
Land Development - Utilities (Water/Sewer)	13SEP22	24FEB23
✓ Planning Commission Meeting (7:00PM)	-----	13SEP22
✓ Zoning Hearing Board Meeting (6:00PM)	-----	10OCT22
✓ Planning Commission Meeting (7:00PM)	-----	11OCT22
Review Design Development Docs at Finance Meeting		10NOV22
✓ Board of Supervisors Meeting (7:00PM)	-----	16NOV22
Board Approval of Act 34 Advertisement	-----	17NOV22
CRSD Advertise for Act 34 Hearing (20 Day Requirement)	21NOV22	11DEC22
Act 34 Hearing – Prior to Finance Committee Meeting (6:30PM)	-----	15DEC22
Advertisement, Bidding and Contracts	02JAN23	02FEB23
Review Bid Results – Finance Committee	-----	09FEB23
Board Approval of Bids - Contracts	-----	16FEB23
Notice to Proceed – Submittals, Order Materials	-----	20FEB23
CRSD Moves RES to Former Richboro Middle School	19JUN23	30JUN23
Construction Phase (18 Months)	04JUL23	01DEC24

Act 34 Hearing Schedule (For Board Discussion)

For Board Discussion

RICHBORO ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS Proposed Act 34 Schedule

DATE	ACTIVITY
10NOV22	Present Design Development Drawings at Finance Committee Meeting
17NOV22	Board approval of the Act 34 Hearing/Advertisement
21NOV22	Council Rock School District Advertises for the Act 34 Hearing
15DEC22	Act 34 Hearing before Finance Committee Meeting (6:30pm)
15JAN23	30 Day Public Comment Period



HISTORY OF RENOVATIONS/ EXPANSION PROJECTS (2010 to PRESENT)

A HISTORY OF THE RENOVATIONS/EXPANSION PROJECTS COMPLETED FROM 2010 TO CURRENT, PROJECTS IN PROGRESS, AND NEXT IN QUEUE ARE AS FOLLOWS:

PROJECT	YEAR COMPLETED	YEAR OF NEXT RENOVATION/ REPLACEMENT PROJECT
Churchville ES Additions and Renovations	2010	2035
Holland ES Additions and Renovations	2013	2038
Goodnoe ES Additions and Renovations	2015	2040
Holland MS Additions and Renovations	2018	2043
Newtown MS New Construction	2018	2043
Wrightstown ES Additions and Renovations	2019	2044
Rolling Hills ES Additions and Renovations	2020	2045
CR STAR Center New Construction	2021	2046
Hillcrest ES Additions and Renovations	2022	2047

PROJECTS CURENTLY IN CONSTRUCTION OR IN PLANNING

Sol Feinstone ES Additions and Renos.	2024	2049
Richboro ES Additions and Renovations*	2024	*Pending Board Approval

A HISTORY OF THE RENOVATIONS/EXPANSION PROJECTS COMPLETED FROM 2010 TO CURRENT, PROJECTS IN PROGRESS, AND NEXT IN QUEUE ARE AS FOLLOWS:

PROJECT	PROPOSED CONST. START DATE	YEARS SINCE LAST RENOVATED (BASED ON PROPOSED CONST. START DATE)
Vacated Richboro MS - TBD	2025	62 Years Old
Newtown ES Additions and Renovations	2028	34 Years Old
MM Welch ES Additions and Renovations	2030	30 Years Old
CRHS North Renovations	2032+	30+ Years Old
CRHS South Renovations	2032+	30+ Years Old

OTHER MAJOR PROJECTS COMPLETED AND PLANNED (SITE RELATED)

CRHS North Turf Replacement	2020	Turf Replacement 2030
CRHS South Stadium Construction-Phase 1	2021	Turf Replacement 2031
CRHS South Stadium Phase 2 (Including emergency egress, event egress, busses only exit drive to Holland Road)	TBD	TBD
CRHS South Tennis Court Restoration	2023	Included in the CIP Budget



BOARD AGENDA ITEMS 15SEP22

Richboro Elementary School Geotechnical Services

1. Perform serves as and amendment to the current HCES testing services
2. Perform test borings at hillside to confirm subsurface conditions
3. Perform test borings at areas of proposed 5 and 10 classroom additions
4. Perform double ring infiltration testing for stormwater design – if necessary
5. Clean Fill Certification
6. Cost included in the project budget
7. Earth Engineering, Inc. – **Total Cost: \$10,000**

Richboro Elementary School Retaining Wall Design

1. Delegated Design versus Owner Design
2. Benefits include timing, Owner's control, minimize potential delays
3. Same geotechnical engineer performing site conditions for CRSD
4. Cost included in the project budget
5. Earth Engineering, Inc. – **Total Cost: \$5,000**

Thank you!



Richboro Elementary School Financing – Developing the Plan

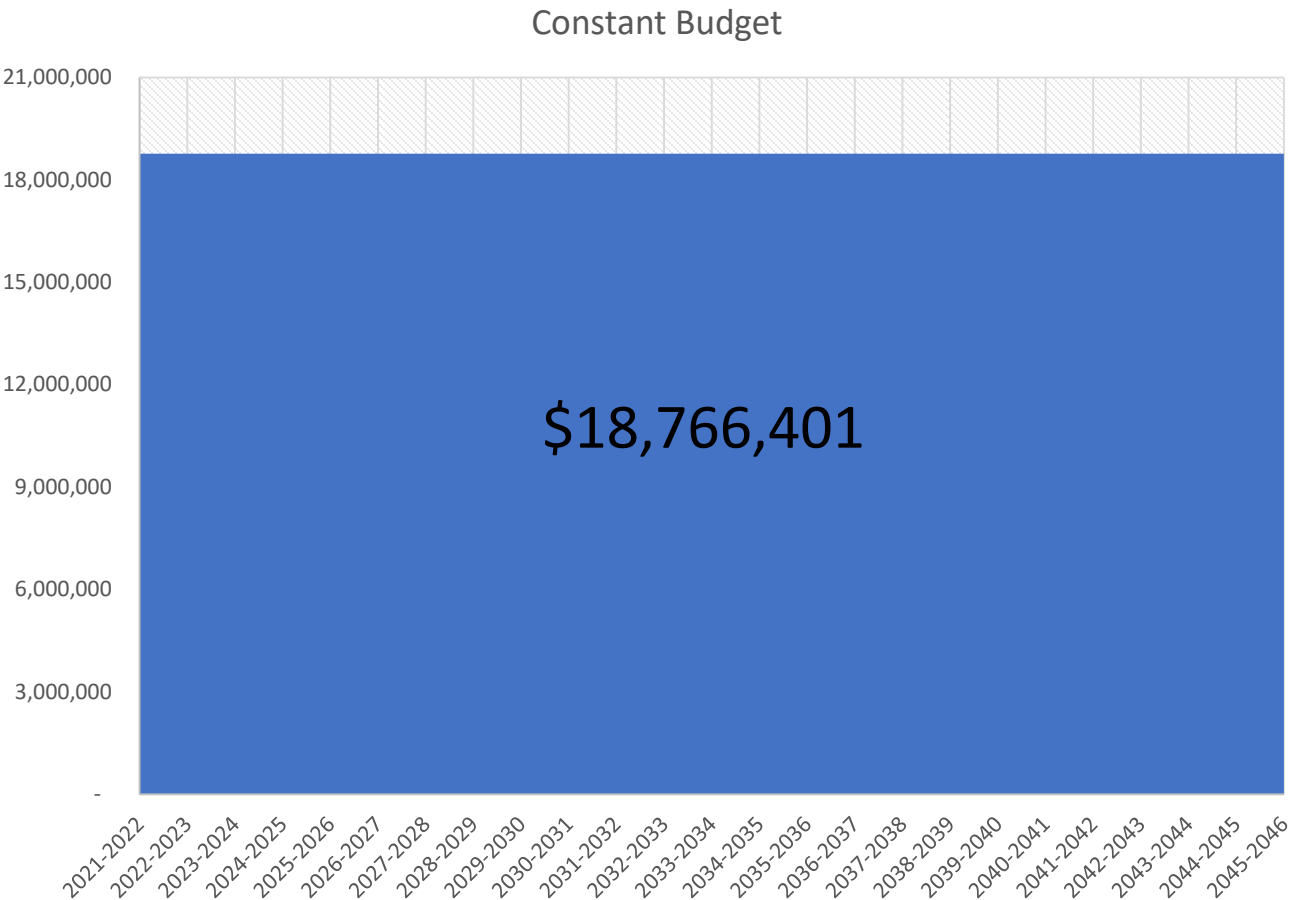
Use of Current Resources and Financing the Project

- District's Financial Resources
 - Fund Balance
 - Not recommended to fund project
- Bank Financing
 - Smaller Projects (\$5 million and below)
 - Low or no issuance costs
 - Higher Interest Rates
- Bond Issue Financing
 - Larger Projects (45 million and above)
 - Issuance Costs
 - Lower Interest Rates (Tax Exempt Market)

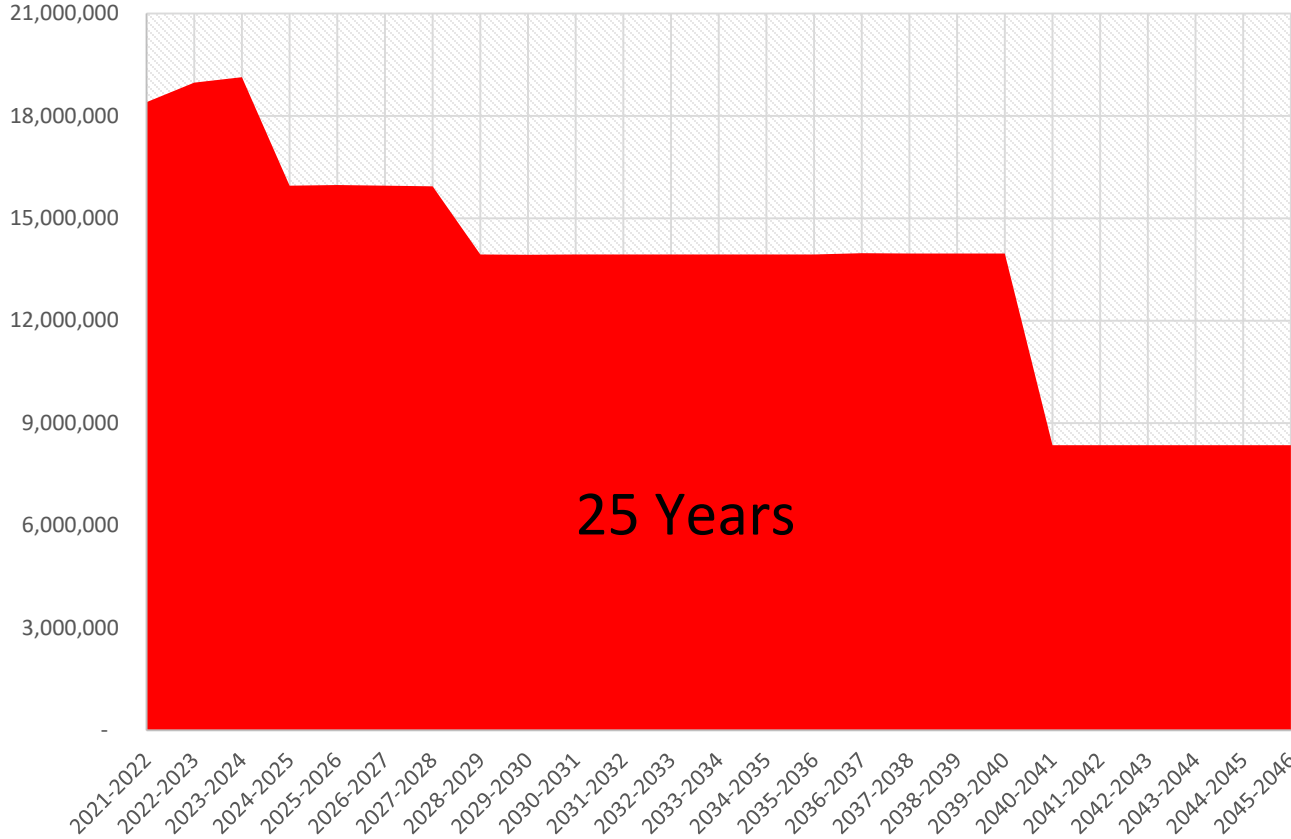
Planning the Financing of the Project

- Project Costs based on Design Team Input
 - Using \$35.5 million in presentation
- Cash Flow - Project Duration
- Develop Financing Plan
 - Current Budget for Debt Service (2022-2023 Budget: \$ 18,766,401)
 - Tax Increase
 - Capitalized Interest
 - District's Financial Reserves
 - Debt Service Fund: \$ 2,749,449 as of June 30, 2022

Assumed Debt Service Budget Remains Consistent

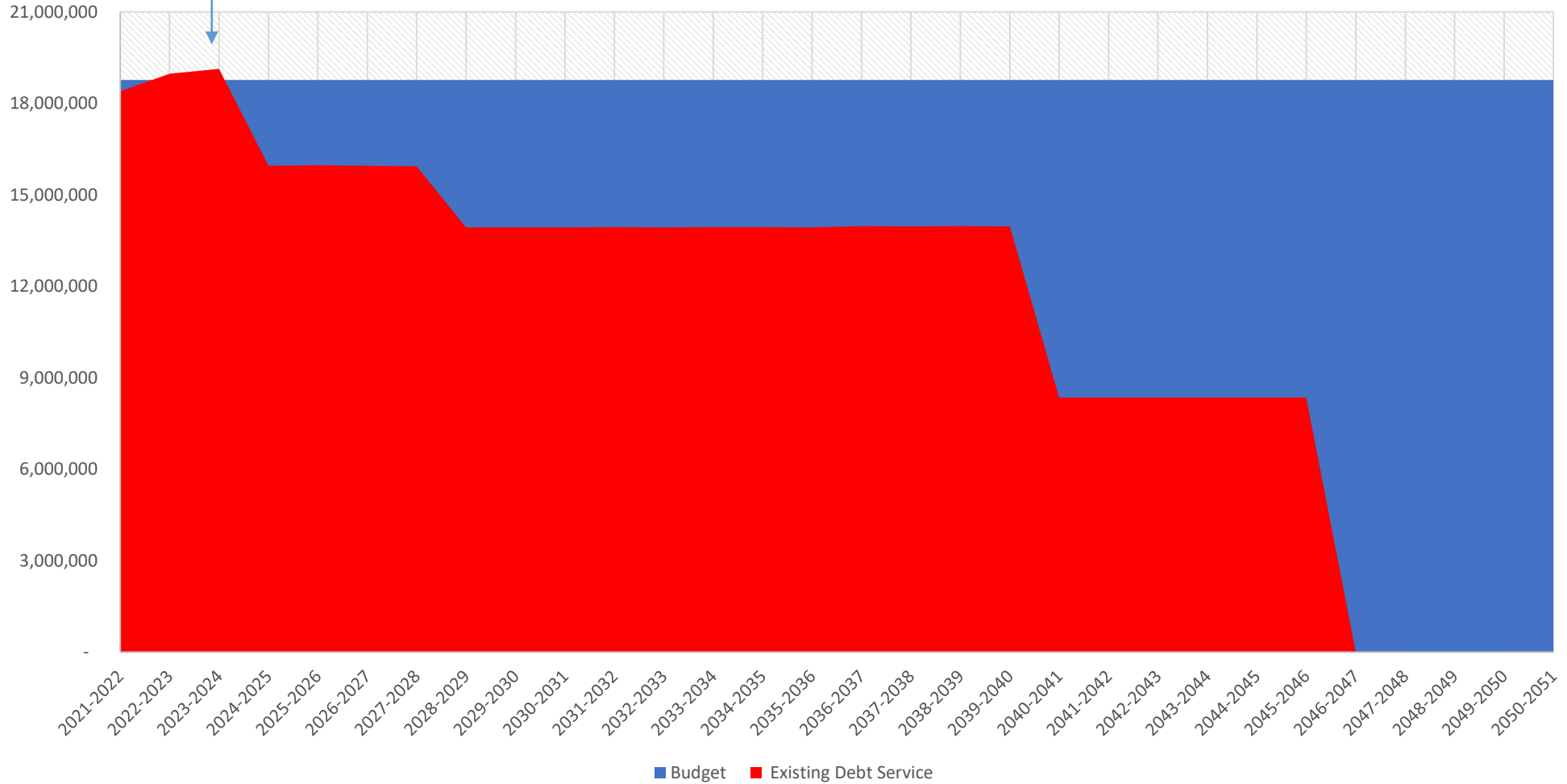


Debt Service Payments Due Based on Current Borrowings

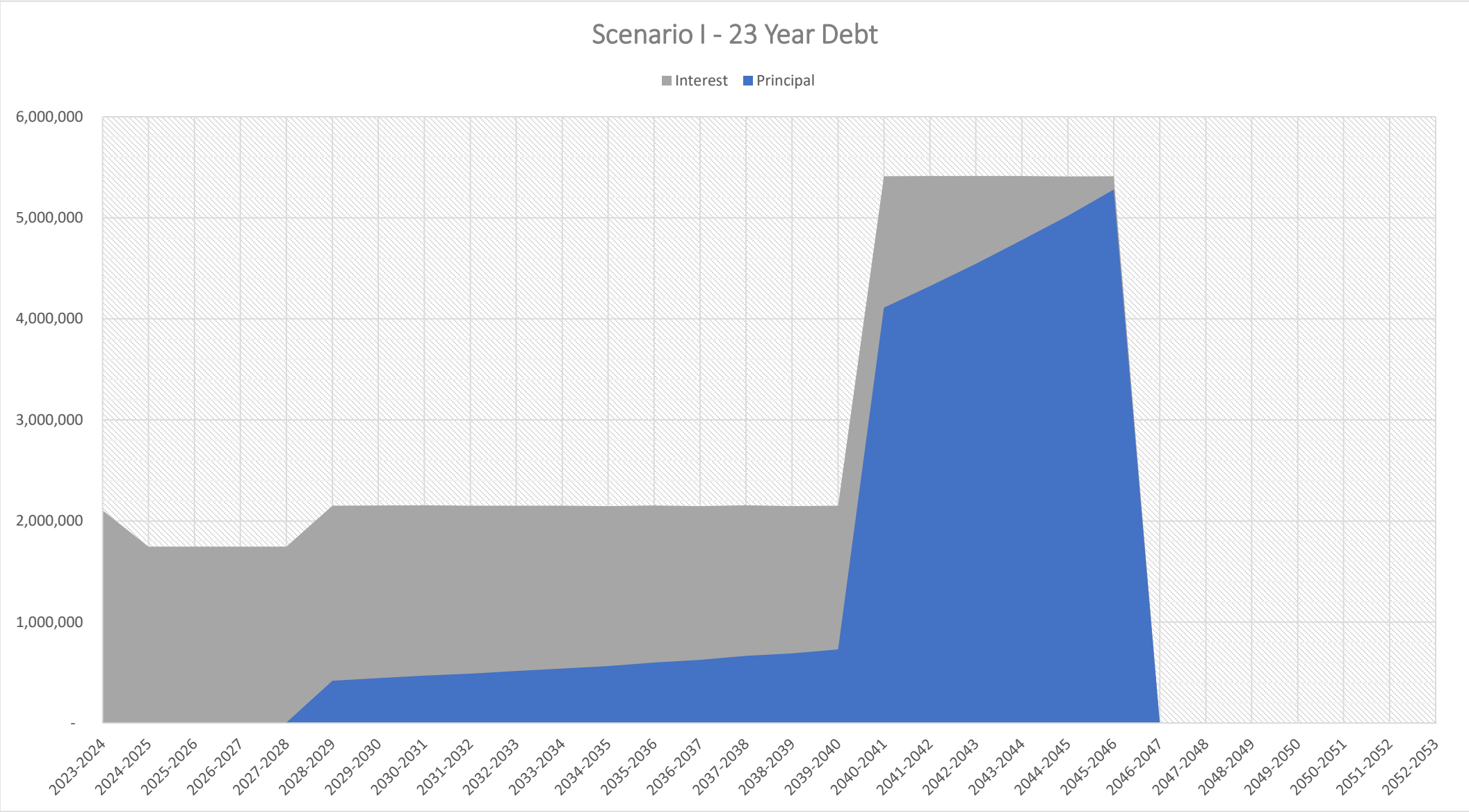


Our Starting Point In Developing our Plan

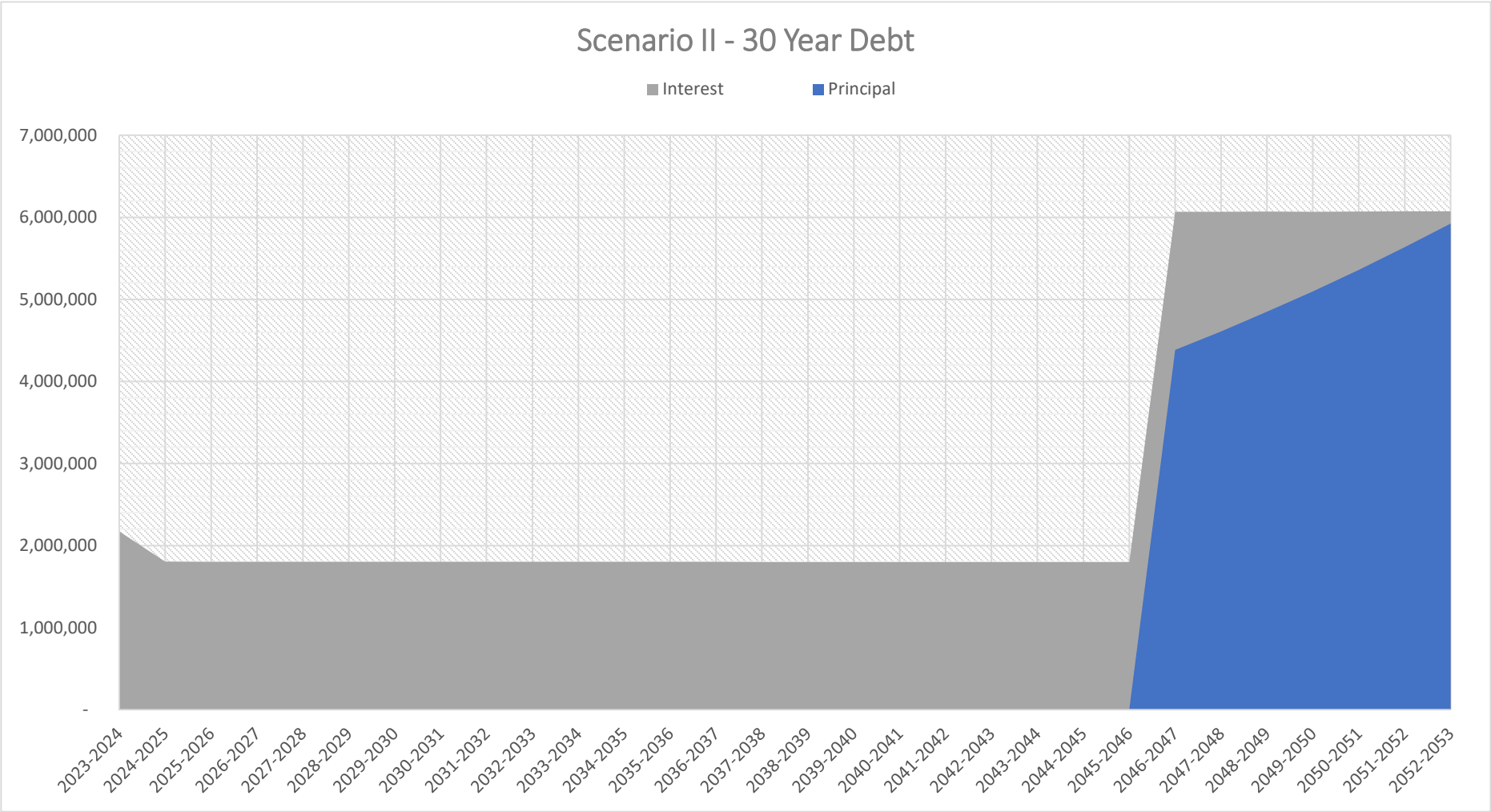
In the 22-23 and 23-24 fiscal year our debt service exceeds the budget by \$207,782 and \$367,940 respectively.



Richboro Elementary School Debt Service



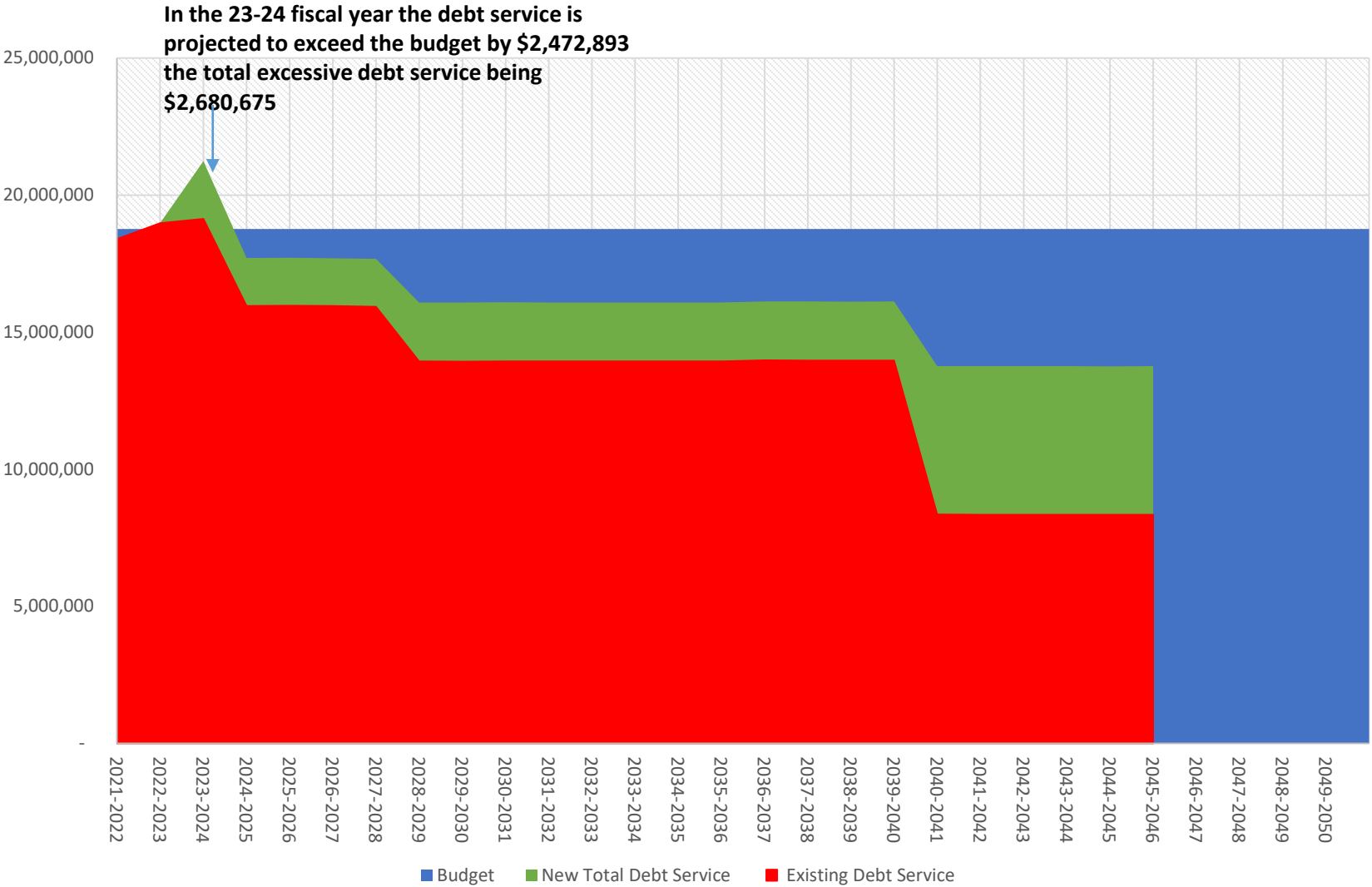
Planning the Richboro Elementary School Debt Service



Which plan is best? ... It depends

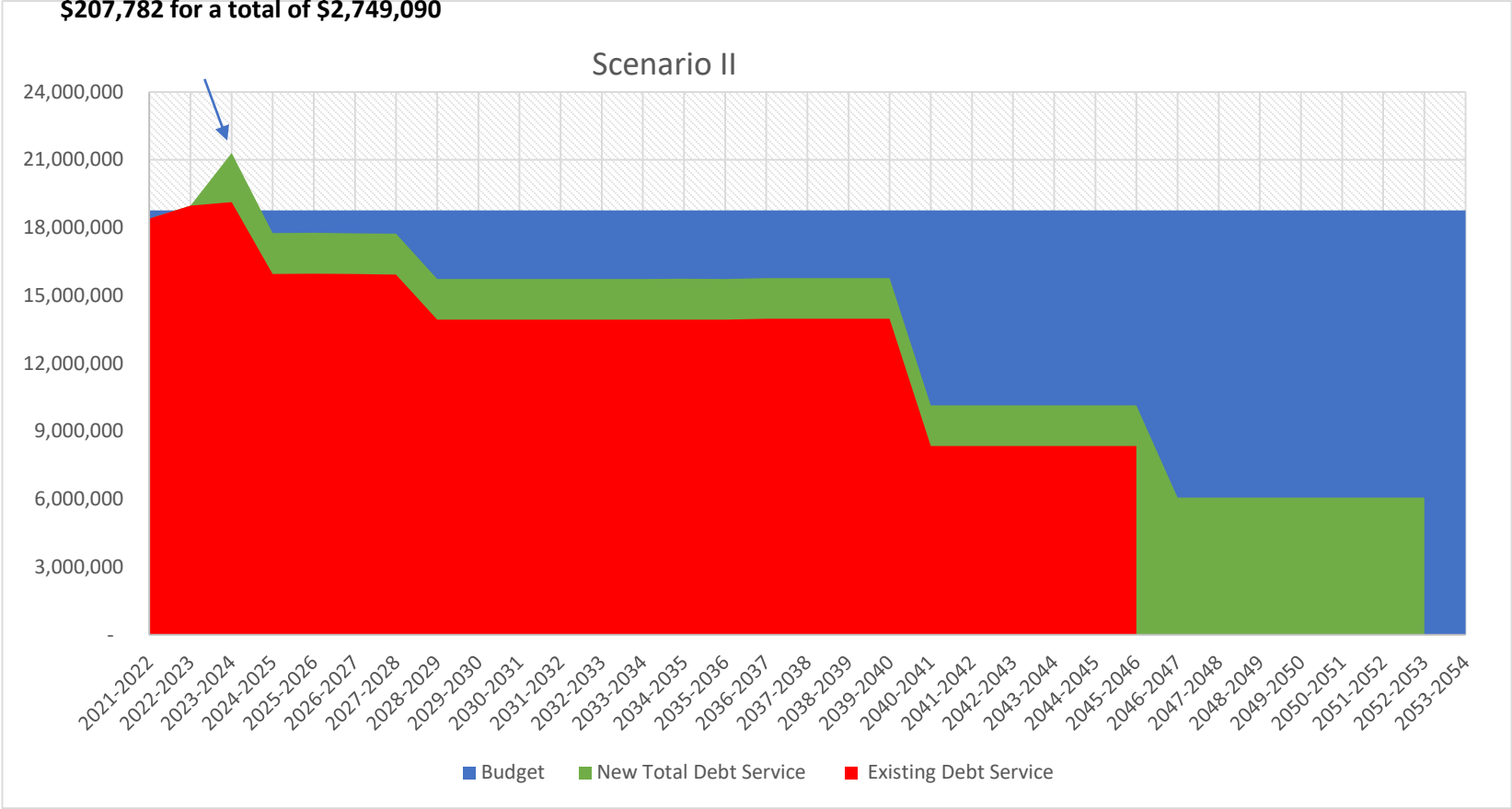
		23 Year Duration	30 Year Duration
Maturity		2045-2046	2052-2053
Total Debt Service		\$ 67,379,078	\$ 84,284,368
Provides Capacity for Future Borrowing		Provides Some	Provides Most
Impact on Future Borrowing Costs		More Costly	Less Costly

Richboro Elementary School - 23 Year Debt Service



Richboro Elementary School - 30 Year Debt Service

In the 23-24 fiscal year the debt service will exceed the budget by \$2,541,308 and 22-23 fiscal year by \$207,782 for a total of \$2,749,090



General Fund Budget Transfers – October Board Meeting

- **Section 687 of Pennsylvania School Code** limits the transfer of unencumbered balances to the last nine months of the fiscal year.
- During our review of the 2022 – 2023 budget, we discovered amounts not included in the ongoing operational costs:

Description	
Copier Lease	\$ 385,350
Insurances	550,627
Board Services	62,500
Tax Collections	397,794
Legal Services	125,000
Intermediate Unit	139,174
South Athletics	271,519
Middle School Athletic Transportation	30,000
Resource Officers	128,100
Crossing Guards	56,000
Total	\$ 2,146,064

Copier Lease	\$ 385,350
Insurances	550,627
Board Services	62,500
Tax Collections	397,794
Legal Services	125,000
Intermediate Unit	139,174
South Athletics	271,519
Middle School Athletic Transportation	30,000
Resource Officers	128,100
Crossing Guards	56,000
Total	\$ 2,146,064

General Fund Budget Transfers – October Board Meeting

- The 2022-2023 Budget includes the following two amounts that are not required to maintain our operations.

Capital Reserve Transfer	\$ 3,500,000.00
Budgetary Reserve	1,210,000.00
	<hr/>
	\$ 4,710,000.00

- I am recommending transferring funds from the Capital Reserve Transfer account into the accounts that do not have funds budgeted.

Student Transportation Update

Student Transportation Update – Durham Leadership Team

- Current status of bus routes
 - Staffing
 - Routes
- StopFinder App
- Review of the first several days